

SELF MANAGED SUPER FUND

COMPUTER FILE INDEX & JOURNALS

CLIENT: THE JACKSON HAUB SUPERANNUATION F CODE:

HAU14

Superfund

STS: YES/NO

GST: YES

INDUSTRY:

Schedule Reference	INDEX	Tick if Applicable
A-1	TRIAL BALANCE	x
A-2	QUERIES/ NOTES	x
A-3	Journal entries	
B-1	PROFIT & LOSS	x
B-2	BALANCE SHEET	x
B-3	MEMBERS ACCOUNTS	x
C-1	TAXATION	x
D-1	CASH/ TERM DEPOSITS	x
E-1	INVESTMENTS/ SHARE PORTFOLIO	x
F-1	PROPERTY	x
G-1	OTHER ASSETS	
H-1	LIABILITIES	
J-1	TRUST DEED EXTRACTS	
K-1	INVESTMENT STRATEGY	
L-1	MINUTES	
L-2	MINUTES	
L-3	MINUTES	
M-1	CONTRIBUTIONS	
N-1	INTEREST RECEIVED	x
O-1	DIVIDENDS RECEIVED	x
P-1	RENT RECEIVED	x
Q	EXPENSES	
Q-1	ACCOUNTANCY - ACTUARIAL CERT - ATO LEVY - AUDIT FEES	x
Q-4	BANK FEES - DIRECT INVESTMENT	
Q-6	BODY CORPORATE LEVIES	
Q-32	ELECTRICITY	
Q-45	LAND TAX	
Q-47	ADVERTISING & MARKETING	
Q-52	RATES AND TAXES	x
Q-58	WATER CHARGES	x

THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Comparative Trial Balance as at 30 June 2022

	2022 \$ Dr		2022 \$ Cr		2021 \$ Dr		2021 \$ Cr
Income							
0550	Dividends - Franked		24,639.30				6,477.87
0551	Dividends - Unfranked		454.95				60.66
0567	Distribution from trusts		1,448.51				662.50
0575	Interest received		65.94				305.19
0578	Foreign income		268.84				
0601	Total capital gains		4,007.44		636.29		
0700	Rent received		15,080.00				11,920.00
0865	Changes in NMV- Investment	12,439.87					48,692.00
0940	Changes in NMV-Property		22,500.00				
Expenses							
1510	Accountancy	1,896.00			1,888.00		
1535	Audit fees	440.00			440.00		
1621	Investment Expense	4,724.98			3,470.63		
1685	Filing fees	56.00			55.00		
1900	Supervisory levy	259.00			259.00		
1987	Insurance	1,006.23			883.13		
1994	Water charges	1,017.08			780.29		
1995	Rates & taxes	1,548.69			1,528.06		
1998.01	Income tax expense - Earnings	0.01					
Current Assets							
2001	Macquarie - 0145	104.07			104.07		
2004	Police and Nurses - 9686	1,257.26			4,280.12		
2008	Macquarie - 0231	36,621.16			7,080.55		
2105	Distribution Receivable	375.45			131.33		

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 JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Comparative Trial Balance as at 30 June 2022

	2022 \$ Dr		2022 \$ Cr		2021 \$ Dr		2021 \$ Cr
Non Current Assets							
2520.01	11,550.00				13,599.60		
2520.02	13,557.00				14,980.50		
2520.03					17,984.10		
2520.04	12,846.40				10,989.00		
2520.05	8,891.00				9,834.50		
2520.06	20,472.75				18,181.15		
2520.07	17,204.00				18,308.00		
2520.08	15,975.00		E-1		16,954.14		
2520.09	18,095.00				17,672.00		
2520.10	9,777.95				14,479.50		
2520.11	10,530.00				13,937.40		
2520.12	22,288.00				14,436.50		
2520.13	10,760.00				17,080.00		
2520.14	22,426.40				15,440.00		
2520.15	13,232.70				13,076.10		
2520.16	14,686.20				15,399.60		
2520.17	10,267.50				15,640.00		
2520.19	14,793.96						
2640.01					11,412.07		
2640.02	16,466.80				18,295.20		
2800	181,557.00				181,557.00		
2801	93,443.00		\$275,000 (F-6)		70,943.00		

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THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Comparative Trial Balance as at 30 June 2022



	2022 \$ Dr	2022 \$ Cr	2021 \$ Dr	2021 \$ Cr
Current Liabilities				
3325 Taxation	7,809.60	C-2	2,115.65	
Equity				
4000.01 Opening balance - Members fund		306,129.43		326,479.90
4000.02 Opening balance - Members fund		247,781.65		264,253.36
4080.01 Benefits paid	7,737.36	B-3.4	52,503.55	
4080.02 Benefits paid	6,262.64		42,496.45	
	<u>622,376.06</u>	<u>622,376.06</u>	<u>658,851.48</u>	<u>658,851.48</u>
Net Profit		45,077.12		58,177.82

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Detail Job

Discussion for Job : Jackson Haub Superannuation Fund


Email : farrell.m@dbaker.com.au

Client	Time	Status	Note	Edit	File
D Baker & Associates Chartered Accountants and Business Advisors	13/04/2023 16:01:40	Additional documents	Furthewr info		
D Baker & Associates Chartered Accountants and Business Advisors	13/04/2023 15:56:22	New Job	Enclosed find documents to prepare the Jackson Haub superfund for June 2022. Please prepare a wroking paper file together with the Finacial Statements, tax return. Please advbise approx completion date of the job.		

Detail Job

Discussion for Job : Jackson Haub Superannuation Fund

Email : farrell.m@dbaker.com.au

Client	Time	Status	Note	Edit	File
D Baker & Associates Chartered Accountants and Business Advisors	24/04/2023 11:56:51	Query answer	Please find answers to queries.		

Query List

Client: THE JACKSON HAUB SUPERANNUATION FUND

Year: 2022

Item No.	Account	Query	Answer
1	Morgans Portfolio	Please provide us with the following missing statements of Morgans Portfolio to record correctly: + Cash Account Transaction Activity from 01/07/2021 to 30/06/2022 (O/B: \$7,080.55) + Portfolio Valuation Report at 30/06/2022 + Portfolio Transactions from 01/07/2021 to 30/06/2022	See Attached
2	ATO Report	Please provide us with ATO Report - Income Tax Account and Integrated Client Account from 01/07/2021 up to now.	See Attached
3	Pension	Please refer to the spreadsheet attached and confirm whether these amounts were pension payments this year. If yes, please also note that we currently split to each member based on opening balance as per last year. Otherwise, please advise. Pension Payment	All pension payments, allocate based on opening balances
4	Expenses	Please provide us with tax invoices related to the expenses on the spreadsheet attached to confirm the treatment. Expenses missing invoices	See Attached

Pension Worksheet

Client: DBAKER
 End Client: Jackson Haub Super Fund
 Year: 2022

Account	Name	Age	%	Opening Balance	Minimum	Amount
4080.01	Peter Jackson-Pension	71	2.50%	306,129.43	7,650	7,737.36
4080.02	Diane Haub-Pension	70	2.50%	247,781.65	6,190	6,262.64
						-
	Total			553,911.08	13,840.00	14,000.00

Date via Ban	Transaction	Amount	Ref
18/06/2022	Transfer to SAV 01097908	5,000.00	
19/06/2022	Transfer to SAV 01097908	4,000.00	
20/06/2022	Transfer to SAV 01097908	5,000.00	
		14,000.00	

Expenses missing invoices

Client: **DBAKER**
 End Client: Jackson Haub Super Fund
 Year: 2022

Account number 1510 - Accountancy

02/06/22	Payment to D Baker & Assoc Account	\$	198.00
30/06/22	Payment to D Baker & Assoc Account	\$	298.00

Account number 1685 - Filing fees

30/06/22	ASIC	\$	56.00
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Account number 1987 - Insurance

12/03/22	CGU Insurance	\$	1,006.23
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Account number 1994 - Water charges

19/08/21	Water Corporation	\$	157.43
20/10/21	Water Corporation	\$	144.53
21/12/21	Water Corporation	\$	176.14
02/03/22	Water Corporation	\$	209.01
20/04/22	Water Corporation	\$	178.00
19/06/22	Water Corporation	\$	151.97

Account number 1995 - Rates & taxes

19/08/21	Bpay to Swan	\$	387.18
29/10/21	Bpay to Swan	\$	387.17
14/01/22	Bpay to Swan	\$	387.17
12/03/22	Bpay to Swan	\$	387.17

THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Detailed Operating Statement

For the year ended 30 June 2022

	Note	2022 \$	2021 \$
Revenue			
Changes in NMV- Investment	E-5	(12,439.87)	48,692.00
Dividends - Franked	O-5	24,639.30	6,477.87
Dividends - Unfranked		454.95	60.66
Distribution from trusts	O-11	1,448.51	662.50
Interest received	N-1	65.94	305.19
Foreign income	O-5	268.84	
Total capital gains	O-8	4,007.44	(636.29)
Changes in NMV-Property	F-9	22,500.00	
Rent received	P-1	15,080.00	11,920.00
Total revenue		<u>56,025.11</u>	<u>67,481.93</u>
Expenses			
Accountancy		1,896.00	1,888.00
Audit fees		440.00	440.00
Investment Expense	Q-1	4,724.98	3,470.63
Filing fees		56.00	55.00
Supervisory levy		259.00	259.00
Insurance		1,006.23	883.13
Water charges		1,017.08	780.29
Rates & taxes	Q-2	1,548.69	1,528.06
Total expenses		<u>10,947.98</u>	<u>9,304.11</u>
Benefits Accrued as a Result of Operations Before Income Tax		45,077.13	58,177.82
Income tax expense	6	0.01	Write of FTC - O-6
Benefits Accrued as a Result of Operations	7	<u><u>45,077.12</u></u>	<u><u>58,177.82</u></u>

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THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Statement of Financial Position as at 30 June 2022

	Note	2022 \$		2021 \$
Investments				
Shares in listed companies		247,353.86	↑ E-1	257,992.09
Units in managed funds		16,466.80	↓	29,707.27
Total Investments		<u>263,820.66</u>		<u>287,699.36</u>
Other Assets				
Macquarie - 0145		104.07	D-3	104.07
Police and Nurses - 9686		1,257.26	D-7	4,280.12
Macquarie - 0231		36,621.16	D-9	7,080.55
Distribution Receivable		375.45	O-6	131.33
12 Alice Street, Bellevue - At cost		181,557.00		181,557.00
Change in market value of property	\$275,000 (F-6)	93,443.00	↑	70,943.00
Total other assets		<u>313,357.94</u>		<u>264,096.07</u>
Total assets		<u>577,178.60</u>		<u>551,795.43</u>
Liabilities				
Income tax payable	6	(7,809.60)	C-2	(2,115.65)
Total liabilities		<u>(7,809.60)</u>		<u>(2,115.65)</u>
Net Assets Available to Pay Benefits		<u>584,988.20</u>		<u>553,911.08</u>
Represented by:				
Liability for Accrued Members' Benefits				
Allocated to members' accounts		584,988.20	B-3.5	553,911.08
	7	<u>584,988.20</u>		<u>553,911.08</u>

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THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Member's Information Statement

For the year ended 30 June 2022

	2022 \$	2021 \$
Peter Jackson - Pension 1		
Opening balance - Members fund	306,129.43	326,479.90
Allocated earnings	24,912.72	32,153.08
Income tax expense - Earnings	(0.01) Write of FTC - O-6	
Benefits paid	(7,737.36)	(52,503.55)
Balance as at 30 June 2022	323,304.78	306,129.43
Withdrawal benefits at the beginning of the year	306,129.43	326,479.90
Withdrawal benefits at 30 June 2022	323,304.78	306,129.43

B-3.5

Withdrawal Benefit

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

- member contributions
- superannuation guarantee contributions
- award contributions
- other employer contributions made on your behalf

and earnings (after income tax) associated with the above contributions.

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

Contact Details

If you require further information on your withdrawal benefit please contact Peter Jackson or write to The Trustee, THE JACKSON HAUB SUPERANNUATION FUND.

THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

Member's Information Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
Diane Haub - Pension 1		
Opening balance - Members fund	247,781.65	264,253.36
Allocated earnings	20,164.41	26,024.74
Benefits paid	(6,262.64)	(42,496.45)
Balance as at 30 June 2022	261,683.42	247,781.65
Withdrawal benefits at the beginning of the year	247,781.65	264,253.36
Withdrawal benefits at 30 June 2022	261,683.42	247,781.65

B-3.5

Withdrawal Benefit

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

- member contributions
- superannuation guarantee contributions
- award contributions
- other employer contributions made on your behalf

and earnings (after income tax) associated with the above contributions.

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

Contact Details

If you require further information on your withdrawal benefit please contact Peter Jackson or write to The Trustee, THE JACKSON HAUB SUPERANNUATION FUND.

THE JACKSON HAUB SUPERANNUATION FUND

ABN 75 158 833 942

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	45,077.12	58,177.82
Benefits paid	<u>(14,000.00)</u>	<u>(95,000.00)</u>
Amount allocatable to members	<u><u>31,077.12</u></u>	<u><u>(36,822.18)</u></u>
Allocation to members		
Peter Jackson - Pension 1	17,175.35	(20,350.47)
Diane Haub - Pension 1	<u>13,901.77</u>	<u>(16,471.71)</u>
Total allocation	31,077.12	(36,822.18)
Yet to be allocated	<u><u>31,077.12</u></u>	<u><u>(36,822.18)</u></u>
Members Balances		
Peter Jackson - Pension 1	323,304.78	306,129.43
Diane Haub - Pension 1	<u>261,683.42</u>	<u>247,781.65</u>
Allocated to members accounts	584,988.20	553,911.08
Yet to be allocated		
Liability for accrued members benefits	<u><u>584,988.20</u></u>	<u><u>553,911.08</u></u>

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Pension Worksheet

Client: DBAKER
 End Client: Jackson Haub Super Fund
 Year: 2022

Account	Name	Age	%	Opening Balance	Minimum	Amount
4080.01	Peter Jackson-Pension	71	2.50%	306,129.43	7,650	7,737.36
4080.02	Diane Haub-Pension	70	2.50%	247,781.65	6,190	6,262.64
				553,911.08	13,840.00	14,000.00
Total						

Date via Ban	Transaction	Amount	Ref
18/06/2022	Transfer to SAV 01097908	5,000.00	D-7
19/06/2022	Transfer to SAV 01097908	4,000.00	D-7
20/06/2022	Transfer to SAV 01097908	5,000.00	D-7
		14,000.00	

A-2.3#3/A-2.4

Member Movement Worksheet

Client	Dbaker
End Client	THE JACKSON HAUB SUPERANNUATION FUND
Year	2022

Benefits accrued as a result of operations before income tax	45,077.13	Ref
Less: Contributions by member		B-1
Add: Life Insurance premium		
Allocated Earnings	45,077.13	
Gross tax	-	
W/off Foreign Tax Credit not used	0.01	Write of FTC - O-6
Less: Income Tax on Contributions	-	
	-	

	DOB	Age	Opening balance	
Peter Jackson-(Pension)	08/01/50	71	306,129.43	55.27%
Diane Haub-(Pension)	21/07/50	70	247,781.65	44.73%
			553,911.08	100.00%

Member Account	Peter Jackson-(Pension)	Diane Haub-(Pension)	Total	Ref
Opening balance	306,129.43	247,781.65	553,911.08	
Contributions by Employer			-	
Contributions by Member			-	
Pension Payment	- 7,737.36	- 6,262.64	- 14,000.00	B-3.4
Allocated Earnings	24,912.73	20,164.40	45,077.13	
Income Tax on Contribution	-		-	
Income Tax on Earnings	- 0.01		- 0.01	Write off FTC
	17,175.35	13,901.77	31,077.12	
TOTAL	323,304.78	261,683.42	584,988.20	

Tax Reconciliation Worksheet

Client	Dbaker
End Client	THE JACKSON HAUB SUPERANNUATION FUND
Year	2022

	Amount	
Benefits accrued as a result of operations before income tax	45,077.13	Ref B-1
Less:		
Accounting distribution	1,448.51	B-1
Accounting capital gains	4,007.44	B-1
Change in MV - Property	22,500.00	F-9
Rounding	-	
	27,955.95	
Add:		
Taxable distribution	1,422.84	O-11
Change in MV - Investments	12,439.87	F-9
Accounting Capital Losses	-	
	13,862.71	
Taxable Income before Exempt Pension	30,983.89	
Less: Exempt Pension Income (100% pension)	30,983.89	below
Taxable Income	-	
Gross tax(15%)	-	
Less:		
Dividend Franking Credit	7,391.79	O-4/O-5
Distribution Franking Credit	417.81	O-6
Distribution Foreign Tax Credit	-	100% Pension
	7,809.60	
Add: Supervisory Levy	259.00	
Amount due for 2021-2022	(7,550.60)	

	Exempt Proportion: 100% Pension		Taxable Proportion: 0%		
Revenue	Amount	Exempt amount	Taxable Amount		Ref
Dividend Received	25,094.25	25,094.25	-		O-4/O-5
Dividend - Foreign income	268.84	268.84	-		O-5
Taxable distribution	1,422.84	1,422.84	-		O-11
Interest Received	65.94	65.94	-		N-1
Rent Received	15,080.00	15,080.00	-		P-1
Total Income	41,931.87	41,931.87	-		
Expense					
Accountancy	1,896.00	1,896.00	-		Q-1
Audit Fee	440.00	440.00	-		Q-1
Bank Fee	-	-	-		
Investment Expense	4,724.98	4,724.98	-		Q-1
Filing Fees	56.00	56.00	-		Q-1
ATO Levy	259.00	259.00	-		Q-1
Rental Expense	3,572.00	3,572.00	-		Q-1-2
Total Expense	10,947.98	10,947.98	-		
Total	30,983.89	30,983.89	-		

Income Tax Worksheet

Client	Dbaker
End Client	THE JACKSON HAUB SUPERANNUATION FUND
Year	2022

		Ref
Opening balance	2,115.65	B-2.1
Income Tax 2021	1,856.65	C-3
ATO levy	259.00	
	2,115.65	
ITA Balance	-	
2022 Income Tax	-	
Dividend Franking Credit	7,391.79	O-4/O-5
Distribution Franking Credit	417.81	O-6
Distribution Foreign Tax Credit	0.01	O-6
W/off Foreign Tax Credit not used	-	100% pension
	7,809.60	
Total provision for income tax	7,809.60	



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE JACKSON HAUB
SUPERANNUATION FUND
ABN 75 158 833 942
TFN 737 080 858

Income tax 551

Date generated	24 April 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **24 April 2021** to **24 April 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
26 May 2022	31 May 2022	EFT refund for Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,856.65		\$0.00
25 May 2022	25 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21		\$1,856.65	\$1,856.65 CR
22 Jun 2021	22 Jun 2021	General interest charge			\$0.00
22 Jun 2021	21 Jun 2021	Payment received		\$241.28	\$0.00
10 Jun 2021	15 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$241.28		\$241.28 DR



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE JACKSON HAUB
SUPERANNUATION FUND
ABN 75 158 833 942
TFN 737 080 858

Activity statement 001

Date generated	24 April 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from **24 April 2021** to **24 April 2023** sorted by **processed date** ordered **newest to oldest**

PART A Electronic lodgment declaration (Form P, T, F, SMSF or EX)

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax file number

Year

Name of partnership, trust, fund or entity

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

- the information provided to the agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature of partner, trustee or director

Date

PART B Electronic funds transfer consent

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic lodgment channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important: Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

Agent's reference number

Account Name

I authorise the refund to be deposited directly to the specified account.

Signature

Date

**Self-managed superannuation
fund annual return****2022****Who should complete this annual return?**Return year

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the Fund income tax return 2022 (NAT 71287).

The Self-managed superannuation fund annual return instructions 2022 (NAT 71606) (the instructions) can assist you to complete this annual return.

The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT3036).

Section A: Fund information**1 Tax file number (TFN)**

The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)**3 Australian business number (ABN)**
(if applicable)**4 Current postal address****5 Annual return status**

Is this an amendment to the SMSF's 2022 return?

 A N

Is this the first required return for a newly registered SMSF?

 B N**6 SMSF auditor**

Auditor's name

Title

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Use Agent
address details?

Postal address

Date audit was completed A

Was Part A of the audit report qualified?

 B N

Was Part B of the audit report qualified?

 C NIf Part B of the audit report was qualified,
have the reported issues been rectified? D

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number 036087 Fund account number 207948

Fund account name JACKSON HAUB PTY ATF THE JAC

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, Go to C.

B Financial institution account details for tax refunds

Use Agent Trust Account? N

This account is used for tax refunds. You can provide a tax agent account here.

BSB number Account number

Account name

C Electronic service address alias

Provide the electronic service address alias(ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

8 Status of SMSF

Australian superannuation fund

A Y

Fund's tax file number (TFN) 737 080 858

Fund benefit structure B A Code

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts?

C N

9 Was the fund wound up during the income year?

N Print Y for yes or N for no.

If yes, provide the date on which the fund was wound up Day Month Year

Have all tax lodgment and payment obligations been met?

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

Y Print Y for yes or N for no.

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label A.

If No, Go to Section B: Income

If Yes Exempt current pension income amount A 41,932 C-1

Which method did you use to calculate your exempt current pension income?

Segregated assets method B

Unsegregated assets method C X

Was an actuarial certificate obtained? D Print Y for yes

Did the fund have any other income that was assessable? E N Print Y for yes or N for no. If Yes, go to Section B: Income

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do not complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the entire year, there was no other income that was assessable, and you have not realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? G N Print Y for yes or N for no.

Have you applied an exemption or rollover? M Code Print Y for yes or N for no.

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a Capital gains tax (CGT) schedule 2022.

Net capital gain A

Gross rent and other leasing and hiring income B

Gross interest C

Forestry managed investment scheme income X

Gross foreign income D1 Net foreign income D Loss

Australian franking credits from a New Zealand company E

Transfers from foreign funds F Number

Gross payments where ABN not quoted H

Gross distribution from partnerships I Loss

* Unfranked dividend amount J

* Franked dividend amount K

* Dividend franking credit L

* Gross trust distributions M Code

Calculation of assessable contributions
Assessable employer contributions R1
plus Assessable personal contributions R2
plus #*No-TFN-quoted contributions R3
(an amount must be included even if it is zero)
less Transfer of liability to life insurance company or PST R6

Assessable contributions (R1 plus R2 plus R3 less R6) R

Calculation of non-arm's length income
* Net non-arm's length private company dividends U1
plus * Net non-arm's length trust distributions U2
plus * Net other non-arm's length income U3

* Other income S Code

*Assessable income due to changed tax status of fund T

Net non-arm's length income (subject to 45% tax rate) U (U1 plus U2 plus U3)

#This is a mandatory label. * If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME W Loss (Sum of labels A to U)

Exempt current pension income Y

TOTAL ASSESSABLE INCOME V Loss (W less Y)

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

	DEDUCTIONS	NON-DEDUCTIBLE EXPENSES
Interest expenses within Australia	A1 <input type="text"/>	A2 <input type="text"/>
Interest expenses overseas	B1 <input type="text"/>	B2 <input type="text"/>
Capital works expenditure	D1 <input type="text"/>	D2 <input type="text"/>
Decline in value of depreciating assets	E1 <input type="text"/>	E2 <input type="text"/>
Insurance premiums – members	F1 <input type="text"/>	F2 <input type="text"/>
SMSF auditor fee	H1 <input type="text"/>	H2 <input type="text" value="440"/>
Investment expenses	I1 <input type="text"/>	I2 <input type="text" value="8,297"/>
Management and administration expenses	J1 <input type="text"/>	J2 <input type="text" value="2,211"/>
Forestry managed investment scheme expense	U1 <input type="text"/>	U2 <input type="text" value="\$(-1,896 + 56 + 259)"/>
Other amounts Code <input type="text"/>	L1 <input type="text"/>	L2 <input style="font-size: small; border: none; padding: 0 5px;" type="text"/> Code <input type="text"/>
Tax losses deducted	M1 <input type="text"/>	
	\$(4,724.98 + 1,006.23 + 1,017.08 + 1,548.69)	
TOTAL DEDUCTIONS	N <input type="text" value="0"/> (Total A1 to M1)	TOTAL NON-DEDUCTIBLE EXPENSES
		Y <input type="text" value="10,948"/> (Total A2 to L2)
#TAXABLE INCOME OR LOSS	O <input type="text" value="0"/> Loss <input type="text"/>	TOTAL SMSF EXPENSES
	(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)	Z <input type="text" value="10,948"/> (N plus Y)

B-1

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

Section B label R3, Section C label O and Section D labels A, T1, J, T5 and I are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the Self-managed superannuation fund annual return instructions 2022 on how to complete the calculation statement.

#Taxable income	A <input type="text" value="0"/>	(an amount must be included even if it is zero)
#Tax on taxable income	T1 <input type="text" value="0.00"/>	(an amount must be included even if it is zero)
#Tax on no-TFN-quoted contributions	J <input type="text" value="0.00"/>	(an amount must be included even if it is zero)
Gross tax	B <input type="text" value="0.00"/>	(T1 plus J)

C-1

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets C <input type="text" value="0.00"/> (C1 plus C2)
Rebates and tax offsets C2 <input type="text"/>	

SUBTOTAL 1
T2
(B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets D <input type="text" value="0.00"/> (D1 plus D2 plus D3 plus D4)
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	

SUBTOTAL 2
T3
(T2 less D –cannot be less than zero)

Complying fund's franking credits tax offset E1 <input type="text" value="7,809.60"/>	Refundable tax offsets E <input type="text" value="7,809.60"/> (E1 plus E2 plus E3 plus E4)
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	

#TAX PAYABLE T5
(T3 less E - cannot be less than zero)

Section 102AAM interest charge
G

C-1

C-1

Credit for interest on early payments – amount of interest
H1

Credit for tax withheld – foreign resident withholding (excluding capital gains)
H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)
H3

Credit for TFN amounts withheld from payments from closely held trusts
H5

Credit for interest on no-TFN tax offset
H6

Credit for foreign resident capital gains withholding amounts
H8

Eligible credits
H
 (H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds **I**
 (Remainder of refundable tax offsets)
 (unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised
K

Supervisory levy
L

Supervisory levy adjustment for wound up funds
M

Supervisory levy adjustment for new funds
N

Total amount of tax refundable **S**
 (T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2022.

Tax losses carried forward to later income years **U**

Net capital losses carried forward to later income years **V**

Net capital losses brought forward from prior years		Net capital losses carried forward to later income years	
Non-Collectables	<input type="text"/>		<input type="text"/>
Collectables	<input type="text"/>		<input type="text"/>

Section F / Section G: Member Information

See the Privacy note in the Declaration.

Title Member'sTFN Member

Family name Account status Code

First given name

Other given names

Date of birth If deceased, date of death

Contributions

Refer to instructions for completing these labels.

Employer contributions

ABN of principal employer

Personal contributions

CGT small business retirement exemption

CGT small business 15-year exemption amount

Personal injury election

Spouse and child contributions

Other third party contributions

Proceeds from primary residence disposal

Receipt date

Assessable foreign superannuation fund amount

Non-assessable foreign superannuation fund amount

Transfer from reserve: assessable amount

Transfer from reserve: non-assessable amount

Contributions from non-complying funds and previously non-complying funds

Any other contributions (including Super Co-contributions and low Income Super Amounts)

TOTAL CONTRIBUTIONS (Sum of labels A to M)

Other transactions

Accumulation phase account balance

Retirement phase account balance - Non CDBIS

Retirement phase account balance - CDBIS

TRIS Count

Allocated earnings or losses Loss

Inward rollovers and transfers

Outward rollovers and transfers

Lump Sum payments Code

Income stream payments Code

CLOSING ACCOUNT BALANCE (S1 plus S2 plus S3)

Accumulation phase value

Retirement phase value

Outstanding limited recourse borrowing arrangement amount

B-3.5

Fund's tax file number (TFN)

See the Privacy note in the Declaration.

Title MRS Member'sTFN 623 887 251 Member 2 737 080 858

Family name HAUB Account status Code

First given name DIANE

Other given names FRANCES

Date of birth 21/07/1950 If deceased, date of death

Contributions OPENING ACCOUNT BALANCE 247,781.65

Refer to instructions for completing these labels.

Employer contributions **A**

ABN of principal employer **A1**

Personal contributions **B**

CGT small business retirement exemption **C**

CGT small business 15-year exemption amount **D**

Personal injury election **E**

Spouse and child contributions **F**

Other third party contributions **G**

Proceeds from primary residence disposal **H**

Receipt date **H1**

Assessable foreign superannuation fund amount **I**

Non-assessable foreign superannuation fund amount **J**

Transfer from reserve: assessable amount **K**

Transfer from reserve: non-assessable amount **L**

Contributions from non-complying funds and previously non-complying funds **T**

Any other contributions (including Super Co-contributions and low Income Super Amounts) **M**

TOTAL CONTRIBUTIONS N 0.00 (Sum of labels A to M)

Other transactions

Accumulation phase account balance **S1** 0.00

Retirement phase account balance - Non CDBIS **S2** 261,683.42

Retirement phase account balance - CDBIS **S3** 0.00

Allocated earnings or losses **O** 20,164.41 Loss

Inward rollovers and transfers **P**

Outward rollovers and transfers **Q**

Lump Sum payments **R1** Code

Income stream payments **R2** 6,262.64 Code M

CLOSING ACCOUNT BALANCE S 261,683.42 (S1 plus S2 plus S3)

Accumulation phase value **X1**

Retirement phase value **X2**

Outstanding limited recourse borrowing arrangement amount **Y**

B-3.5

Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text" value="16,467"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="37,982"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text" value="247,354"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text"/>
Australian non-residential real property	J2 <input type="text"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text"/>

Limited recourse borrowing arrangements	J	<input type="text" value="0"/>
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Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text" value="275,000"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="8,185"/>

15c Other investments

Crypto-Currency	N	<input type="text"/>
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15d Overseas direct investments

Overseas shares	P	<input type="text"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T)	U	<input type="text" value="584,988"/>
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15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** **N** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** Print **Y** for yes or **N** for no.

B-2

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1	<input type="text"/>
Permissible temporary borrowings		V2	<input type="text"/>
Other borrowings		V3	<input type="text"/>
			Borrowings V <input type="text"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W	<input type="text" value="584,988"/>
Reserve accounts		X	<input type="text"/>
Other liabilities		Y	<input type="text"/>
TOTAL LIABILITIES		Z	<input type="text" value="584,988"/>

B-2

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains	H	<input type="text"/>
Total TOFA losses	I	<input type="text"/>

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2021–22 income year, write 2022). **A**

If revoking or varying a family trust election, print R for revoke or print V for variation, and complete and attach the Family trust election, revocation or variation 2022. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an Interposed entity election or revocation 2022 for each election. **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2022. **D**

Section K: Declarations

Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy.

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date

Preferred trustee or director contact details:

Title

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I,

declare that the Self-managed superannuation fund annual return 2022 has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature Date

Tax agent's contact details

Title

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Tax agent number Reference number

Sensitive (when completed)

PART A Electronic lodgment declaration (Form P, T, F, SMSF or EX)

This declaration is to be completed where the tax return is to be lodged via an approved ATO electronic channel. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Electronic funds transfer - direct debit

Where you have requested an EFT direct debit some of your details will be provided to your financial institution and the Tax Office's sponsor bank to facilitate the payment of your taxation liability from your nominated account.

Tax file number

Year

Name of partnership, trust, fund or entity

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

- the information provided to the agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature of partner, trustee or director

Date

PART B Electronic funds transfer consent

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic lodgment channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important: Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

Agent's reference number

Account Name

I authorise the refund to be deposited directly to the specified account.

Signature

Date

**Self-managed superannuation
fund annual return****2021****Who should complete this annual return?**

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the Fund income tax return 2021 (NAT 71287)

Return year

The Self-managed superannuation fund annual return instructions 2021 (NAT 71606) (the instructions) can assist you to complete this annual return.

The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT3036).

Section A: Fund information**1 Tax file number (TFN)**

The Tax Office is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)**3 Australian business number (ABN)****4 Current postal address****5 Annual return status**

Is this an amendment to the SMSF's 2021 return?

 A N

Is this the first required return for a newly registered SMSF?

 B N**6 SMSF auditor**

Auditor's name

Title

Familyname

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Use Agent
address details?

Postal address

Date audit was completed A

Was Part A of the audit report qualified ?

 B N

Was Part B of the audit report qualified ?

 C N

If Part B of the audit report was qualified, have the reported issues been rectified?

 D

7 Electronic funds transfer (EFT)

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number (must be six digits) 036087 Fund account number 207948

Fund account name (for example, J&Q Citizen ATF J&Q Family SF) JACKSON HAUB PTY ATF THE JAC

I would like my tax refunds made to this account. N Print Y for yes or N for no. If Yes, Go to C.

Use Agent Trust Account? Y

B Financial institution account details for tax refunds

This account is used for tax refunds. You can provide a tax agent account here.

BSB number 066115 Account number 10334994

Fund account name (for example, J&Q Citizen ATF J&Q Family SF) D Baker & Associates Trust Acc

C Electronic service address alias

Provide the electronic service address (ESA) issued by your SMSF messaging provider (For example, SMSFdataESAAlias). See instructions for more information.

[Empty text box for electronic service address alias]

XXXXXX XXX XXXX XXXXXX XXXXX XXX XXX

8 Status of SMSF Australian superannuation fund A Y Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Contribution? C N

Fund benefit structure B A Code

9 Was the fund wound up during the income year?

N Print Y for yes or N for no. If yes, provide the date on which fund was wound up Day Month Year

Have all tax lodgment and payment obligations been met? [Empty box]

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year? Y Print Y for yes or N for no.

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label A

If No, Go to Section B: Income

If Yes Exempt current pension income amount A 19,466

Which method did you use to calculate your exempt current pension income?

Segregated assets method B X

Unsegregated assets method C Was an actuarial certificate obtained? D Print Y for yes

Did the fund have any other income that was assessable? E N Print Y for yes or N for no. If Yes, go to Section B: Income

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do not complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the entire year, there was no other income that was assessable, and you have not realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** Print **Y** for yes or **N** for no. Code

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a Capital Gains Tax (CGT) schedule 2021.

Net capital gain **A**

Gross rent and other leasing and hiring income **B**

Gross interest **C**

Forestry managed investment scheme income **X**

Gross foreign income **D1** Net foreign income **D** Loss

Australian franking credits from a New Zealand company **E**

Transfers from foreign funds **F** Number

Gross payments where ABN not quoted **H**

Gross distribution from partnerships **I** Loss

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

Calculation of assessable contributions
 Assessable employer contributions **R1** 0
 plus Assessable personal contributions **R2** 0
 plus #*No-TFN-quoted contributions **R3** 0
 (an amount must be included even if it is zero)
 less Transfer of liability to life insurance company or PST **R6** 0

Assessable contributions (R1 plus R2 plus R3 less R6) **R** 0

Calculation of non-arm's length income
 * Net non-arm's length private company dividends **U1**
 plus * Net non-arm's length trust distributions **U2**
 plus * Net other non-arm's length income **U3**

* Other income **S** Code

*Assessable income due to changed tax status of fund **T**

Net non-arm's length income (subject to 45% tax rate) **U** (U1 plus U2 plus U3)

#This is a mandatory label
 * If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME **W** Loss (Sum of labels A to U)

Exempt current pension income **Y**

TOTAL ASSESSABLE INCOME **V** 0 Loss (W less Y)

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

	DEDUCTIONS	NON-DEDUCTIBLE EXPENSES
Interest expenses within Australia	A1 <input style="width: 100%;" type="text"/>	A2 <input style="width: 100%;" type="text"/>
Interest expenses overseas	B1 <input style="width: 100%;" type="text"/>	B2 <input style="width: 100%;" type="text"/>
Capital works expenditure	D1 <input style="width: 100%;" type="text"/>	D2 <input style="width: 100%;" type="text"/>
Decline in value of depreciating assets	E1 <input style="width: 100%;" type="text"/>	E2 <input style="width: 100%;" type="text"/>
Insurance premiums – members	F1 <input style="width: 100%;" type="text"/>	F2 <input style="width: 100%;" type="text"/>
SMSF auditor fee	H1 <input style="width: 100%;" type="text"/>	H2 <input style="width: 100%;" type="text" value="440"/>
Investment expenses	I1 <input style="width: 100%;" type="text"/>	I2 <input style="width: 100%;" type="text" value="6,662"/>
Management and administration expenses	J1 <input style="width: 100%;" type="text"/>	J2 <input style="width: 100%;" type="text" value="2,202"/>
Forestry managed investment scheme expense	U1 <input style="width: 100%;" type="text"/>	U2 <input style="width: 100%;" type="text"/>
Other amounts	L1 <input style="width: 100%;" type="text"/> <small>Code</small> <input style="width: 30px;" type="text"/>	L2 <input style="width: 100%;" type="text"/> <small>Code</small> <input style="width: 30px;" type="text"/>
Tax losses deducted	M1 <input style="width: 100%;" type="text"/>	
TOTAL DEDUCTIONS N <input style="width: 100%;" type="text" value="0"/> (Total A1 to M1)		TOTAL NON-DEDUCTIBLE EXPENSES Y <input style="width: 100%;" type="text" value="9,304"/> (Total A2 to L2)
#TAXABLE INCOME OR LOSS <small>Loss</small> O <input style="width: 100%;" type="text" value="0"/> <input style="width: 30px;" type="text"/> (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)		TOTAL SMSF EXPENSES Z <input style="width: 100%;" type="text" value="9,304"/> (N plus Y)

#This is a mandatory label.

Section D: Income tax calculation statement

#Important: Section B label R3, Section C label O and Section D labels A, T1, J, T5 and I are mandatory. If you leave these labels blank you will have specified a zero amount

13 Calculation statement

Please refer to the Self-managed superannuation fund annual return instructions 2021 on how to complete the calculation statement.

#Taxable income	A <input style="width: 100%;" type="text" value="0"/>
<small>(an amount must be included even if it is zero)</small>	
#Tax on taxable income	T1 <input style="width: 100%;" type="text" value="0.00"/>
<small>(an amount must be included even if it is zero)</small>	
#Tax on no-TFN-quoted contributions	J <input style="width: 100%;" type="text" value="0.00"/>
<small>(an amount must be included even if it is zero)</small>	
Gross tax	B <input style="width: 100%;" type="text" value="0.00"/>
<small>(T1 plus J)</small>	

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets C <input type="text" value="0.00"/> (C1 plus C2)
Rebates and tax offsets C2 <input type="text"/>	

SUBTOTAL 1
T2
(B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets D <input type="text" value="0.00"/> (D1 plus D2 plus D3 plus D4)
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	

SUBTOTAL 2
T3
(T2 less D –cannot be less than zero)

Complying fund's franking credits tax offset E1 <input type="text" value="2,115.65"/>	Refundable tax offsets E <input type="text" value="2,115.65"/> (E1 plus E2 plus E3 plus E4)
No-TFN tax offset E2 <input type="text"/>	
National rental affordability scheme tax offset E3 <input type="text"/>	
Exploration credit tax offset E4 <input type="text"/>	

#TAX PAYABLE T5
(T3 less E - cannot be less than zero)

Section 102AAM interest charge
G

Credit for interest on early payments – amount of interest **H1**

Credit for tax withheld – foreign resident withholding (excluding capital gains) **H2**

Credit for tax withheld – where ABN or TFN not quoted (non-individual) **H3**

Credit for TFN amounts withheld from payments from closely held trusts **H5**

Credit for interest on no-TFN tax offset **H6**

Credit for foreign resident capital gains withholding amounts **H8**

Eligible credits **H**
(H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds **I**
(Remainder of refundable tax offsets).
(unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised **K**

Supervisory levy **L**

Supervisory levy adjustment for wound up funds **M**

Supervisory levy adjustment for new funds **N**

Total amount of tax refundable **S**
(T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2021.

Tax losses carried forward to later income years **U**

Net capital losses carried forward to later income years **V**

Net capital losses brought forward from prior years	
Non-Collectables	<input type="text"/>
Collectables	<input type="text"/>

Net capital losses carried forward to later income years	
	<input type="text"/>
	<input type="text"/>

Section F / Section G: Member Information

In Section F / G report all current members in the fund at 30 June.
Use Section F / G to report any former members or deceased members who held an interest in the fund at any time during the income year.

		See the Privacy note in the Declaration.		Member Number
Title	MR	Member'sTFN	XXX XXX XXX	1
Family name	JACKSON			Account status
First given name	PETER			<input type="radio"/> Code
Other given names	ALBERT			
Date of birth	08/01/1950	If deceased, date of death		

Contributions

OPENING ACCOUNT BALANCE 326,479.90

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Contributions)
Other third party contributions	M
G	
TOTAL CONTRIBUTIONS	N 0.00
	(Sum of labels A to M)

Other transactions

Accumulation phase account balance	Allocated earnings or losses	O 32,153.08	Loss
S1 0.00	Inward rollovers and transfers	P	
Retirement phase account balance - Non CDBIS	Outward rollovers and transfers	Q	Code
S2 306,129.43	Lump Sum payment	R1	
Retirement phase account balance - CDBIS	Income stream payment	R2 52,503.55	Code
S3 0.00			M
<input type="text" value="0"/> TRISCount	CLOSING ACCOUNT BALANCE	S 306,129.43	
		S1 plus S2 plus S3	
Accumulation phase value	X1		
Retirement phase value	X2		
Outstanding limited recourse borrowing arrangement amount	Y		

See the Privacy note in the Declaration.		Member Number
Title	MRS	2
Family name	HAUB	Account status
First given name	DIANE	<input type="radio"/> Code
Other given names	FRANCES	
Date of birth	21/07/1950	If deceased, date of death

Contributions

OPENING ACCOUNT BALANCE 264,253.36

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Contributions)
Other third party contributions	M
G	
TOTAL CONTRIBUTIONS N	0.00
	(Sum of labels A to M)

Other transactions

Accumulation phase account balance	Allocated earnings or losses	O	26,024.74	Loss
S1				
Retirement phase account balance - Non CDBIS	Inward rollovers and transfers	P		
S2	Outward rollovers and transfers	Q		Code
	Lump Sum payment	R1		Code
Retirement phase account balance - CDBIS	Income stream payment	R2	42,496.45	M
S3				
<input type="text" value="0"/> TRISCount	CLOSING ACCOUNT BALANCE S		247,781.65	
			S1 plus S2 plus S3	
	Accumulation phase value	X1		
	Retirement phase value	X2		
	Outstanding limited recourse borrowing arrangement amount	Y		

Section H: **Assets and liabilities**

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text" value="29,707"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="11,465"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text" value="242,352"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text"/>
Australian non-residential real property	J2 <input type="text"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text"/>

Limited recourse borrowing arrangements **J**

Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text" value="252,500"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="2,247"/>

15c Other investments

Crypto-Currency **N**

15d Overseas direct investments

Overseas shares	P	<input type="text" value="15,640"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS **U**
(Sum of labels A to T)

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year **A** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A**

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B**

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements	V1 <input type="text"/>	
Permissible temporary borrowings	V2 <input type="text"/>	
Other borrowings	V3 <input type="text"/>	
		Borrowings V <input type="text"/>

Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G) **W**

Reserve accounts **X**

Other liabilities **Y**

TOTAL LIABILITIES Z

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H**

Total TOFA losses **I**

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2020–21 income year, write 2021). **A**

If revoking or varying a family trust election, print R for revoke or print V for variation, and complete and attach the Family trust election, revocation or variation 2021. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an Interposed entity election or revocation 2021 for each election **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2021. **D**

Section K:Declarations

Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy.

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report (if required) and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date

Day	Month	Year
16	05	2022

Preferred trustee or director contact details:

Title	Mr	
Family name	JACKSON	
First given name	PETER	
Other given names		
Phone number	Area code	Number
	08	92746637
Email address		
Non-individual trustee name (if applicable)	JACKSON HAUB PTY LTD	
ABN of non-individual trustee		
Time taken to prepare and complete this annual return	Hrs	

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I, **D BAKER & ASSOCIATES PTY LTD**

declare that the Self-managed superannuation fund annual return 2021 has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

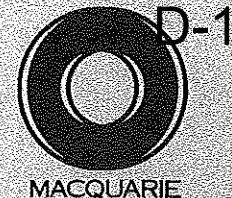
Tax agent's signature Date

Day	Month	Year
16	05	2022

Tax agent's contact details

Title	Mr	
Family name	Mosbach	
First given name	Farrell	
Other given names		
Tax agent's practice	D BAKER AND ASOCIATES PTY LTD	
Tax agent's phone number	Area code	Number
	08	92746637
Tax agent number	74081009	Reference number HAU14

Sensitive (when completed)



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

1 Shelley Street
Sydney, NSW 2000



JACKSON HAUB PTY LTD
5 RADBORN STREET
GREENMOUNT WA 6056

account balance **\$104.07**
as at 31 Dec 21

account name JACKSON HAUB PTY LTD ATF
THE JACKSON HAUB SUPER FUND
account no. 119460145

30.06.21

transaction	description	debits	credits	balance
	OPENING BALANCE			104.07
	CLOSING BALANCE AS AT 31 DEC 21	0.00	0.00	104.07

* Stepped interest rates for the period 1 July to 31 December: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00%pa (184 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 186 200
ACCOUNT NO. 119460145

deposits using BPay
From another bank



Biller code: 20206
Ref: 119 460 145

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name JACKSON HAUB PTY LTD ATF
THE JACKSON HAUB SUPER FUND
account no. 119460145

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

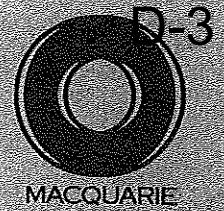
Name	Authority Type
BERNDALE SECS LTD INTER TRANS	General withdrawal authority

Authority descriptions

General withdrawal authority - you authorise the third party to:

- withdraw their fees from your account,
- withdraw funds from your account to make payments on your behalf directly to the Australian Taxation Office (ATO), and
- make payments and withdrawals for any purpose including settlement or investment.

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.



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



JACKSON HAUB PTY LTD
5 RADBORN STREET
GREENMOUNT WA 6056

GPO Box 2520
Sydney NSW 2001
1 Shelley Street
Sydney, NSW 2001

account name JACKSON HAUB PTY LTD ATF
THE JACKSON HAUB SUPER FUND
account no. 119460145

31.12.21

transaction	description	debits	credits	balance
	OPENING BALANCE			104.07
	CLOSING BALANCE AS AT 30 JUN 22	0.00	0.00	104.07

* Stepped interest rates for the period 1 January to 16 June: balances \$0.00 to \$4,999.99 earned 0.00%
balances \$5,000.00 and above earned 0.00%pa (167 days); 17 June to 30 June: balances \$0.00 to \$4,999.99
earned 0.25% balances \$5,000.00 and above earned 0.25%pa (14 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 186 200
ACCOUNT NO. 119460145

deposits using BPay
From another bank



Bill code: 20206
Ref: 119 460 145

continue next



Police & Nurses Limited
 Level 6, 556 Wellington St
 Perth WA 6000
 PO Box 8609, Perth BC
 Western Australia 6849
 13 23 77 pnbank.com.au

Statement

Savings



052D 011273 000000

JACKSON HAUB PTY LTD ACN 093 211 333
 ATF THE JACKSON HAUB SUPER FUND
 5 RADBORN STREET
 GREENMOUNT WA 6056

Statement No. 10
 Period 01/07/21 - 31/12/21
 Statement Date 31/12/2021

Account No. 01959686 Hi Saver Account

BSB 806-015 Member 420227 Share 1

Credit Interest Paid	\$1.68	TFN Status	TFN Quoted
		Tax Withheld YTD	NIL

Opening Balance	Total Debits	Total Credits	Closing Balance
\$4,280.12	\$1,252.45	\$6,361.68	\$9,389.35

Date	Description	Debits (\$)	Credits (\$)	Balance
01 Jul 21	Opening Balance			4,280.12
03 Aug 21	Deposit - Cash <i>Rent Alice St</i>		2,120.00	6,400.12
03 Aug 21	CR Rate Change: 0.0000% To 0.0500%			
19 Aug 21	Internet BPay Internet Banking BPay to CITY OF SWAN Rec#3312676495	387.18		6,012.94
19 Aug 21	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3312676499	157.43		5,855.51
31 Aug 21	Interest Credit		0.24	5,855.75
07 Sep 21	Deposit - Cash <i>Rent</i>		2,120.00	7,975.75
30 Sep 21	Interest Credit		0.31	7,976.06
20 Oct 21	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3312860157	144.53		7,831.53
29 Oct 21	Internet BPay Internet Banking BPay to CITY OF SWAN Rec#3312888653	387.17		7,444.36
31 Oct 21	Interest Credit		0.34	7,444.70
03 Nov 21	Deposit - Cash <i>Rent</i>		2,120.00	9,564.70
30 Nov 21	Interest Credit		0.38	9,565.08

Can't decide between fixed or variable rate? Have both.

Find out more about our split rate home loans at pnbank.com.au/splitrate.

Terms and conditions apply.

Date	Description	Debits (\$)	Credits (\$)	Balance
21 Dec 21	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3313038793	176.14		9,388.94
31 Dec 21	Interest Credit		0.41	9,389.35
31 Dec 21	Closing Balance			9,389.35

PNS032N04 / 011273 / 0009164

Members are requested to check all statement entries and immediately report any apparent error or possible unauthorised transaction. P&N Bank is a member of an ASIC approved dispute resolution system. For further details on dispute resolution processes or additional product information including fees, charges, terms and conditions, please contact us on 13 25 77. Police & Nurses Limited ABN 69 087 651 876 AFSL/Australian Credit Licence 240701.



Police & Nurses Limited
Level 6, 556 Wellington St
Perth WA 6000
PO Box 8609, Perth BC
Western Australia 6849
13 25 77 pnbank.com.au

Statement Savings



0520 008266 000000

JACKSON HAUB PTY LTD ACN 093 211 333
ATF THE JACKSON HAUB SUPER FUND
5 RADBORN STREET
GREENMOUNT WA 6056

Statement No. 17
Period 01/01/22 - 30/06/22
Statement Date 30/06/2022

Account No. 01959686 Hi Saver Account

BS 3 806-015 Member 420227 Share 1

Credit Interest Paid	\$2.81	TFN Status	TFN Quoted
		Tax Withheld YTD	NIL

Opening Balance	Total Debits	Total Credits	Closing Balance
\$9,389.35	\$18,711.55	\$10,579.46	\$1,257.26

Date	Description	Debits (\$)	Credits (\$)	Balance
01 Jan 22	Opening Balance			9,389.35
14 Jan 22	Internet BPay Internet Banking BPay to CITY OF SWAN Rec#3313104408	387.17		9,002.18
14 Jan 22	Deposit - Cash <i>Rent</i>		2,120.00	11,122.18
31 Jan 22	Interest Credit		0.44	11,122.62
28 Feb 22	Interest Credit		0.42	11,123.04
02 Mar 22	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3313241481	209.01		10,914.03
09 Mar 22	Deposit - Cash		2,120.00	13,034.03
12 Mar 22	Internet BPay Internet Banking BPay to CGU Insur Rec#3313270944	1,006.23		12,027.80
12 Mar 22	Internet BPay Internet Banking BPay to CITY OF SWAN Rec#3313270947	387.17		11,640.63
31 Mar 22	Interest Credit		0.50	11,641.13
20 Apr 22	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3363378302	178.00		11,463.13
21 Apr 22	Deposit - Cash Rent <i>Rent (increase)</i>		2,240.00	13,703.13

Purchase or refinance your home with P&N Bank

AND GET \$3K CASHBACK



Limited time only. Eligibility criteria apply.

Date	Description	Debits (\$)	Credits (\$)	Balance
30 Apr 22	Interest Credit		0.50	13,703.63
31 May 22	Interest Credit		0.59	13,704.22
01 Jun 22	Direct Credit CBA - Tax refund		456.65	14,160.87
02 Jun 22	Payment to 066-115 10387658 D Baker Osko Payment To D Baker & Assoc Account 10387658 CBA - Midland Ref#269899579	1,400.00		12,760.87
02 Jun 22	Payment to 015-056 387392386 A W Boy Osko Payment To A W Boys Account 387392386 ANZ - Merged Ref#269899665	440.00		12,320.87
08 Jun 22	Deposit - Cash <i>Rest</i>		2,240.00	14,560.87
09 Jun 22	Direct Credit CBA - DBaker refund		1,400.00	15,960.87
13 Jun 22	Payment to 066-115 10387658 D Baker Osko Payment To D Baker & Assoc Account 10387658 CBA - Midland Ref#270133314	198.00		15,762.87
18 Jun 22	Internet Transfer Transfer to SAV 01907908 Ref#832674382	5,000.00		10,762.87
19 Jun 22	Internet Transfer Transfer to SAV 01907908 Ref#832859865	4,000.00		6,762.87
19 Jun 22	Internet BPay Internet Banking BPay to WATER CORPORATION WA Rec#3363551626	151.97		6,610.90
20 Jun 22	Internet Transfer Transfer to SAV 01907908 Ref#833074792	5,000.00		1,610.90
20 Jun 22	CR Rate Change: 0.0500% To 0.0000%			
30 Jun 22	Internet BPay Internet Banking BPay to ASIC Rec#3363584902	56.00		1,554.90
30 Jun 22	Payment to 066-115 10387658 D Baker Osko Payment To D Baker & Assoc Account 10387658 CBA - Midland Ref#270571091	298.00		1,256.90
30 Jun 22	Interest Credit		0.36	1,257.26
30 Jun 22	Closing Balance			1,257.26

Since 1 July 2021 Interest Earned

\$4.49

General Withholding Tax

NIL

CASH ACCOUNT TRANSACTION ACTIVITY

DATE	DESCRIPTION	DEBIT \$	CREDIT \$	BALANCE \$
01/07/2021	Opening Balance			7,080.55
12/07/2021	SPDR S&P/ASX 50 Fund ETF Fully Paid Units - Dividend/Distribution Payment		131.33	7,211.88
30/07/2021	Interest Earned - Macquarie CMA		1.91	7,213.79
18/08/2021	Sydney Airport Stapled Security - On Market Sale - 1,971 securities		15,066.70	22,280.49
31/08/2021	Interest Earned - Macquarie CMA		3.82	22,284.31
03/09/2021	QV Equities Limited FPO - Dividend/Distribution Payment		202.40	22,486.71
17/09/2021	Tabcorp Holdings Limited FPO - Dividend/Distribution Payment		229.11	22,715.82
21/09/2021	BHP Group Limited FPO - Dividend/Distribution Payment		760.28	23,476.10
22/09/2021	Insignia Financial Ltd FPO - Dividend/Distribution Payment		460.00	23,936.10
23/09/2021	Telstra Corporation Limited FPO - Dividend/Distribution Payment		376.00	24,312.10
23/09/2021	Viva Energy Group Limited FPO - Dividend/Distribution Payment		328.00	24,640.10
24/09/2021	Woodside Energy Group Ltd FPO - Dividend/Distribution Payment		266.72	24,906.82
24/09/2021	QBE Insurance Group Limited FPO - Dividend/Distribution Payment		185.35	25,092.17
29/09/2021	Commonwealth Bank of Australia Limited FPO - Dividend/Distribution Payment		300.00	25,392.17
30/09/2021	Interest Earned - Macquarie CMA		6.15	25,398.32
30/09/2021	Wealth+ fees - September 2021	955.72		24,442.60
07/10/2021	Wesfarmers Limited FPO - Dividend/Distribution Payment		220.50	24,663.10
07/10/2021	Invocare Limited FPO - Dividend/Distribution Payment		80.75	24,743.85
08/10/2021	Commonwealth Bank of Australia Limited FPO - Buy Back Sale		7,365.60	32,109.45
08/10/2021	Buy Back Sale CBA - Capital Component		2,382.60	34,492.05
12/10/2021	SPDR S&P/ASX 50 Fund ETF Fully Paid Units - Dividend/Distribution Payment		328.45	34,820.50
13/10/2021	TPG Telecom Limited FPO - Dividend/Distribution Payment		196.80	35,017.30
22/10/2021	Viva Energy Group Limited FPO - Capital Return		496.00	35,513.30
29/10/2021	Interest Earned - Macquarie CMA		8.89	35,522.19
30/11/2021	Interest Earned - Macquarie CMA		8.20	35,530.39
02/12/2021	Wesfarmers Limited FPO - Capital Return		490.00	36,020.39
03/12/2021	QV Equities Limited FPO - Dividend/Distribution Payment		220.80	36,241.19
21/12/2021	Westpac Banking Corporation FPO - Dividend/Distribution Payment		324.00	36,565.19
31/12/2021	Interest Earned - Macquarie CMA		7.70	36,572.89
31/12/2021	Wealth+ fees - December 2021	959.72		35,613.17
13/01/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units - Dividend/Distribution Payment		116.38	35,729.55
31/01/2022	Interest Earned - Macquarie CMA		2.32	35,731.87
07/02/2022	Commonwealth Bank of Australia Limited FPO - On Market Purchase - 110 securities	10,393.90		25,337.97
28/02/2022	Interest Earned - Macquarie CMA		5.76	25,343.73

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Account Number: 730055 Portfolio Name: Jackson Haub Super Fund A/C


CASH ACCOUNT TRANSACTION ACTIVITY

DATE	DESCRIPTION	DEBIT \$	CREDIT \$	BALANCE \$
04/03/2022	QV Equities Limited FPO - Dividend/Distribution Payment		220.80	25,564.53
11/03/2022	Virgin Money UK PLC CDI 1:1 - Dividend/Distribution Payment		80.92	25,645.45
17/03/2022	Tabcorp Holdings Limited FPO - Dividend/Distribution Payment		212.74	25,858.19
23/03/2022	Woodside Energy Group Ltd FPO - Dividend/Distribution Payment		950.03	26,808.22
24/03/2022	Viva Energy Group Limited FPO - Dividend/Distribution Payment		248.32	27,056.54
28/03/2022	BHP Group Limited FPO - Dividend/Distribution Payment		582.56	27,639.10
30/03/2022	Commonwealth Bank of Australia Limited FPO - Dividend/Distribution Payment		262.50	27,901.60
30/03/2022	Wesfarmers Limited FPO - Dividend/Distribution Payment		196.00	28,097.60
31/03/2022	Interest Earned - Macquarie CMA		3.39	28,100.99
31/03/2022	Wealth+ fees - March 2022	981.66		27,119.33
01/04/2022	Insignia Financial Ltd FPO - Dividend/Distribution Payment		472.00	27,591.33
01/04/2022	Telstra Corporation Limited FPO - Dividend/Distribution Payment		376.00	27,967.33
08/04/2022	Invocare Limited FPO - Dividend/Distribution Payment		97.75	28,065.08
12/04/2022	QBE Insurance Group Limited FPO - Dividend/Distribution Payment		320.15	28,385.23
12/04/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units - Dividend/Distribution Payment		210.41	28,595.64
13/04/2022	TPG Telecom Limited FPO - Dividend/Distribution Payment		209.10	28,804.74
29/04/2022	Interest Earned - Macquarie CMA		3.41	28,808.15
31/05/2022	Interest Earned - Macquarie CMA		3.84	28,811.99
01/06/2022	BHP Group Limited FPO - Other Corporate Action - In-specie dividend of Woodside Energy Group Ltd FPO		1,488.00	30,299.99
01/06/2022	Woodside Energy Group Ltd FPO - Other Corporate Action In-specie dividend from BHP Group Limited - 50 securities	1,488.00		28,811.99
03/06/2022	QV Equities Limited FPO - Dividend/Distribution Payment		220.80	29,032.79
21/06/2022	Virgin Money UK PLC CDI 1:1 - Dividend/Distribution Payment		187.92	29,220.71
21/06/2022	Tabcorp Holdings Limited FPO - On Market Purchase - 11,727 securities	11,719.73		17,500.98
24/06/2022	Crown Resorts Limited FPO - Takeover Sale by SS Silver II Pty Ltd		19,781.00	37,281.98
24/06/2022	Westpac Banking Corporation FPO - Dividend/Distribution Payment		329.40	37,611.38
30/06/2022	Interest Earned - Macquarie CMA		6.06	37,617.44
30/06/2022	Wealth+ fees - June 2022	996.28		36,621.16
CLOSING BALANCE				36,621.16


PORTFOLIO ASSET POSITION AS AT 30 June 2022

Security Code		Quantity	Cost Base \$ 30/06/22	Average Cost \$	Price \$ as at 30/06/2022	Closing Market Value \$ 30/06/22
Australian Equities						
BHP	BHP Group Limited FPO	280.00	9,920.63	35.43	41.25	11,550.00
CBA	Commonwealth Bank of Australia Limited FPO	150.00	13,047.63	86.98	90.38	13,557.00
FLT	Flight Centre Travel Group Limited FPO	740.00	10,125.90	13.68	17.36	12,846.40
HLO	Helloworld Travel Limited FPO	7,830.00	18,206.20	2.33	1.69	13,232.70
IFL	Insignia Financial Ltd FPO	4,000.00	11,950.00	2.99	2.69	10,760.00
IVC	Invocare Limited FPO	850.00	10,080.50	11.86	10.46	8,891.00
QBE	QBE Insurance Group Limited FPO	1,685.00	14,938.60	8.87	12.15	20,472.75
QVE	QV Equities Limited FPO	18,400.00	15,252.00	0.83	0.94	17,204.00
SFY	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	280.00	14,864.47	53.09	58.81	16,466.80
TAH	Tabcorp Holdings Limited FPO	15,000.00	13,663.39	0.91	1.07	15,975.00
TLS	Telstra Corporation Limited FPO	4,700.00	15,214.00	3.24	3.85	18,095.00
TLC	The Lottery Corporation Limited FPO	3,273.00	9,000.39	2.75	4.52	14,793.96
TPG	TPG Telecom Limited FPO	2,460.00	15,209.50	6.18	5.97	14,686.20
VEA	Viva Energy Group Limited FPO	7,760.00	14,701.00	1.89	2.89	22,426.40
WES	Wesfarmers Limited FPO	245.00	9,522.40	38.87	41.91	10,267.95
WBC	Westpac Banking Corporation FPO	540.00	10,075.75	18.66	19.50	10,530.00
WDS	Woodside Energy Group Ltd FPO	700.00	16,512.25	23.59	31.84	22,288.00
Sub Total Australian Equities			222,284.61			254,043.16
Global Equities					\$263,820.66	
VUK	Virgin Money UK PLC CDI 1:1	4,250.00	10,267.50	2.42	2.21	9,392.50
Sub Total Global Equities			10,267.50			9,392.50
Cash						
	Macquarie Cash Management A/C	0.00	36,621.16	0.00	0.00	36,621.16
Sub Total Cash			36,621.16			36,621.16
Total Portfolio Assets			269,173.27			300,056.82

The closing cost base details in the above Portfolio Asset Position table are the adjusted cost bases as at the end of the Financial Year. These cost bases have been reduced by any return of capital, tax deferred or AMIT cost base decrease/increase components of distributions deemed to have been received up to and including this Financial Year. Details of these adjustments for the distributions deemed to have been received in the current Financial Year are shown in the Trust/Stapled Security Income table.

NON-CASH TRANSACTION ACTIVITY

DATE	DESCRIPTION	QUANTITY	PRICE \$	VALUE \$
04/10/2021	Commonwealth Bank of Australia Limited FPO - Buy Back Sale	(110.00)	29.22	(3,214.20)
19/10/2021	Viva Energy Group Limited FPO - Capital Reconstruction	(240.00)	0.00	0.00
24/05/2022	Tabcorp Holdings Limited FPO - Scheme Of Arrangement	3,273.00	0.59	1,943.66
24/05/2022	Tabcorp Holdings Limited FPO - Scheme Of Arrangement	(3,273.00)	3.34	(10,944.05)
24/05/2022	The Lottery Corporation Limited FPO - Scheme Of Arrangement	3,273.00	2.75	9,000.39

Any Allotments shown above have resulted from your previous acceptance of a capital raising (where the acceptance would have previously been shown as a cash transaction in the Cash Account Transaction Activity section) or as a result of a scheme of arrangement where there is no related cash transaction.



CORPORATE ACTIONS – PROCESSED DURING THE 2021/2022 FINANCIAL YEAR

BHP Group Limited (BHP)

ATO CR 2022/60

Merger scheme of arrangement whereby BHP Group Limited (BHP) merged their oil and gas business with Woodside Energy Group Limited (WDS) by an all-stock merger.

The merger was effected by means of an in-specie distribution whereby BHP shareholders received 1 WDS share for every 5.5340 BHP shares held.

The deemed value of the in-specie distribution was \$29.76 per new WDS share, which was treated as an assessable demerger dividend. This was also the cost base of the new WDS shares. The cost base of the original BHP shares remained unchanged.

The new WDS shares were deemed to have been acquired on the implementation date of 1 June 2022.

In addition, eligible shareholders had the opportunity to participate in a Share Sale Facility whereby their new WDS shares were sold for a consideration of \$29.15 per share. This sale constituted a CGT event.

Commonwealth Bank of Australia Limited (CBA)

ATO Ruling CR 2021/71

Commonwealth Bank of Australia (CBA) conducted an Off-Market Share Buy-Back for shareholders who held their shares on the record date of 18 August 2021. The final Buy-Back price was \$88.62 per share, comprising:

- \$66.96 per share dividend, fully franked; and
- \$21.66 per share capital component.

The total market value of the Buy-Back was calculated to be \$96.18 per share comprising of the above two components, plus \$7.56 per share, being the amount by which the market value of CBA exceeded the Buy-Back price.

Capital Proceeds

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Account Number: 730055 Portfolio Name: Jackson Haub Super Fund A/C

100_7_UNDER_30S/000090/000696

A CGT event occurred on 4 October 2021 and the deemed capital proceeds were \$29.22 per share (\$96.18 market value less \$66.96 dividend component). A CBA shareholder who accepted the Buy-Back made a capital gain to the extent that the amount of the capital proceeds exceeded their cost base. Similarly, a shareholder made a capital loss if this amount was less than their cost base.

Dividend Component

A CBA shareholder who accepted the Buy-Back received a fully franked dividend of \$66.96 per share on 4 October 2021.

Crown Resorts Limited (CWN)

Takeover scheme of arrangement whereby SS Silver II Pty Ltd acquired all shares in Crown Resorts Limited (CWN) for a consideration of \$13.10 for every CWN share acquired.

A shareholder made a capital gain to the extent that the capital proceeds exceeded the cost base of the shares disposed of under the scheme. Similarly, a shareholder made a capital loss if the capital proceeds were less than the reduced cost base of those shares.

IOOF Holdings Limited (IFL)

Name changed to Insignia Financial Limited

Sydney Airport (SYD)

Takeover scheme of arrangement whereby Sydney Aviation Alliance Pty Ltd acquired all shares in Sydney Airport (SYD) for a consideration of \$8.75 for every SYD share acquired.

A shareholder made a capital gain to the extent that the capital proceeds exceeded the cost base of the shares disposed of under the scheme. Similarly, a shareholder made a capital loss if the capital proceeds were less than the reduced cost base of those shares.

Tabcorp Holdings Limited (TAH)

ATO CR 2022/58

Demerger scheme of arrangement whereby The Lottery Corporation (TLC) was demerged from Tabcorp Holdings Limited (TAH).

The demerger was effected by means of an in-specie distribution whereby TAH shareholders received 1 TLC share for every 1 TAH share held on the record date 24 May 2022.

The cost base of the original TAH shares was apportioned between the TAH shares and the new TLC shares, with respect to the market value of the shares immediately after the demerger with the apportionment being:

MARKET MOVEMENT - INVESTMENTS

Client Dbaker
 End Client THE JACKSON HAUB SUPERANNUATION FUND
 Year 2022

Investment	Opening balance	Investment Purchase			Investment Disposal/ROC			Closing Value	Ref	Market Movement
		Date	Amount	Ref	Date	Amount	Ref			
BHP	13,599.60						11,550.00	E-1	-	2,049.60
CBA	14,980.50	07/02/22	10,393.90	D-8	04/10/21	7,297.77	13,557.00	E-1	-	4,519.63
CWN	17,984.10				24/06/22	15,118.70	-	E-1	-	2,865.40
FLT	10,989.00						12,846.40	E-1		1,857.40
HLO	13,076.10						13,232.70	E-1		156.60
IVC	9,834.50						8,891.00	E-1	-	943.50
IFL	17,080.00						10,760.00	E-1	-	6,320.00
QBE	18,181.15						20,472.75	E-1		2,291.60
QVE	18,308.00						17,204.00	E-1	-	1,104.00
TAH	16,954.14	21/06/22	11,719.73	D-9	24/05/22	9,000.39	15,975.00	E-1	-	3,698.48
TLC	-	24/05/22	9,000.39	E-2/O-10			14,793.96	E-1		5,793.57
TLS	17,672.00						18,095.00	E-1		423.00
TPG	15,399.60						14,686.20	E-1	-	713.40
VEA	15,440.00				19/10/21	496.00	22,426.40	E-1		7,482.40
WES	14,479.50						10,267.95	E-1	-	4,211.55
WBC	13,937.40						10,530.00	E-1	-	3,407.40
WDS	14,436.50	01/06/22	1,488.00	D-9/O-9			22,288.00	E-1		6,363.50
SYD	11,412.07				16/08/21	11,637.99	-	E-1		225.92
SFY	18,295.20						16,466.80	E-1	-	1,828.40
VUK	15,640.00						10,267.50	E-1	-	5,372.50
	287,699.36		32,602.02			43,550.85	264,310.66		-	12,439.87



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Website: www.realestateplus.com.au
Licensee: Real Estate Plus Australia Pty Ltd

"Helping people on the move"

**Jackson Haub Pty Ltd
5 Radborn St
Greenmount, WA 6056**

Re: 12 Alice Street, Bellevue

Friday, 2 July 2021

Hello Peter,

Thank you for the opportunity of providing a market appraisal of your property.

As a company, we pride ourselves on providing quality and informative services to our clients. A regular service requested is for properties to be appraised, assessing each property takes time and we complete a considerable amount of research before arriving at a final appraisal figure.

These figures are to be used as a guide only to the possible worth of the property at a given time based on historic information. The main factors considered at the time of the appraisal are:

- **Replacement Cost**
- **Location**
- **Specific features & condition of the property**
- **Prices of comparable properties for sale**
- **Comparable properties which have been sold**
- **Current market conditions**

How you present the property to the market place can and will have a bearing on the result achieved. Every effort should be made to give the property the best possible exposure through a constructed marketing plan ensuring that the property is presented to the largest potential buyer base to achieve the best result.

Given the state of the property, currently we believe, that the appraisal range for this type of property is between

\$260,000 and \$290,000

but recommend that **we discuss a marketing price at your direction** and at that point, we can design a marketing plan to suit your needs.

We believe that with our specialised and continuous sales programs we are able to provide you with the best possible service to achieve the highest possible price for your property.

Regards

**Brian Rasmussen
Master Sales Consultant**

12 ALICE STREET, BELLEVUE, WA 6056



Owner Details

Owner Name(s): JACKSON HAUB PTY LTD
 Owner Address: N/A
 Phone(s): ^0417 980 789 (FLETCHER)

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
 RPD: 17//P001803 (1112/953)

Land Use: HOUSE (10)
 Zoning: R20
 Council: SWAN, CITY OF
 Features: Build Yr: 1959, Wall Type: ASB, Roof Type: TILE, Air Conditioned



Area: 954 m² (954 m²)
 Area \$/m²: \$183 (\$183)
 Water/Sewerage: Yes
 Property ID: 13915553 / WA194578
 UBD Ref: UBD Ref: 253 B4

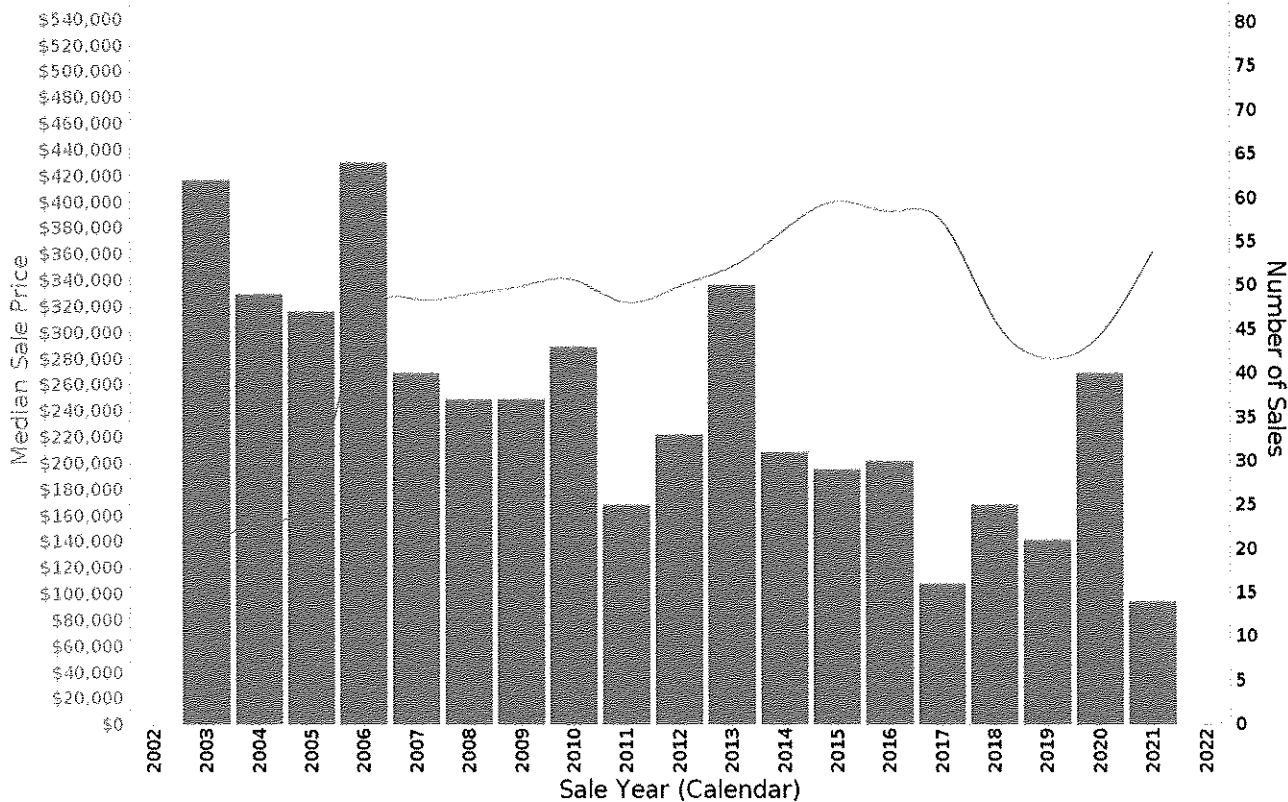
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 175,000	26/01/2005	BRAMLEY; FRANOLICH	954 m ²	Normal Sale	No
\$ 68,000	24/02/1995	PUBLIC TRUSTEE	954 m ²	Normal Sale	No



Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2003	62	\$ 137,153	\$ 135,000		\$ 67,500	\$ 250,000
2004	49	\$ 155,898	\$ 154,000	14.1 %	\$ 90,000	\$ 250,000
2005	47	\$ 179,679	\$ 180,000	16.9 %	\$ 50,000	\$ 368,000
2006	64	\$ 300,152	\$ 305,000	69.4 %	\$ 48,717	\$ 555,000
2007	40	\$ 324,062	\$ 325,000	6.6 %	\$ 160,000	\$ 450,000
2008	37	\$ 323,392	\$ 329,000	1.2 %	\$ 185,000	\$ 427,500
2009	37	\$ 341,676	\$ 335,000	1.8 %	\$ 160,000	\$ 735,000
2010	43	\$ 355,730	\$ 340,000	1.5 %	\$ 195,000	\$ 1,100,000
2011	25	\$ 338,250	\$ 322,500	-5.1 %	\$ 95,250	\$ 522,500
2012	33	\$ 344,015	\$ 335,000	3.9 %	\$ 150,000	\$ 570,000
2013	50	\$ 370,558	\$ 350,000	4.5 %	\$ 195,000	\$ 780,000
2014	31	\$ 384,227	\$ 378,000	8.0 %	\$ 150,000	\$ 575,000
2015	29	\$ 394,810	\$ 400,000	5.8 %	\$ 200,000	\$ 550,000
2016	30	\$ 388,317	\$ 392,500	-1.9 %	\$ 255,000	\$ 575,000
2017	16	\$ 358,719	\$ 385,000	-1.9 %	\$ 16,500	\$ 715,000
2018	25	\$ 330,980	\$ 310,000	-19.5 %	\$ 146,000	\$ 530,000
2019	21	\$ 273,286	\$ 280,000	-9.7 %	\$ 163,000	\$ 420,000
2020	40	\$ 293,963	\$ 297,500	6.2 %	\$ 5,000	\$ 440,000
2021	14	\$ 329,611	\$ 361,000	21.3 %	\$ 45,560	\$ 473,000



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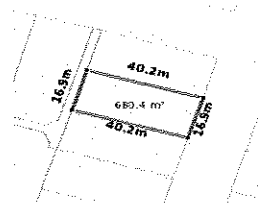
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Nearby Comparable For Sale Properties

There are 5 properties selected within the suburb of BELLEVUE. The lowest for sale price is \$275,000 and the highest for sale price is \$365,000 with a median sale price of \$329,000. Days listed ranges from 52 to 79 days with the average currently at 65 days for these selected properties.

13 HACKETT ST, BELLEVUE 6056

UBD Ref: Perth - 253 A4
Distance from Property: 119m



Property Type: House
Area: 680 m² (680 m²)
RPD: 68//P001803

Current List Price: **From \$349,000**
First List Price: From \$349,000
Date Listed: 11/05/2021 Days Listed: 52 Days
Listed Price Change:

Features: BUILD YR: 1961, WALL TYPE: BRICK, ROOF TYPE: TILE

11 HELEN ST, BELLEVUE 6056

UBD Ref: Perth - 252 N4
Distance from Property: 945m



Property Type: House
Area: 1,012 m²
RPD: 119//P001796

Current List Price: **\$365,000 (Under Offer)**
First List Price: \$365,000
Date Listed: 04/05/2021 Days Listed: 59 Days
Listed Price Change:

Features: BUILD YR: 1959, ROOF TYPE: TILE

17 ELDER WAY, BELLEVUE 6056

UBD Ref: Perth - 253 A6
Distance from Property: 708m



Property Type: House
Area: 685 m²
RPD: 49//P012105

Current List Price: **\$329,000 +**
First List Price: \$349,000 PLUS
Date Listed: 03/05/2021 Days Listed: 61 Days
Listed Price Change: **-5.7%**

Features: BUILD YR: 1978, WALL TYPE: BRICK, ROOF TYPE: TILE

14 CROYDON ST, BELLEVUE 6056

UBD Ref: Perth - 253 B4
Distance from Property: 230m



Property Type: House
Area: 827 m²
RPD: 124//P001803

Current List Price: **High \$200's**
First List Price: Offers by 5pm the 29th April
Date Listed: 15/04/2021 Days Listed: 78 Days
Listed Price Change:

Features: BUILD YR: 1970, ROOF TYPE: TILE

6 MILLER ST, BELLEVUE 6056

UBD Ref: Perth - 252 Q4
Distance from Property: 350m



Property Type: House
Area: 1,174 m²
RPD: 3//D041580

Current List Price: **From \$399,000**
First List Price: Offers From \$399,000
Date Listed: 14/04/2021 Days Listed: 79 Days
Listed Price Change: **-2.7%**

Features: BUILD YR: 1955, WALL TYPE: FIBRO, ROOF TYPE: TILE




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Nearby Comparable Sold Properties

There are 3 sold properties selected within the suburb of BELLEVUE. The lowest sale price is \$215,000 and the highest sale price is \$330,000 with a median sale price of \$275,000. Days listed ranges from 5 to 78 days with the average currently at 42 days for these selected properties.

24 ALBERT ST, BELLEVUE, WA 6056

UBD Ref: Perth - 253 A4
Distance from Property: 207m  2  1  1






Property Type: House
Area: 630 m²
Area \$/m²: \$524
RPD: P001803 63

Sale Price: **\$330,000 (Normal Sale)**
Sale Date: 09/02/2021 Days to Sell: **5 Days**
Last Price: From \$299,000 Chg %:
First Price: From \$299,000 (Under Chg %:

Features: BUILD YR: 1960, WALL TYPE: WB, ROOF TYPE: TILE

22 ALBERT ST, BELLEVUE, WA 6056

UBD Ref: Perth - 253 A4
Distance from Property: 196m  2  1  1



Property Type: House
Area: 630 m²
Area \$/m²: \$437
RPD: P001803 64

Sale Price: **\$275,000 (Normal Sale)**
Sale Date: 23/11/2020 Days to Sell: **78 Days**
Last Price: \$285,000 (Under Offer) Chg %: **-3.5%**
First Price: \$269,000 (Under Offer) Chg %:

Features: BUILD YR: 1960, WALL TYPE: FIBRO, ROOF TYPE: TILE

28 WILKINS ST, BELLEVUE, WA 6056

UBD Ref: Perth - 252 P5
Distance from Property: 867m  2  1  2



Property Type: House
Area: 860 m²
Area \$/m²: \$250
RPD: P002457 177

Sale Price: **\$215,000 (Normal Sale)**
Sale Date: 24/11/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1963, WALL TYPE: BRICK, ROOF TYPE: TILE



12 ALICE STREET, BELLEVUE, WA 6056



Appraisal Price

This market analysis has been prepared on 02/07/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

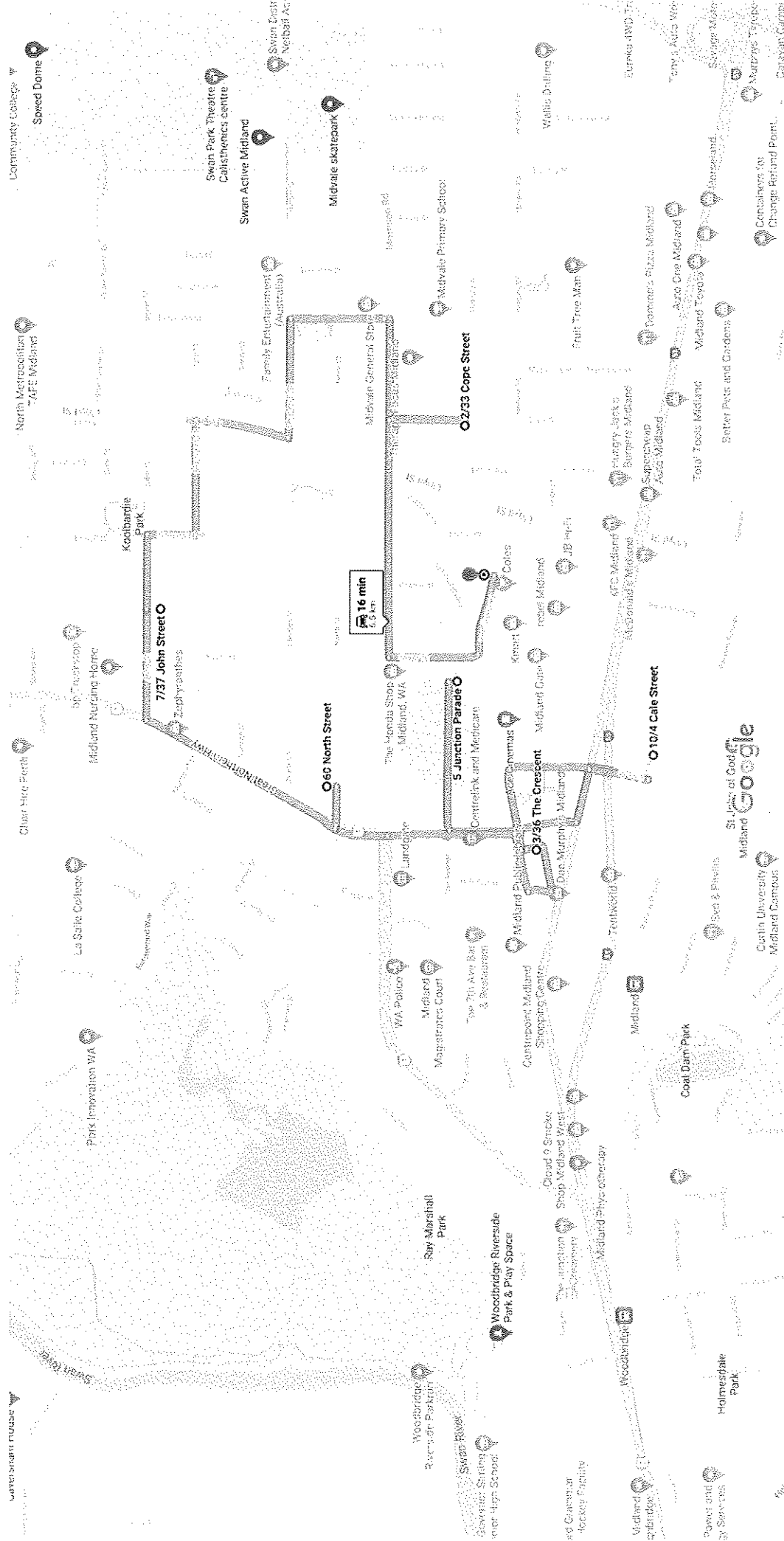
\$260,000 to \$290,000

\$275,000

Contact your agent for further information:



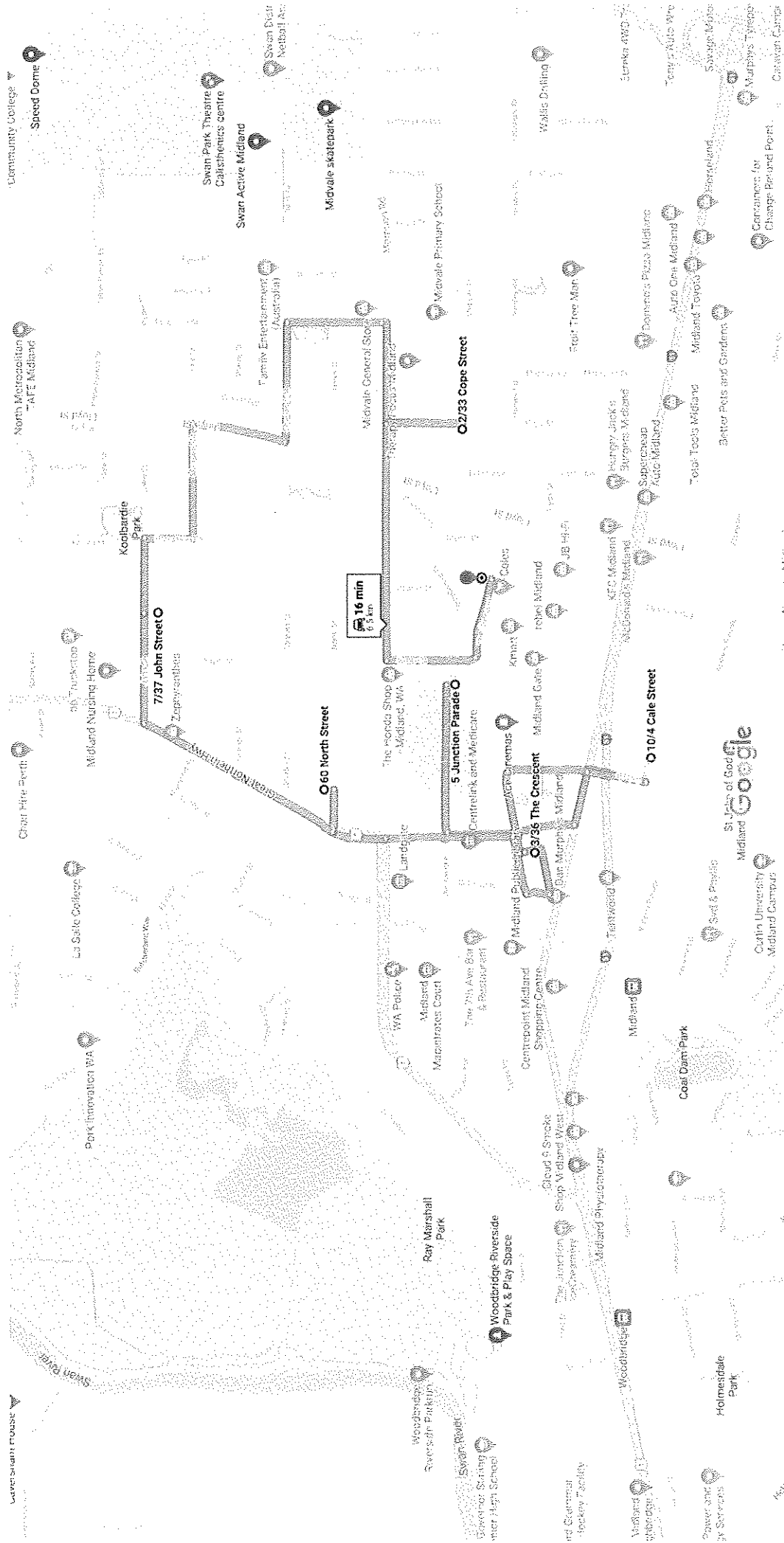
Agent Name: Brian Rasmussen
Mobile: 0403 808 999
Office: Real Estate Plus
Office Phone: 08 9274 5000
Email: brian@realestateplus.com.au



 via Junction Parade and Keane St 16 min
16 min without traffic 6.5 km

Map data ©2021

200 m



 via Junction Parade and Keane St 16 min 6.5 km

16 min without traffic

Map data ©2021 200 m

MARKET MOVEMENT - PROPERTY

Client	Dbaker
End Client	THE JACKSON HAUB SUPERANNUATION FUND
Year	2022

Description	Date	Amount	Ref
<u>Opening Value</u>	01/07/21	252,500.00	B-2.1
<u>Renovation</u>		-	
<u>Disposal</u>		-	
<u>Closing Value</u>	30/06/22	275,000.00	F-6
Market Movement	TOTAL	22,500.00	

INTEREST RECEIVED

Client Dbaker
End Client THE JACKSON HAUB SUPERANNUATION FUND
Year 2022

Bank Account	Date	Description	Amount	Ref
<u>P and N Bank #9686</u>	30/06/22	Interest	<u>4.49</u> 4.49	D-7
<u>Macquarie - 0231</u>	30/06/22	Interest	<u>61.45</u> 61.45	O-4
TOTAL			<u><u>65.94</u></u>	

wealth+





000090 000

Mr P A Jackson & Ms D F Haub
5 Radborn Street
GREENMOUNT WA 6056

Want to go green and reduce paper?
Speak with your adviser today.

Dear Mr Jackson & Ms Haub

2022 Financial Year Tax Report

Please find enclosed your Accountant Tax Summary Report for the 2022 financial year.

This report contains information relating to investments administered on your behalf by Morgans during the 2021/22 financial year.

Below is some key information relating to this year's report:

- Tax Pack References on the front summary page are updated to reflect the 2022 ATO Tax Packs. This is also relevant for taxpayers who complete their tax return online using myTax and accountants who use the ATO online portal.
- A BGL Simple Fund, BGL 360 or Generic data extract file will again be available for accountants who would like to upload transactions directly into their operating system.
- At your request, we are also able to provide an accountant, registered tax agent or professional tax adviser with secure third party access to your Wealth+ account. This would allow a nominated person view only access to the Wealth+ website, where they can view and download reports.

Should you have any queries please contact your Morgans adviser David Driscoll.

Yours sincerely
Morgans Financial Limited

Morgans Financial Limited

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Jackson Haub Super Fund A/C

Your Advisor: David Driscoll

A/C Number: 730055

1 July 2021 to 30 June 2022

The details provided are based on the portfolio type being recorded as "Superannuation Fund" for taxation reporting purposes.

	Tax Return Reference	Amount \$		Tax Return Reference	Amount \$
ASSESSABLE INCOME			CAPITAL GAINS/LOSSES		
Interest Income			Distributed Capital Gains		
Gross Interest:	11C	61	TARP Indexed, Other Capital Gains:	11A	0
Tax Withheld:	13(H3)	0	Discounted Capital Gains:	11A	4
Australian Dividend Income			(Gross Discount Capital Gains of \$7 discounted at 33.33%)		
Unfranked:	11J	454	NTARP Indexed, Other Capital Gains:	11A	0
Franked:	11K	17,247	Discounted Capital Gains:	11A	0
Franking Credits:	11L+13(E1)	7,391	(Gross Discount Capital Gains of \$0 discounted at 33.33%)		
Tax Withheld:	13(H3)	0	Realised Capital Gains/Losses		
Trust Income			Total Short Gains: (held < 12 months)	11A	976
Gross Trust Income:	11M	1,409	Total Discount Gains :	11A	4,743
Franking Credits:	13(E1)	417	(Total Long Gains of \$7,114 discounted at 33.33%)		
Tax Withheld:	13(H3)	0	Total Long Gains (available for discounting):		7,114
Foreign Source Income			Total Indexed Gains:	11A	0
Assessable Foreign Source Income:	11D/11D1	282	Total Realised Losses:	11A	4,083
Other Net Foreign Source Income:	11D	282	DEDUCTIBLE EXPENSES (INCL GST)		
Australian Franking Credits from a			Wealth+ Management Fees:	12J1/12J2	3,893
New Zealand company:	11E+13(E1)	0			
Foreign Income Tax Offsets:	13(C1)	0			

Income Reconciliation

Interest Income	Gross Interest Income:	61.45		
	Interest on Options Margin:	0.00		
	Less: TFN/Withholding Tax:	0.00		
Total				61.45
Australian Dividend Income	Gross Unfranked:	454.95		
	Franked:	17,247.51		
	Less: TFN/Withholding Tax:	0.00		
Total				17,702.46
Global Dividend Income	Gross Foreign Income:	268.84		
	Less: Foreign Credits:	0.00		
Total				268.84
Trust/Stapled Security Income	Income Received			Attributable Income
	Gross Cash Distribution:	1,030.69		Gross Franked Amount:
	Less: TFN/Withholding Tax:	0.00		Interest or Other:
				Cost Base Adj:
				Tax Free:
				Gross Foreign Income:
				Distributed Capital Gains:
				Other:
				Less: Franking Credits:
				Foreign Tax Credits:
				TFN/Withholding Tax:
				AMIT Gross Up:
				AMIT Increase
Total				
Difference	Other attributable amounts not included in cash distributions			
Total Income Received:				



INTEREST INCOME

Date	Description	Amount Received \$	Gross Income \$	TFN / Withholding Tax Deducted \$
30/07/2021	Primary CMA Interest	1.91	1.91	
31/08/2021	Primary CMA Interest	3.82	3.82	
30/09/2021	Primary CMA Interest	6.15	6.15	
29/10/2021	Primary CMA Interest	8.89	8.89	
30/11/2021	Primary CMA Interest	8.20	8.20	
31/12/2021	Primary CMA Interest	7.70	7.70	
31/01/2022	Primary CMA Interest	2.32	2.32	
28/02/2022	Primary CMA Interest	5.76	5.76	
31/03/2022	Primary CMA Interest	3.39	3.39	
29/04/2022	Primary CMA Interest	3.41	3.41	
31/05/2022	Primary CMA Interest	3.84	3.84	
30/06/2022	Primary CMA Interest	6.06	6.06	
TOTAL INTEREST INCOME		61.45	61.45	

AUSTRALIAN DIVIDEND INCOME

Date	Security Name	Amount Received \$	Gross Unfranked \$	TFN / Withholding Tax Deducted \$	Franked \$	Franking Credits \$	LIC Capital Gains (Gross) \$
21/09/2021	BHP Group Limited FPO	760.28			760.28	325.83	
28/03/2022	BHP Group Limited FPO	582.56			582.56	249.67	
01/06/2022	BHP Group Limited FPO	1,488.00			1,488.00	637.71	
29/09/2021	Commonwealth Bank of Australia Limited FPO	300.00			300.00	128.57	
08/10/2021	Commonwealth Bank of Australia Limited FPO	7,365.60			7,365.60	3,156.69	
30/03/2022	Commonwealth Bank of Australia Limited FPO	262.50			262.50	112.50	
22/09/2021	Insignia Financial Ltd FPO	460.00			460.00	197.14	
01/04/2022	Insignia Financial Ltd FPO	472.00			472.00	202.29	
07/10/2021	Invocare Limited FPO	80.75			80.75	34.61	
08/04/2022	Invocare Limited FPO	97.75			97.75	41.89	
24/09/2021	QBE Insurance Group Limited FPO	185.35	166.82		18.54	7.94	
12/04/2022	QBE Insurance Group Limited FPO	320.15	288.14		32.02	13.72	
03/09/2021	QV Equities Limited FPO	202.40			202.40	86.74	
03/12/2021	QV Equities Limited FPO	220.80			220.80	94.63	

Monday, 15 August 2022 CONFIDENTIAL PAGE 3

This document has been prepared by Morgans Financial Limited in accordance with its Australian Financial Services Licence (AFSL no. 235410). The views expressed herein are solely the views of Morgans Financial Limited.

AUSTRALIAN DIVIDEND INCOME

Date	Security Name	Amount Received \$	Gross Unfranked \$	TFN / Withholding Tax Deducted \$	Franked \$	Franking Credits \$	LIC Capital Gains (Gross) \$
04/03/2022	QV Equities Limited FPO	220.80			220.80	94.63	
03/06/2022	QV Equities Limited FPO	220.80			220.80	94.63	
17/09/2021	Tabcorp Holdings Limited FPO	229.11			229.11	98.19	
17/03/2022	Tabcorp Holdings Limited FPO	212.74			212.74	91.18	
23/09/2021	Telstra Corporation Limited FPO	376.00			376.00	161.14	
01/04/2022	Telstra Corporation Limited FPO	376.00			376.00	161.14	
13/10/2021	TPG Telecom Limited FPO	196.80			196.80	84.34	
13/04/2022	TPG Telecom Limited FPO	209.10			209.10	89.61	
23/09/2021	Viva Energy Group Limited FPO	328.00			328.00	140.57	
24/03/2022	Viva Energy Group Limited FPO	248.32			248.32	106.42	
07/10/2021	Wesfarmers Limited FPO	220.50			220.50	94.50	
30/03/2022	Wesfarmers Limited FPO	196.00			196.00	84.00	
21/12/2021	Westpac Banking Corporation FPO	324.00			324.00	138.86	
24/06/2022	Westpac Banking Corporation FPO	329.40			329.40	141.17	
24/09/2021	Woodside Energy Group Ltd FPO	266.72			266.72	114.31	
23/03/2022	Woodside Energy Group Ltd FPO	950.03			950.03	407.15	
TOTAL AUSTRALIAN DIVIDEND INCOME		17,702.46	454.95		17,247.51	7,391.79	
						↔ \$24,639.30 ↔	

GLOBAL DIVIDEND AND INTEREST INCOME

Date	Security Name	Amount Received \$	Gross Foreign Source Income \$	Foreign Tax Credits \$
11/03/2022	Virgin Money UK PLC CDI 1:1	80.92	80.92	
21/06/2022	Virgin Money UK PLC CDI 1:1	187.92	187.92	
TOTAL GLOBAL DIVIDEND INCOME		268.84	268.84	



TRUST INCOME

Date	Fund Name	Amount Received \$	Franked Amount \$	Interest or Other \$	Cost Base Adjustments \$	Tax Free \$	Foreign Income \$#	Distributed Capital Gains \$^	Franking Credits \$	Foreign Tax Credits \$+	TFN / Withholding Tax Deducted \$	Other \$*
12/10/2021	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	328.45										
13/01/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	116.38										
12/04/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	210.41										
12/07/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	375.45										
Total Tax Components		1,030.69	918.71	72.68	18.23		13.63	7.44	417.81	0.01		
TOTAL INCOME		1,030.69	918.71	72.68	18.23		13.63	7.44	417.81	0.01		

For the Staped Security, Foreign Income, Distributed Capital Gains, Foreign Tax Credits and Other categories additional information is provided below.

Trust / Staped Security Income: Portfolio Accruals

Trust and Staped Security distributions declared as assessable income for 30 June period but payable in next financial year

TRADE DATE	SECURITY NAME	DESCRIPTION	PAYMENT DATE	VALUE \$
30/06/2022	SPDR S&P/ASX 50 Fund ETF Fully Paid Units	Dist at \$1.340893/unit	12/07/2022	375.45
				\$375.45

#Trust / Staped Security Income: Additional Information - Cost Base Adjustments

Fund Name	Tax Deferred Income \$	AMIT Decrease Amount \$	AMIT Increase Amount \$ (Shortfall)	Total Cost Base Adjustment	Cost Base Movement Increase or (Decrease) \$
SPDR S&P/ASX 50 Fund ETF Fully Paid Units		18.23		18.23	(18.23)
Total Cost Base Adjustments Income		18.23		18.23	(18.23)

#Trust / Stapled Security Income: Additional Information - Foreign Income

Fund Name	Total Foreign Income \$	Modified Passive Income \$	Other Assessable Foreign Income \$	Interest Income \$	FIF Income \$	CFC Income \$
SPDR S&P/ASX 50 Fund ETF Fully Paid Units	13.63		13.63			
Total Foreign Income	13.63		13.63			

Trust / Stapled Security Income: Additional Information - Distributed Capital Gains

Fund Name	Distributed Capital Gains \$	Discount Method TARP \$	Discount Method NTARP \$	Indexed & Other Gains TARP \$	Indexed & Other Gains NTARP \$	CGT Concession Amount \$	CGT Gross Up-AMIT \$
SPDR S&P/ASX 50 Fund ETF Fully Paid Units	7.44	3.72				3.72	
Total Distributed Capital Gains	7.44	3.72				3.72	

TARP - Taxable Australian Real Property

NTARP - Non-taxable Australian Real Property

+Trust / Stapled Security Income: Additional Information - Foreign Tax Credits

Fund Name	Total Foreign Tax Credits \$	Tax Credits NTARP discounted \$	Tax Credits NTARP indexed, other \$	Tax Credits Other \$	AUS Franking from a NZ Company \$
SPDR S&P/ASX 50 Fund ETF Fully Paid Units	0.01			0.01	
Total Foreign Tax Credits	0.01			0.01	


REALISED CAPITAL GAINS / LOSSES

(* CGT discount factor for this account is 33.33%.)

Code	Security Name	Purchase Date	Sale Date	Tax Lot Method	Quantity	Cost Base \$	Sale Amount \$	Gross Result \$	Short Gain <12 months \$	Discounted Gain \$*	Indexed Gain \$	Pre CGT Gain/Loss \$	CGT Loss \$
CBA	Commonwealth Bank of Australia Limited FPO	28/05/2020	04/10/2021	FI	110	7,297.77	3,214.20	(4,083.57)					(4,083.57)
Total for CBA					110	7,297.77	3,214.20	(4,083.57)					(4,083.57)
CWN	Crown Resorts Limited FPO	28/05/2020	24/06/2022	FI	1,010	10,078.70	13,231.00	3,152.30		2,101.53			
		11/03/2021	24/06/2022	FI	500	5,040.00	6,550.00	1,510.00		1,006.67			
Total for CWN					1,510	15,118.70	19,781.00	4,662.30		3,108.20			
SYD	Sydney Airport Stapled Security	28/05/2020	16/08/2021	FI	1,650	10,160.68	12,612.91	2,452.24		1,634.82			
		21/08/2020	16/08/2021	FI	321	1,477.31	2,453.79	976.47	976.47				
Total for SYD					1,971	11,637.99	15,066.70	3,428.71	976.47	1,634.82			
TOTALS						34,054.46	38,061.90	4,007.44	976.47	4,743.02			(4,083.57)
GRAND TOTALS ALL REALISED CAPITAL GAINS/LOSSES						34,054.46	38,061.90	4,007.44	976.47	4,743.02			(4,083.57)



CORPORATE ACTIONS – PROCESSED DURING THE 2021/2022 FINANCIAL YEAR

BHP Group Limited (BHP)

ATO CR 2022/60

Merger scheme of arrangement whereby BHP Group Limited (BHP) merged their oil and gas business with Woodside Energy Group Limited (WDS) by an all-stock merger.

The merger was effected by means of an in-specie distribution whereby BHP shareholders received 1 WDS share for every 5.5340 BHP shares held.

The deemed value of the in-specie distribution was \$29.76 per new WDS share, which was treated as an assessable demerger dividend. This was also the cost base of the new WDS shares. The cost base of the original BHP shares remained unchanged.

The new WDS shares were deemed to have been acquired on the implementation date of 1 June 2022.

In addition, eligible shareholders had the opportunity to participate in a Share Sale Facility whereby their new WDS shares were sold for a consideration of \$29.15 per share. This sale constituted a CGT event.

Commonwealth Bank of Australia Limited (CBA)

ATO Ruling CR 2021/71

Commonwealth Bank of Australia (CBA) conducted an Off-Market Share Buy-Back for shareholders who held their shares on the record date of 18 August 2021. The final Buy-Back price was \$88.62 per share, comprising:

- \$66.96 per share dividend, fully franked; and
- \$21.66 per share capital component.

The total market value of the Buy-Back was calculated to be \$96.18 per share comprising of the above two components, plus \$7.56 per share, being the amount by which the market value of CBA exceeded the Buy-Back price.

Non-deductible expense - CBA Buy back = 110 units * \$7.56 = \$831.60

Capital Proceeds

A CGT event occurred on 4 October 2021 and the deemed capital proceeds were \$29.22 per share (\$96.18 market value less \$66.96 dividend component). A CBA shareholder who accepted the Buy-Back made a capital gain to the extent that the amount of the capital proceeds exceeded their cost base. Similarly, a shareholder made a capital loss if this amount was less than their cost base.

Dividend Component

A CBA shareholder who accepted the Buy-Back received a fully franked dividend of \$66.96 per share on 4 October 2021.

Crown Resorts Limited (CWN)

Takeover scheme of arrangement whereby SS Silver II Pty Ltd acquired all shares in Crown Resorts Limited (CWN) for a consideration of \$13.10 for every CWN share acquired.

A shareholder made a capital gain to the extent that the capital proceeds exceeded the cost base of the shares disposed of under the scheme. Similarly, a shareholder made a capital loss if the capital proceeds were less than the reduced cost base of those shares.

IOOF Holdings Limited (IFL)

Name changed to Insignia Financial Limited

Sydney Airport (SYD)

Takeover scheme of arrangement whereby Sydney Aviation Alliance Pty Ltd acquired all shares in Sydney Airport (SYD) for a consideration of \$8.75 for every SYD share acquired.

A shareholder made a capital gain to the extent that the capital proceeds exceeded the cost base of the shares disposed of under the scheme. Similarly, a shareholder made a capital loss if the capital proceeds were less than the reduced cost base of those shares.

Tabcorp Holdings Limited (TAH)

ATO CR 2022/58

Demerger scheme of arrangement whereby The Lottery Corporation (TLC) was demerged from Tabcorp Holdings Limited (TAH).

The demerger was effected by means of an in-specie distribution whereby TAH shareholders received 1 TLC share for every 1 TAH share held on the record date 24 May 2022.

The cost base of the original TAH shares was apportioned between the TAH shares and the new TLC shares, with respect to the market value of the shares immediately after the demerger with the apportionment being:

Distribution Worksheet

Client Dbaker
 End Client THE JACKSON HAUB SUPERANNUATION FUND
 Year 2022

Investment	Code	Date	NPP	Franked	Franking Credit	Foreign Income	Foreign Tax Credit	Discounted CG	CGT Concession	Gross Up Discounted CG	Other Gain	Tax Deferred/ Tax Return	Tax Free	Tax Exempt	Net Cash Distribution	Total Gross up	Ref	
SPDR S&P/ASX 50 Fund	SFY	30/06/22	72.68	918.71	417.81	13.63	0.01	3.72	3.72	7.44		18.23		-	1,030.69	1,448.51	O-6/O-7	
TOTAL			72.68	918.71	417.81	13.63	0.01	3.72	3.72	7.44	-	18.23	-	-	1,030.69	1,448.51	-	
					1,409.20		13.64				7.44			-				



\$1,422.84

THE JACKSON HAUB SUPERANNUATION FUND
ABN 75 158 833 942

Ledger Entries Report for the year ending 30 June, 2022

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 0700 - Rent received							
03/08/2021	000000002	R	Deposit - cash			2,120.00	(2,120.00)
07/09/2021	000000006	R	Deposit - cash			2,120.00	(4,240.00)
03/11/2021	000000011	R	Deposit - cash			2,120.00	(6,360.00)
14/01/2022	000000016	R	Deposit - cash			2,120.00	(8,480.00)
09/03/2022	000000020	R	Deposit - cash			2,120.00	(10,600.00)
21/04/2022	000000025	R	Deposit - cash			2,240.00	(12,840.00)
08/06/2022	000000030	R	Deposit - cash			2,240.00	(15,080.00)
Total						15,080.00	

aprox \$280 per week (P-3)

FORM 1AA
RESIDENTIAL TENANCY AGREEMENT

RESIDENTIAL TENANCIES ACT 1987 (WA)

Section 27A

PART A

This agreement is made between:

Lessor [name of lessor(s)] JACKSON HAUB PTY LTD.

[lessor(s) contact details] ADDRESS: 5 RADBORN ST GREENMOUNT 6056

TELEPHONE: Mobile 0138552460
(optional)

EMAIL: _____
(optional)

and

Tenant [name of tenant one] JASON FLETCHER

[tenant contact details] ADDRESS: 12 Alice St Bellevue 6056

TELEPHONE: 0479 189 980

EMAIL: _____

Tenant [name of tenant two] _____

[tenant contact details] ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

Lessor's property manager

[name of lessor's property manager (if any) and contact details]

Giving of notices and information by electronic means

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

Lessor

Email: Yes No Facsimile: Yes No TEXT

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

Tenant one

Email: Yes No Facsimile: Yes No TEXT

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

Tenant two

Email: Yes No Facsimile: Yes No

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

Lessor's property manager

Email: Yes No Facsimile: Yes No

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

TERM OF AGREEMENT

(* delete as appropriate)

* This residential tenancy agreement is periodic starting on 28 / 3 / 22

* This residential tenancy agreement is fixed - starting on / / and ending on / / .

Note: The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

RESIDENTIAL PREMISES

The residential premises are (insert address) 12 Alice St Bellevue and

include/exclude (* delete as appropriate):

near of property behind fence. daviding yard
(include any additional matters, such as a parking space or furniture provided, or any exclusions, such as sheds)

MAXIMUM NUMBER OF OCCUPANTS

No more than (insert number) 1 persons may ordinarily live at the premises at any one time.

RENT

(* delete as appropriate)

The rent is (insert amount) \$ 280 per week/calculated by reference to tenants income

(insert calculation)

Payable weekly/fortnightly* in advance starting on 28 / 3 / 22.

The method by which the rent must be paid is: (* delete as appropriate)

(a) by cash or ~~cheque~~*; or

(b) into the following account or any other account nominated by the lessor*:

BSB: Account number: Account name: Payment reference:

or

(c) as follows*: to be collected personally

SECURITY BOND

A security bond of (insert amount) \$ continuing periodic and a pet bond of (insert amount) \$ must be paid by the tenant on signing this agreement.

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

RENT INCREASE

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

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

In the case of a fixed-term tenancy (see "TERM OF AGREEMENT") the rent increase will be (insert maximum increase or method of calculating increase, e.g. CPI or percentage) and take effect no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days' notice of the increase.

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

WATER SERVICES

Is scheme water connected to the premises? Yes No

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

PROPERTY CONDITION REPORTS

A property condition report detailing the condition of the premises must be completed by or on behalf of the lessor and 2 copies provided to the tenant within 7 days of the tenant moving into the premises.

If the tenant disagrees with any information contained in the property condition report, the tenant must note his or her disagreement on a copy of the property condition report and return this to the lessor or property manager within 7 days of receipt of the property condition report from the lessor. If the tenant does not give a copy of the property condition report back to the lessor, the tenant is taken to accept the property condition report as a true and accurate description of the condition of the premises.

A final property condition report must be completed by or on behalf of the lessor and provided to the tenant as soon as practicable but in any event within 14 days of the termination of the tenancy. The tenant must be given a reasonable opportunity to be present at the final inspection.

PART B

STANDARD TERMS APPLICABLE TO ALL RESIDENTIAL TENANCY AGREEMENTS

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement. Both the lessor and the tenant must comply with these laws. Some of the rights and obligations in that legislation are outlined below.

RIGHT TO OCCUPY THE PREMISES

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

COPY OF AGREEMENT

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

RENT

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

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

9. The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed).
 - 9A. The lessor is responsible for any of the following contributions in respect of the premises:
 - 9A.1 contributions (as defined in the *Strata Titles Act 1985* section 3(1)) imposed on the owner of the premises under the *Strata Titles Act 1985* section 100;
 - 9A.2 contributions (as defined in the *Community Titles Act 2018* section 3(1)) determined by a community corporation as

WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay [insert number] 100% % of water consumption costs.

PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor’s permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes No

ELECTRICITY, GAS AND OTHER UTILITIES

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

Electricity Yes No **Gas** Yes No **Water** Yes No

Other [please specify]: _____ Yes No

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

Where the premises are **not separately metered** to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

- Electricity: [insert method of calculation] _____
- Gas: [insert method of calculation] _____
- Water: [insert method of calculation] _____
- Other [please specify]: _____ {insert method of calculation} _____

STRATA BY-LAWS

Strata by-laws ~~ARE~~/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the by-laws is attached: Yes No

SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the Community Titles Act 2018 section 3(1).

Scheme by-laws for a community titles scheme ARE/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the scheme by-laws is attached:

Yes No

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

PETS

The pets listed may be kept at the premises: yes

RIGHT OF TENANT TO ASSIGN OR SUB-LET

(* delete as appropriate)

- * The tenant may assign the tenant’s interest under this agreement or sub-let the premises.
- * The tenant may not assign the tenant’s interest under this agreement or sub-let the premises.
- * The tenant may assign the tenant’s interest under this agreement or sub-let the premises only with the written consent of the lessor.

RIGHT OF TENANT TO AFFIX AND REMOVE FIXTURES

(* delete as appropriate)

- * The tenant must not affix any fixture or make any renovation, alteration or addition to the premises.
- * The tenant may only affix any fixture or make any renovation, alteration or addition to the premises with the lessor’s written permission.

- 21.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
- 21.2 maintain and repair the premises in a timely manner; and
- 21.3 comply with all laws affecting the premises including building, health and safety laws.

URGENT REPAIRS

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

LESSOR'S ACCESS TO THE PREMISES

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

REASONABLE TIME

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

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

27. If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable

the amount it requires from the owner of the premises (as a member of the community corporation) under the Community Titles Act 2018 section 88.

PUBLIC UTILITY SERVICES

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

POSSESSION OF THE PREMISES

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

TENANT'S RIGHT TO QUIET ENJOYMENT

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

USE OF THE PREMISES BY TENANT

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

LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

20. In this clause, **premises** includes fixtures and chattels provided with the premises but does not include:
 - 20.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into; or
 - 20.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
21. The lessor must:

LOCKS AND SECURITY DEVICES

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

TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

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

CONTRACTING OUT

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

ENDING THE RESIDENTIAL TENANCY AGREEMENT

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

ENDING A FIXED-TERM AGREEMENT

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

ENDING A PERIODIC AGREEMENT

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

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

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

attempt to negotiate a day and time that does not unduly inconvenience the tenant.

REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

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

TENANT ENTITLED TO BE PRESENT

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

ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

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

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

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

ALTERATIONS AND ADDITIONS TO THE PREMISES

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

Department's offices.

53. The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation, it cannot issue orders or make determinations in respect of disputes.

IF A DISPUTE CANNOT BE RESOLVED

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

PART C

IMPORTANT INFORMATION

Additional terms may be included in this agreement if:

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

ADDITIONAL TERMS ARE NOT REQUIRED BY THE RESIDENTIAL TENANCIES ACT 1987. HOWEVER, ONCE THE PARTIES SIGN THIS AGREEMENT, THE ADDITIONAL TERMS ARE BINDING UPON THE PARTIES UNLESS THE TERM IS FOUND TO BE UNLAWFUL.

ADDITIONAL TERMS:

OTHER GROUNDS FOR ENDING AGREEMENT

42. The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include sale of the residential premises, breach of this agreement by the tenant, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship.
43. For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 304 054 or visit www.dmirr.wa.gov.au/renting.
44. **Warning:**
- 44.1 It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 44.2 It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

SECURITY BOND

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

TENANCY DATABASES

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

NOTICES

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

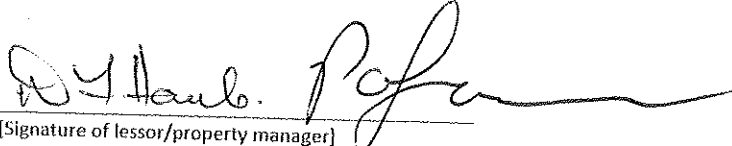
ADVICE, COMPLAINTS AND DISPUTES

DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

52. The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Mines, Industry Regulation and Safety may be contacted by telephone on 1300 304 054 or by visiting one of the

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

Signed by the LESSOR/PROPERTY MANAGER


[Signature of lessor/property manager]

28 / 3 / 22
Date

Signed by the TENANT/S (strike-out non-applicable signature blocks)


[Signature of tenant]

28 / 3 / 22
Date

[Signature of tenant]

____ / ____ / ____
Date

[Signature of tenant]

____ / ____ / ____
Date

[Signature of tenant]

____ / ____ / ____
Date

For further information about rights and obligations as a lessor or tenant, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 304 054 or www.dmir.s.wa.gov.au/renting.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Mines, Industry Regulation and Safety (1300 304 054) for assistance.

THE JACKSON HAUB SUPERANNUATION FUND

Page 1 of 2

ABN 75 158 833 942

Ledger Entries Report for the year ending 30 June, 2022

27/04/2023

17:07

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1510 - Accountancy							
02/06/2022	000000040	P	Payment to D Baker & Assoc Account		1,400.00	Q-3	1,400.00
13/06/2022	000000032	P	Payment to D Baker & Assoc Account		198.00	Q-4	1,598.00
30/06/2022	000000038	P	Payment to D Baker & Assoc Account		298.00	Q-5	1,896.00
Total					1,896.00		
Account number 1535 - Audit fees							
02/06/2022	000000029	P	Payment to A W Boys Account		440.00	Q-6	440.00
Total					440.00		
Account number 1621 - Investment Expense							
30/09/2021	000000058	P	Wealth fees		955.72	D-8	955.72
04/10/2021	000000106	J 000006	CBA Share Buy-Back		831.60	O-9	1,787.32
31/12/2021	000000072	P	Wealth fees		959.72	D-8	2,747.04
31/03/2022	000000086	P	Wealth fees		981.66	D-9	3,728.70
30/06/2022	000000103	P	Wealth fees		996.28		4,724.98
Total			Total Wealth fees = \$3,893.38 (Q-32)		4,724.98		
Account number 1685 - Filing fees							
30/06/2022	000000037	P	ASIC		56.00	Q-7	56.00
Total					56.00		
Account number 1900 - Supervisory levy							
30/06/2022	000000042	J 000002	ATO Super Levy		259.00		259.00
Total					259.00		
Account number 1987 - Insurance							
12/03/2022	000000021	P	CGU Insurance		1,006.23	Q-8/Q-11	1,006.23
Total					1,006.23		

THE JACKSON HAUB SUPERANNUATION FUND**ABN 75 158 833 942****Ledger Entries Report for the year ending 30 June, 2022**

27/04/2023

17:07

Total

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1994 - Water charges							
19/08/2021	000000004	P	Water Corporation		157.43	Q-12/Q-13	157.43
20/10/2021	000000008	P	Water Corporation		144.53	Q-14/Q-15	301.96
21/12/2021	000000013	P	Water Corporation		176.14	Q-16/Q-17	478.10
02/03/2022	000000019	P	Water Corporation		209.01	Q-18/Q-19	687.11
20/04/2022	000000024	P	Water Corporation		178.00	Q-20/Q-21	865.11
19/06/2022	000000035	P	Water Corporation		151.97	Q-22/Q-23	1,017.08
Total					1,017.08		
Account number 1995 - Rates & taxes							
19/08/2021	000000003	P	Bpay to City of Swan		387.18	Q-24	387.18
29/10/2021	000000009	P	Bpay to City of Swan		387.17	Q-26	774.35
14/01/2022	000000015	P	Bpay to City of Swan		387.17	Q-28	1,161.52
12/03/2022	000000022	P	Bpay to City of Swan		387.17	Q-30	1,548.69
Total					1,548.69		

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 JACKSON HAUB SUPERANNUATION FUND
 5 RADBORN STREET
 GREENMOUNT WA 6056

Tax Invoice
029620
 Ref: HAU14
 24 May, 2022

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE: JACKSON HAUB SELF MANAGED SUPERANNUATION FUND FOR THE YEAR ENDING 30 JUNE 2021 PROCESSING OF BANK STATEMENTS AND ACCOUNTING RECORDS PREPARATION OF FINANCIAL STATEMENTS CONSISTING OF BALANCE SHEET, PROFIT AND LOSS, NOTES AND MEMBERS LOAN ACCOUNTS PREPARATION OF THE INCOME TAX RETURN FOR THE FUND FOR THE YEAR ENDED 30 JUNE 2021 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 THE AUDITOR REGARDING YEAR END AUDIT.</p> <p>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION*</p>	<p>1,400.00</p>

Terms: Seven Days From **Amount Due: \$ 1,400.00**
Date Of Invoice
The Amount Due Includes GST of \$127.27
 * indicates taxable supply

Please detach the portion below and forward with your payment

Remittance Advice

THE JACKSON HAUB SUPERANNUATION FUND Invoice: 029620
Ref: HAU14
24 May, 2022

Cheque Mastercard Visa Amount Due: \$ 1,400.00

Card Number

Cardholder Signature Expiry Date

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

Liability limited by a scheme approved under Professional Standards Legislation

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

JACKSON HAUB PTY LTD
 5 RADBORN STREET
 GREENMOUNT WA 6056

Tax Invoice
029709
 Ref: HAU13
 8 June, 2022

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE:</p> <p>ANNUAL ADMINISTRATION FEE FOR MAINTAINING OF REGISTERED OFFICE, SHARE REGISTER, PREPARATION OF YEAR END DIRECTOR'S RESOLUTION MINUTE AND ANNUAL GENERAL MEETING MINUTE</p> <p>FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022</p> <p><u>PLEASE NOTE INVOICE NO WHEN PAYING DIRECT</u></p> <p>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION</p>	<p>198.00</p>
<p>Terms: Seven Days From Amount Due: \$ 198.00</p> <p>Date Of Invoice</p> <p><small>The Amount Due includes GST of \$18.00</small></p> <p><small>* indicates taxable supply</small></p>	

Please detach the portion below and forward with your payment

Remittance Advice		
JACKSON HAUB PTY LTD	Invoice: 029709	
	Ref: HAU13	
	8 June, 2022	
Cheque <input type="checkbox"/>	Mastercard <input type="checkbox"/>	Visa <input type="checkbox"/> Amount Due: \$ 198.00
Card Number <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
Cardholder	Signature	Expiry Date
<p>PAYMENT CAN BE MADE DIRECTLY TO OUR BANK</p>		
BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd		

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

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

JACKSON HAUB PTY LTD
 5 RADBORN STREET
 GREENMOUNT WA 6056

Tax Invoice
029798
 Ref: HAU13
 15 June, 2022

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE:</p> <p>ANNUAL FEE IN REGARD TO PREPARATION OF SOLVENCY MINUTE, PREPARATION OF YEAR END ANNUAL GENERAL MEETING AND DIRECTORS MINUTES, AGREEING COMPANY STATEMENT TO COMPANY REGISTER, ADVISING ASIC OF ANY CHANGES WHERE NECESSARY, UPDATING OF COMPANY REGISTER, CORRESPONDENCE WITH ASIC IN REGARD TO ANNUAL STATEMENT.</p> <p>THANK YOU FOR YOUR BUSINESS. *</p>	<p>298.00</p>

Terms: Seven Days From **Amount Due: \$ 298.00**
Date Of Invoice
The Amount Due includes GST of \$27.09
 * indicates taxable supply

Please detach the portion below and forward with your payment

Remittance Advice

JACKSON HAUB PTY LTD Invoice: 029798
Ref: HAU13
15 June, 2022

Cheque Mastercard Visa Amount Due: \$ 298.00

Card Number

Cardholder Signature Expiry Date

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

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

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

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 21 May 2022

Recipient: Jackson Haub Super Fund

Address: C/- PO Box 310 MIDLAND WA 6936

Description of Services

Statutory audit of the Jackson Haub Super Fund for the financial year ending 30 June 2021.

Fee: \$400.00

GST: \$40.00

Total: \$440.00

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.

21/6/22
269899665

AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING

7



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

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

INVOICE STATEMENT

Issue date 06 Jun 22

JACKSON HAUB PTY LTD

ACN 093 211 333

Account No. 22 093211333

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

Please pay

Immediately	\$0.00
By 06 Aug 22	\$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
JACKSON HAUB PTY LTD

ACN 093 211 333 Account No: 22 093211333



22 093211333

TOTAL DUE	\$56.00
Immediately	\$0.00
By 06 Aug 22	\$56.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2290932113330



*814 129 0002290932113330 25

INVITATION TO INSURE
Landlords Residential Property Insurance

CGU Centre 181 William Street
Melbourne VIC 3000
www.cgu.com.au

General Enquiries or Change of Details: 1300 339 600

24 Hour Claims: 132 480



000

NOVUS-7048655-1-Run29-000031 /DJ
DIANE HAUB
5 RADBORN ST
GREENMOUNT WA 6056

Page 1 of 4

Date of this notice: 31/01/22

Policy Number: 06L 8630754 01

Intermediary



Date Amount Due: 12/03/22



Your current policy expires at 4.00 p.m. on 12/03/22

WE'RE HERE TO HELP YOU SEE IT THROUGH



To update your policy
or lodge a claim, contact
us or talk to your adviser.

*12/3/22
331 3270944*



IXX INSURED COPY 07

Insurer: Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance.

C25

/DJ

CGU Insurance - Premium Payment



Biller Code: 30742
Ref: 06128630754012

Telephone & Internet Banking - BPAY®

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



Billpay Code: 3020
Ref: 2286 3075 4011 6042 2100 6234 7

In person at any Post Office,
phone 13 18 16 or go to
postbillpay.com.au



*3020 22863075401 160422 1006.23 47

© Registered to BPAY Pty Ltd
ABN 69 079 137 518

Policy Number:
06L 8630754 01

Intermediary Details:
P&N BANK CONVERSION STANDARD
1503213

Date Amount Due:
12/03/22

Amount Due:
\$1006.23

NOVUS-7048655-1-Run29-000031

Important Information

Please note that a renewal of insurance is a new insurance contract.

If you answer 'Yes' to any of the following questions, contact our Customer Enquiries Centre 1300 339 600.

1. Has any insurer refused or cancelled cover on any of your policies or required special terms to insure you?
2. Have you or any other person who receive insurance protection under the proposed policy been charged or convicted of any criminal offence in the past 12 months?

How to Pay



By Direct Debit:

Monthly or annual instalments automatically debited from your bank, building society or credit union account. For further information, please phone 1300 339 600.



In Person:

Present your schedule at any Post Office to pay by cash, cheque, EFTPOS or credit card (Visa and Mastercard). EFTPOS and credit card payments are only accepted at Australia Post outlets with electronic facilities.



Billers Code: 30742
Ref: 06128630754012

Telephone & Internet Banking - BPAY®

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



Billers Code: 3020
Reference: 2286 3075 4011 6042 2100 6234 7

POSTbillpay Phone 13 18 16 or go to postbillpay.com.au
(pay by Visa or Mastercard)



By Mail: Tear off the slip below and return with your cheque (made payable to CGU Insurance). Mail to LOCKED BOX 4700, MELBOURNE GPO 3001.

Please check your sum insured to see if your insurance cover is still appropriate for your needs. You can access building and contents calculators via the CGU website (www.cgu.com.au) to help you estimate the sum insured.



Details of your policy cover

This Schedule must be attached to and read as part of the Company's policy.

Policy Number:	06L 8630754 01	Intermediary	
Insured:	DIANE HAUB 5 RADBORN ST GREENMOUNT 6056	P&N BANK CONVERSION STANDARD LEVEL 6, KINGS SQUARE 556 WELLINGTON STREET PERTH WA 6000	
Policy Type:	Landlords Residential Property Insurance	Intermediary Number:	1503213
Period of Insurance:	From 12/03/22 To 12/03/23	Intermediary Phone:	1300 339 600
Situation of Property Insured		Mortgagee/Interested Party	
12 ALICE ST BELLEVUE 6056			

WHAT IS INSURED	SUM INSURED	PREMIUM
*** SEE IMPORTANT CHANGES ON THIS DOCUMENT ***		
SITUATION AS ABOVE		
BUILDINGS 1 PRIVATE HOUSE INCLUDING REPLACEMENT BENEFIT POLICY EXCESS \$600 ADDITIONAL EXCESSES APPLY TO CLAIMS FOR EARTHQUAKE AND TSUNAMI. IF COVER HAS BEEN REQUESTED FOR RENT DEFAULT AND THEFT BY TENANT IT WILL BE SHOWN ON YOUR POLICY SCHEDULE.	\$262500	\$756.59
LIABILITY (AMOUNT OF COVER - \$20000000)		\$75.00
*** PLEASE NOTE : YOUR EXCESS MAY HAVE CHANGED		
PREVIOUS QBE POLICY: 1QA723421HPK		

TOTAL BASIC PREMIUM		\$831.59
GOODS AND SERVICES TAX		\$83.16
STAMP DUTY		\$91.48
TOTAL		\$1006.23

THIS IS AN INVITATION TO INSURE. UPON RECEIPT OF THE 'AMOUNT PAYABLE' THIS POLICY WILL BE RENEWED FOR THE PERIOD OF INSURANCE SHOWN PROVIDED THAT YOUR REMITTANCE IS RECEIVED BY THE 'DATE PAYMENT DUE' SHOWN.

SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT
This Supplementary Product Disclosure Statement (SPDS) is issued by Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance. This SPDS was prepared on 14 May 2021 and will apply to the Landlord Residential Property insurance policies with a renewal effective date on or after 19 June 2021 and to any amendments made to the 'Rent default and theft by a tenant' optional cover effective on or after 19 June 2021
The information in this SPDS updates and should be read with the PDS and any other applicable SPDS except SPDS CGU3440 REVO 04/20 which is replaced by this SPDS.

Changes to your PDS.
Your PDS is amended to reinstate the optional cover of 'Rent default and theft by a tenant' and reinstate all other references to this optional cover in the policy.

IMPORTANT INFORMATION
IF YOU ACCEPT OUR INVITATION, A NEW INSURANCE CONTRACT IS CREATED.

Continued on following page

IF YOU ANSWER "YES" TO ANY OF THE FOLLOWING QUESTIONS YOU MUST ADVISE US IN WRITING, PROVIDING FULL DETAILS.

IN THE LAST 12 MONTHS:

- (1) HAS ANY INSURER REFUSED, CANCELLED, OR IMPOSED AN EXCESS ON ANY OF YOUR POLICIES OR REQUIRED SPECIAL TERMS TO INSURE YOU?
- (2) HAVE YOU OR ANY OTHER PERSON WHO WOULD RECEIVE INSURANCE PROTECTION UNDER THE PROPOSED POLICY BEEN CHARGED OR CONVICTED OF ANY CRIMINAL OFFENCE?
- (3) HAVE THERE BEEN ANY CHANGES TO THE INSURED PROPERTY WHICH MIGHT INCREASE THE RISK OF LOSS OR DAMAGE?

Do you authorise us to send you marketing material such as special offers and discounts?

Please call us at the telephone number on the front page of the schedule if you do not want to receive this material.

IMPORTANT NOTICE - POLICY EXCESS

For each separate identifiable incident for which your policy provides cover any applicable excess will apply for each incident giving rise to a claim.

TO PROVIDE SOME PROTECTION AGAINST INCREASED COSTS, THE SUM INSURED ON BUILDINGS &/OR CONTENTS HAS BEEN INCREASED BY 5.0%.

YOU MAY SELECT DIFFERENT SUMS INSURED IF YOU WISH.

WORKERS COMPENSATION INSURANCE IS COMPULSORY IF YOU HAVE EMPLOYEES. THIS COVER IS NOT PROVIDED UNLESS SPECIFICALLY SHOWN ON THE SCHEDULE. CGU INSURANCE CAN ARRANGE SEPARATE COVER IN THOSE STATES WHERE LEGISLATION PERMITS.

Cooling - Off Period

If you decide that you do not wish to continue with this policy, you have twenty-one days after the commencement of this insurance to request cancellation. We will provide you with a full refund of premium paid, provided you have not made a claim under the policy.

Your Renewal

In line with modern business practice, we do not automatically provide receipts for payment of renewals. If you require confirmation of your renewal, or you require a tax invoice, you can contact us. Under the requirements of the Financial Services Reform Act 2001, we have prepared a Product Disclosure Statement (PDS) for this insurance. This PDS has been prepared to assist you in understanding the insurance policy and making an informed choice about your insurance requirements. If you would like a copy of the PDS, please contact us.


You can contact us:

By phoning the telephone number on the front page of the schedule, or
By writing to CGU Insurance
GPO Box 4962 Melbourne 3001, or
By completing our e-Form or e-Mail at www.cgu.com.au

IMPORTANT CHANGES - POLICY EXCESS

We have recently reviewed excess levels and the excess amount for your policy may have changed. Any change will be effective from the commencement date noted on this renewal schedule. Please check this policy schedule for the details.

Issue date 2 August 2021
Bill ID 0150



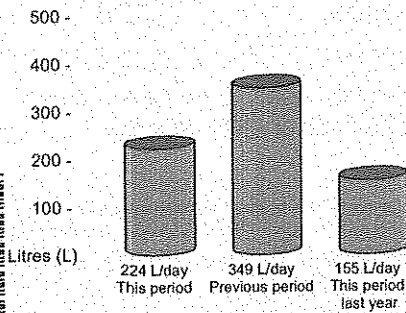
JACKSON HAUB PTY LTD
5 RADBORN ST
GREENMOUNT WA 6056

052/4752/

Account number 90 04301 25 8
Please pay \$157.43
Payment due by 18 Aug 2021

Account for HOUSE AT 12 ALICE ST BELLEVUE LOT 17

Daily water use comparison



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

Description	Amount
Current charges due 18 August 2021	\$157.43
Total	\$157.43

Turn over for important information

331267499
10/8

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

12 ALICE ST BELLEVUE LOT 17

Account number 90 04301 25 8

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.

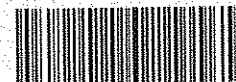
 **Interpreter Services** 13 14 50

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



Meter reading details

Meter number	This reading	Last reading	Use (kL)
BK0325129	30 Jul 2021 1462	2 Jun 2021 1449	13

Total water used in 58 days was 13 kilolitres (13000 litres)

How your water use charges have been calculated

Water use	13 kL at \$1.8270	\$23.75
		Water use charges \$23.75

YOUR NEXT USAGE PRICED AT	
Next 105 kL	\$1.8590/kL
Next 350 kL	\$2.4770/kL
Over 455 kL	\$4.6330/kL

Your average daily use was 224 Litres at \$0.41 per day.
The meter reading year ends in February 2022 and you revert to the lowest tariff.

How your service charges have been calculated

Water residential	1 Jul 2021 to 31 Aug 2021	
	Service charge for 1 residence	\$45.69
Sewerage residential	1 Jul 2021 to 31 Aug 2021	
	Based on the rateable value of \$10088	\$87.99
		Service charges \$133.68
		Total charges \$157.43

The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the date of issue shown on this bill. For information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

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.

Biller Code: 8805 Ref: 90 04301 25 8

**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 - **90043 01258 1567511**

**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: 90043 01258 1567511

Issue date 6 October 2021

Bill ID 0151



JACKSON HAUB PTY LTD
5 RADBORN ST
GREENMOUNT WA 6056

052/3020/

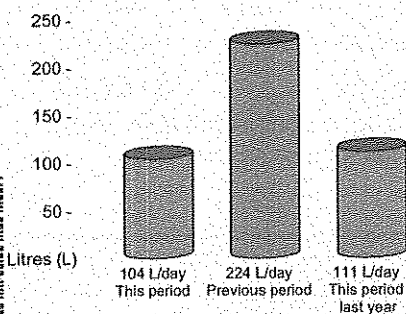
Account number 90 04301 25 8

Please pay \$144.53

Payment due by 22 Oct 2021

Account for HOUSE AT 12 ALICE ST BELLEVUE LOT 17

Daily water use comparison



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

Description	Amount
Current charges due 22 October 2021	\$144.53
Total	\$144.53

Turn over for important information

3312860157
20/10/21

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

12 ALICE ST BELLEVUE LOT 17

Enquiries?

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 **Interpreter Services 13 14 50**

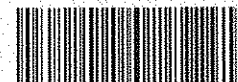
Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

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

Account number 90 04301 25 8
Please pay \$144.53
Payment due by 22 October 2021



Meter reading details

Meter number	This reading	Last reading	Use (kL)
BK0325129	5 Oct 2021 1469	30 Jul 2021 1462	7

Total water used in 67 days was 7 kilolitres (7000 litres)

How your water use charges have been calculated

Water use	30 Jul 2021 to 5 Oct 2021 7 kL at \$1.8590	\$13.01
Water use charges		\$13.01

YOUR NEXT USAGE PRICED AT	
Next 98 kL	\$1.8590/kL
Next 350 kL	\$2.4770/kL
Over 448 kL	\$4.6330/kL

Your average daily use was 104 Litres at \$0.19 per day.
The meter reading year ends in February 2022 and you revert to the lowest tariff.

How your service charges have been calculated

Water residential	1 Sep 2021 to 31 Oct 2021 Service charge for 1 residence	\$44.95
Sewerage residential	1 Sep 2021 to 31 Oct 2021 Based on the rateable value of \$10088	\$86.57
Service charges		\$131.52
Total charges		\$144.53

The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the date of issue shown on this bill. For information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

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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Ways to pay your account**Direct Debit**

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**Credit/Debit Card**

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**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 04301 25 8

**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 - **90043 01258 1567511**

**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: 90043 01258 1567511

Owned by the people of WA.

Think climate change. Be waterwise.



052/2018/1

JACKSON HAUB PTY LTD
5 RADBORN ST
GREENMOUNT WA 6056

ACCOUNT NUMBER 90 04301 25 8
WATER USE PERIOD 57 DAYS
BILL ID 0152
ISSUE DATE 2 DEC 2021

Your bill summary

Here is your latest water use and service charge account for the house at 12 Alice St Bellevue Lot 17.

PLEASE PAY: **\$176.14**

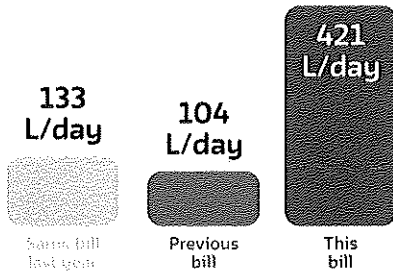
DUE BY: **20 Dec 2021**

Account summary

New charges	Due 20 Dec 2021	\$176.14
Total		\$176.14

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



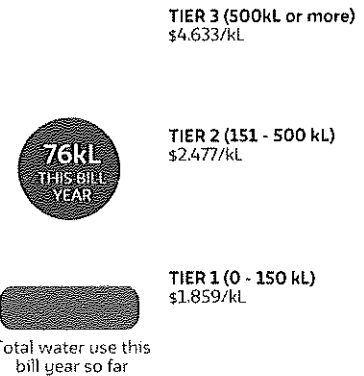
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

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 February 2022.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

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



(Continued on next page)

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742243
21/12/21
3313038793

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 DATE	METER READ	THIS READ DATE	METER READ	WATER USE (kL)
BK0325129	5 Oct 2021	1,469	1 Dec 2021	1,493	24

In this period you used 24kL. Your average daily water use was 421L at \$0.78 per day.

New charges

CHARGE TYPE	BASED ON	AMOUNT
Water use charges		
5 Oct 2021 - 1 Dec 2021	24 kL at \$1.8590	\$44.62
Water use charges total		\$44.62
Service charges		
Water 1 Nov 2021 - 31 Dec 2021	1 residence	\$44.95
Sewerage 1 Nov 2021 - 31 Dec 2021	Rateable value* of \$10088	\$86.57
Service charges total		\$131.52
GST does not apply.		
Total		\$176.14

*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

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: 90043 01258 1567511**
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

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CONTACT US

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Interpreter Services: **13 14 50** 
National Relay Service for hearing or speech impaired customers: **13 36 77**

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Credit / Debit Card
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Cheque
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WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC,
WA 6916



POST Billpay
Pay in person at any Post Office.



Centrepay
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Billers Code: 8805
Ref: 90 04301 25 8

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: 90043 01258 1567511**

**12 ALICE ST
BELLEVUE Lot 17**

ACCOUNT NUMBER 90 04301 25 8
PLEASE PAY \$176.14
PAYMENT DUE BY 20 Dec 2021



*690 9004301258

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Think climate change.
Be waterwise.



Q-18



JACKSON HAUB PTY LTD
5 RADBORN ST
GREENMOUNT WA 6056

052/379/

ACCOUNT NUMBER 90 04301 25 8
WATER USE PERIOD 63 DAYS
BILL ID 0153
ISSUE DATE 3 FEB 2022

Your bill summary

Here is your latest water use and service charge account for the house at 12 Alice St Bellevue Lot 17.

2/3/22

PLEASE PAY:

\$209.01

DUE BY:

21 Feb 2022

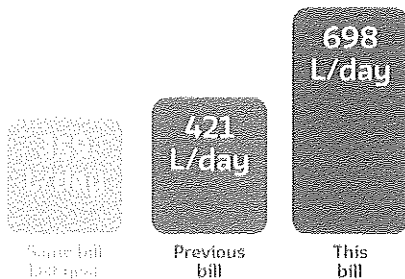
3313241481

Account summary

New charges	Due 21 Feb 2022	\$209.01
Total		\$209.01

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



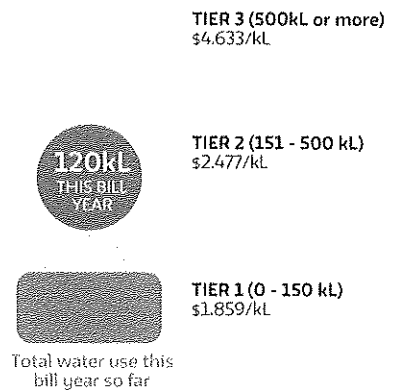
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit watercorporation.com.au/waterwisestatus

Water use pricing

This is the final reading for your water use year. You will reset to Tier 1 on your next bill.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

1,000 litres (L) = 1 kilolitre (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



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Meter read details

METER NUMBER	LAST READ		THIS READ		WATER USE (kL)
	DATE	METER READ	DATE	METER READ	
BK0325129	1 Dec 2021	1,493	2 Feb 2022	1,537	44

In this period you used 44kL. Your average daily water use was 698L at \$1.30 per day.

New charges

CHARGE TYPE	BASED ON	AMOUNT
Water use charges		
1 Dec 2021 - 2 Feb 2022	44 kL at \$1.8590	\$81.80
Water use charges total		\$81.80
Service charges		
Water 1 Jan 2022 - 28 Feb 2022	1 residence	\$43.48
Sewerage 1 Jan 2022 - 28 Feb 2022	Rateable value* of \$10088	\$83.73
Service charges total		\$127.21
GST does not apply.		
Total		\$209.01

*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

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: 90043 01258 1567511. Register at: watercorporation.com.au/register

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 Interpreter Services: 13 14 50
 National Relay Service for hearing or speech impaired customers: 13 36 77

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FOLLOW US ON





PRINT_MAIL_WTR_505216_365_1_dix_002/E:975/395/1-790/

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.

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

 **Billers Code: 8805**
Ref: 90 04301 25 8

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: 90043 01258 1567511**

12 ALICE ST
BELLEVUE Lot 17

ACCOUNT NUMBER 90 04301 25 8
 PLEASE PAY \$209.01
 PAYMENT DUE BY 21 Feb 2022



Owned by the people of WA.

Think climate change. Be waterwise.



JACKSON HAUB PTY LTD 5 RADBORN ST GREENMOUNT WA 6056

052/1087/

ACCOUNT NUMBER 90 04301 25 8 WATER USE PERIOD 56 DAYS BILL ID 0154 ISSUE DATE 31 MAR 2022

Your bill summary

Here is your latest water use and service charge account for the house at 12 Alice St Bellevue Lot 17.

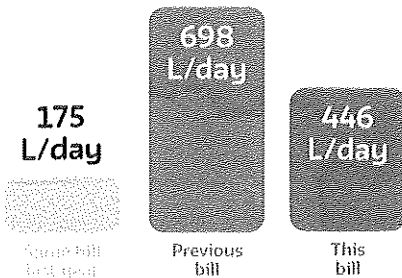
PLEASE PAY: \$178.00 DUE BY: 19 Apr 2022

Account summary

Table with 3 columns: Description, Due date, Amount. Rows: New charges, Total.

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.

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 125kL you will enter Tier 2. You will reset to Tier 1 when your bill year ends in February 2023.

Learn more about how your charges are calculated at: watercorporation.com.au/understandingyourbill

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



- TIER 3 (500kL or more) \$4.633/kL TIER 2 (151 - 500 kL) \$2.477/kL TIER 1 (0 - 150 kL) \$1.859/kL

Total water use this bill year so far

(Continued on next page)

Handwritten numbers: 900/12.2, 3363378302, 779143

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

Meter read details

METER NUMBER	LAST READ		THIS READ		WATER USE (kL)
	DATE	METER READ	DATE	METER READ	
BK0325129	2 Feb 2022	1,537	30 Mar 2022	1,562	25

In this period you used 25kL. Your average daily water use was 446L at \$0.83 per day.

New charges

CHARGE TYPE	BASED ON	AMOUNT
Water use charges		
2 Feb 2022 - 30 Mar 2022	25 kL at \$1.8590	\$46.48
Water use charges total		\$46.48
Service charges		
Water 1 Mar 2022 - 30 Apr 2022	1 residence	\$44.95
Sewerage 1 Mar 2022 - 30 Apr 2022	Rateable value* of \$10088	\$86.57
Service charges total		\$131.52
GST does not apply.		
Total		\$178.00

*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

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 **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**
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 **Billers Code: 8805**
Ref: 90 04301 25 8

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: **90043 01258 1567511**

12 ALICE ST
 BELLEVUE Lot 17

ACCOUNT NUMBER 90 04301 25 8
 PLEASE PAY \$178.00
 PAYMENT DUE BY 19 Apr 2022



*690 9004301258

PRINT_MAIL_WTR_510102_474_1_dlx_002/E:167/S:1165/I-2830/

Owned by the people of WA.

Think climate change. Be waterwise.



Q-22



JACKSON HAUB PTY LTD
5 RADBORN ST
GREENMOUNT WA 6056

052/836/

ACCOUNT NUMBER 90 04301 25 8
WATER USE PERIOD 63 DAYS
BILL ID 0155
ISSUE DATE 2 JUN 2022

Your bill summary

Here is your latest water use and service charge account for the house at 12 Alice St Bellevue Lot 17.

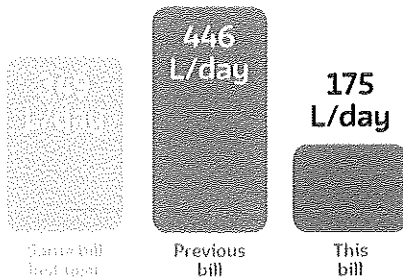
PLEASE PAY:
\$151.97
DUE BY:
20 Jun 2022

Account summary

New charges	Due 20 Jun 2022	\$151.97
Total		\$151.97

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

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Water use pricing

- You are currently in Tier 1.
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1,000 litres (L) = 1 kilolitre (kL)



TIER 3 (500kL or more)
\$4.633/kL

TIER 2 (151 - 500 kL)
\$2.477/kL

TIER 1 (0 - 150 kL)
\$1.859/kL

Total water use this bill year so far

(Continued on next page)

19/6/22
336355 1624

Winter Sprinkler Switch-off is here

Switch off before 1 June

Winter Sprinkler Switch-off

PRINT_MAIL_WTR_515202_577_1_dix_002/E-836/S-897/I-1793

Meter read details

METER NUMBER	LAST READ		THIS READ		WATER USE (kL)
	DATE	METER READ	DATE	METER READ	
BK0325129	30 Mar 2022	1,562	1 Jun 2022	1,573	11

In this period you used 11kL. Your average daily water use was 175L at \$0.32 per day.

New charges

CHARGE TYPE	BASED ON	AMOUNT
Water use charges		
30 Mar 2022 - 1 Jun 2022	11 kL at \$1.8590	\$20.45
Water use charges total		\$20.45
Service charges		
Water 1 May 2022 - 30 Jun 2022	1 residence	\$44.95
Sewerage 1 May 2022 - 30 Jun 2022	Rateable value* of \$10088	\$86.57
Service charges total		\$131.52
GST does not apply.		
Total		\$151.97

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Billers Code: 8805
Ref: 90 04301 25 8

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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: **90043 01258 1567511**

12 ALICE ST
BELLEVUE Lot 17

ACCOUNT NUMBER 90 04301 25 8
PLEASE PAY \$151.97
PAYMENT DUE BY 20 Jun 2022



*690 9004301258

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<000090043012580>

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ENQUIRIES TELEPHONE:
+61 (08) 9267 9267
www.swan.wa.gov.au
PO Box 196, Midland WA 6936
Facsimile: (08) 9267 9444
Email: swan@swan.wa.gov.au

National Relay Service
If you require assistance from the National Relay Service, please use the following contact details:
TTY: 1800 555 630
Voice: 1800 555 660
www.relayservice.com.au

RATE NOTICE
Financial Year 2021/22
TAX INVOICE

ISSUE DATE 29 July 2021

REFERENCE NUMBER 1010909

WARD Midland / Guildford

DUE DATE 3 September 2021



052/0000034527 PRINT1_C5 123
Jackson Haub Pty Ltd
5 Radborn St
GREENMOUNT WA 6056

PROPERTY ADDRESS

12 Alice Street, BELLEVUE WA 6056
Lot 17 on Plan 1803

Description	Valuation(\$)/ Unit(s)	Rate(\$)	Current	Arrears	Total
Residential Rates	10,088	0.085499	\$890.00	\$0.00	\$890.00
Waste/Recycling Services Charge	1	436	\$436.00	\$0.00	\$436.00
SAR - Midland Drainage Charge	10,088	0.006578	\$66.36	\$0.00	\$66.36
Emergency Services Levy Category 1 - Residential	10,088	0.015497	\$156.33	\$0.00	\$156.33
			\$1,548.69	\$0.00	\$1,548.69

19/8 -
312676495

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.

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

PAYMENT OPTIONS		
OPTION NUMBER	PAYMENTS	DUE DATES
1	One Payment	\$1,548.69
2	1st Instalment	\$387.18
	2nd Instalment	\$387.17
	3rd Instalment	\$387.17
	4th Instalment	\$387.17
	TOTAL	\$1,548.69

(Cost of Option: \$0.00)



For more information, see overleaf

PAYMENT METHODS

REFERENCE NUMBER 1010909
NAME Jackson Haub Pty Ltd
PROPERTY ADDRESS 12 Alice Street, BELLEVUE WA 6056

	Date	Amount Due
<input type="checkbox"/> OPTION 1 - Pay in Full	3-Sep-21	\$1,548.69
<input type="checkbox"/> OPTION 2 - First Instalment	3-Sep-21	\$387.18

For all electronic payments please use reference below:

Billor Code: 7807
Reference No: 1010909

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.



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 Gidgagannup 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.



*637 1010909

CHANGE OF OWNERSHIP

Under the provisions of the Local Government Act 1995, when a person (whether as principal or agent) sells or disposes of land, the owner/agent must advise Council in writing within 21 days of the change of ownership, giving full details of the purchaser. If no agent is involved then a photocopy of the certificate of title is required to amend the ownership.

CHANGE OF ADDRESS

Please advise Council promptly of any change to your postal address. There is an obligation for property owners to ensure that Council has the correct address for service of notices. Please notify us of your change of address by emailing swan@swan.wa.gov.au or visit <http://www.swan.wa.gov.au/movinghouse> and complete the online form. Alternatively download the form, complete and return to the City of Swan, PO Box 196, Midland WA 6936.

REDHILL DISPOSAL SITE TRAILER PASSES

If you live in Bullsbrook, Gidgegannup or parts of the Swan Valley that do not receive a verge collection service, you may be entitled to trailer passes for the Red Hill Waste Management Facility. To find out if you are eligible, please contact the City on (08) 9267 9267.

OBJECTIONS

The Valuation of Land Act 1978 (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, please visit Landgate's website landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on +61 (0)8 9273 7373.

Rates Record - Section 6.76 of the Local Government Act 1995 provides the grounds, time and the way individual objections and appeals to the Rates Record may be lodged. An objection to the Rates Record must be made in writing to the council within 42 days of the date of issue of a rates notice.

Section 6.81 of the Local Government Act 1995 refers that rates assessments are required to be paid by the due date, irrespective of whether an objection or appeal has been lodged. In the event of a successful objection or appeal, the rates will be adjusted and you will be advised accordingly. Credit balances may be refunded on request.

PAYMENT BY INSTALMENTS (OPTION 2)

Ratepayers may elect to pay this account by the four (4) instalment option. Full details of due dates and any applicable interest cost are displayed on the front of this notice. Reminder notices will be sent for payment of subsequent instalments. Any arrears are due and payable immediately and are included with the first instalment. To elect to pay by instalments, please ensure that your payment of the first instalment is received by the due date, or the right to pay by instalments is forfeited. Should any ratepayer believe that they may experience difficulty in paying this account, please contact Rating Services on (08) 9267 9267 immediately to make an alternative arrangement.

As per Ordinary Meeting of Council of the July 7, 2021 Council resolved not to charge interest or administration fee for ratepayers entering into the formal rates instalment program. (Section 6.45).

INTEREST ON OVERDUE RATES

In accordance with section 6.51 of the Local Government Act 1995, a 3% pa penalty interest charge be levied on a daily basis on all Rates and Specified Area Rates for Midland District Drainage, Hazelmere/Guildford District Drainage, Hazelmere Industrial Area Infrastructure GRV or UV unpaid after the due date (penalty interest does not apply to current rates due by registered Pensioners or Seniors).

OVERDUE ACCOUNT/ LEGAL RECOVERY

Rates and charges are due and payable, either in full, through the four (4) payment instalment plan or by special arrangements made within 35 days from the date of issue of the rate notice. The due date is clearly stated on this notice. Rates and charges unpaid after this date will be recovered by legal action, the cost of which is borne by the ratepayer. If you are having difficulty making payment of this rate notice by the due date, you must contact Council immediately to make special arrangements.

2021/22 debt recovery for rates owed to the City for ratepayers, community groups and businesses that are adversely affected by COVID-19 will be suspended for a period of six (6) months following the standing down of the State of Emergency declaration.

ADMINISTRATION FEES

Under the provisions of the Local Government Act 1995, a \$55 administration fee will be applicable for reinstating a defaulted direct debit or payment arrangement.

Under the provisions of the Local Government Act 1995, a \$55 administration fee will be applicable for accounts in credit on a direct debit and/or payment arrangement that request a refund (first request free).

Registered Pensioners or Seniors excluded.

CONCESSIONS

Under the provisions of Section 6.47 of the Local Government Act 1995 Council provides concessions in the following circumstances:

- **Swan Valley Farmland Concession (30%).** The purpose of this concession is to acknowledge the restrictions that are placed on land under the control of the Swan Valley Planning Act 1995 (the Act). It is intended to provide a financial relief to those property owners undertaking genuine farming interests within the Swan Valley area. To be eligible the property must be rated Farmland. Application is to be lodged annually.

- **Storage Units Concession** approx (58% on Commercial/Industrial minimum rates). To enable ratepayers who own strata titled storage units a reduced rate because of the very small lot size they occupy.
- **Residential Heritage Listed Properties (50%).** Eligible City of Swan Residential Heritage listed property owners can apply to Council for a concession annually. Conditions apply.
- **Whiteman Park (100%).** Government owned and community operated organisations.
- **Sporting Club Concession (75%).** Recreational and sporting associations can apply to Council for a concession annually. Conditions apply.

For more information regarding concessions please visit swan.wa.gov.au

PENSIONERS & SENIORS

Eligibility provisions for any person seeking to register with Council for rates concessions are:

- *must be an owner and occupier of the rateable property at July 1 or earlier, and

If a Pensioner, either:

- *must receive a pension AND hold a current Pensioner Concession Card or State Concession Card or

- *hold both a Seniors Card issued by the Department of Communities, WA Senior Card Centre AND a Commonwealth Seniors Health card; or

If a Senior: holds a Seniors Card issued by the Department of Communities, WA Senior Card Centre.

If you believe you are entitled to either concession, please contact Water Corporation on 1300 659 951 or online www.watercorporation.com.au or call the City of Swan to request an application to be mailed / emailed to you.

Seniors who meet the eligibility criteria are entitled to claim a rebate on the Emergency Services Levy of up to 25%, rates of up to 25% (subject to capping) and if applicable, Specified Area Rate of up to 25% (subject to capping). The option of deferment is not available.

Pensioners who meet the eligibility criteria are entitled to claim a rebate on the Emergency Services Levy of up to 50%, rates of up to 50% (subject to capping) and if applicable, Specified Area Rate of up to 50% (subject to capping). The option of deferment is available (criteria to be met).

Rebates apply to current Rates, Emergency Services Levy and Specified Area Rates only, and not to rubbish service and other charges, which must be paid in full by the due date shown on this notice. If your circumstances change – particularly with respect to your ownership or occupation of the property, or your eligibility as a Pensioner or Senior – you must give notice immediately to the Council so the registration can be amended or cancelled.

Eligible Pensioners and Seniors have until the June 30, 2022 to pay the required amount in order to receive the rebate. Only 100% Pensioners are entitled to defer their Rates, Emergency Services Levy and if applicable, Specified Area Rates by paying the rubbish service and other charges by June 30, 2022. If you would like further information please contact the Rates Department on (08) 9267 9267.

The rebate applicable to Pensioners and Seniors is provided by State Government (Office of State Revenue).

INTERIM RATES

Council may be required to issue interim rates during the course of the financial year due to subdivision or amalgamation of land, an error in the valuation, completion of a new building, additions to existing buildings, demolition of improvements or other reasons. When the latest valuation has been received from the Valuer General, Council is required to reassess the rates for the current year, and in some cases for a previous year.

EMERGENCY SERVICES LEVY

The Emergency Services Levy is a compulsory charge by the State Government for all property owners. The Emergency Services Levy (ESL) funds Western Australia's (WA) fire and emergency services, including all career fire stations, volunteer fire brigades, State Emergency Service (SES) units and the multi-purpose volunteer emergency service units. For further information please call DFES on 1300 136 099 or visit www.dfes.wa.gov.au. Pensioners and Seniors who are eligible for a concession on rates will also be entitled to a similar concession on the Emergency Services Levy.

SWIMMING POOL/ SPA INSPECTION FEE

State Government Legislation requires the City to physically inspect the safety barriers for all private swimming pools and spas to ensure compliance with safety standards. The fee charged to property owners is to cover this requirement. If your pool/spa is removed, please advise the City in writing to ensure this charge is cancelled.

BUSH FIRE ACT

It is important that the provisions of the Bush Fire Act be observed. Details of your responsibilities may be obtained from Council.

WASTE AND RECYCLING SERVICES CHARGE

The annual Waste and Recycling Services charge for domestic and recycling services includes a \$70 per tonne State Landfill Levy. The annual Waste and Recycling Services charge appears as a separate item on your annual rates notice. If you have moved into a new home any time during the year after the annual rates notice was issued or if, during the course of the year, an audit on your property is carried out and it shows that you have not previously been charged an annual Waste and Recycling Services charge, you will receive an interim notice for the period in question.





ABN 21 086 180 442

ENQUIRIES TELEPHONE:

(08) 9267 9267

www.swan.wa.gov.au

PO Box 196, Midland WA 6936

Facsimile: (08) 9267 9444

Email: swan@swan.wa.gov.au

National Relay Service

If you require assistance from the National Relay Service, please use the following contact details:

TTY: 1800 555 630

Voice: 1800 555 660

www.relayservice.com.au

Q-26

2 of 4 INSTALMENT REMINDER
Financial Year 2021/22

ISSUE DATE 8 October 2021

REFERENCE NUMBER 1010909

DUE DATE 5 November 2021



052/0000014373 PRINT
Jackson Haub Pty Ltd
5 Radborn St
GREENMOUNT WA 6056

331 2888.655
29/10/21

PROPERTY ADDRESS 12 Alice Street, BELLEVUE WA 6056
Lot 17 on Plan 1803

Description	Total
Rates and Charges	\$1,548.69
Less Payments	-\$387.18
Total	\$1,161.51
Total Amount Due for 2 of 4 Instalment on the 5 November 2021	\$387.17

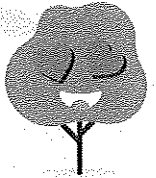
Please Note: Payments made after 27 September 2021 are not reflected on this account.
Penalty interest, if applicable, is calculated up to 27 September 2021.
If you have any further queries please do not hesitate to contact Rating Services on (08) 9267 9160.

Interim Rate Notice received recently?

Total of interim account has been added to this instalment notice. I.e. The total due includes both the Instalment & Interim amounts.

PAYMENT OPTIONS

OPTION NUMBER	DUE DATES	AMOUNT
2nd Instalment	5 November 2021	\$387.17
3rd Instalment	14 January 2022	\$387.17
4th Instalment	18 March 2022	\$387.17



For more information, please see overleaf

PAYMENT METHODS



*637 1010909

REFERENCE NUMBER 1010909

Amount Due 5 November 2021 \$387.17

NAME Jackson Haub Pty Ltd

PROPERTY ADDRESS 12 Alice Street, BELLEVUE WA 6056

For all electronic payments please use:

Billor Code: 7807
Reference No: 1010909



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



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.

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



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 Giddegannup 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:

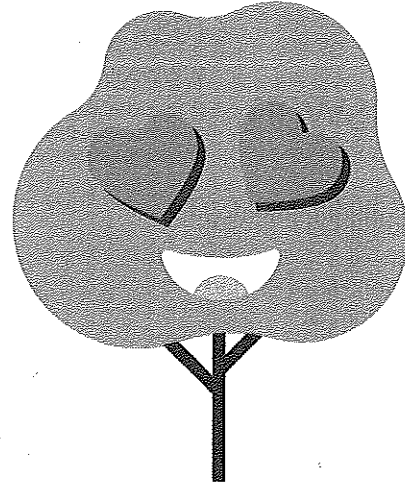
City of Swan,
PO Box 196, Midland WA 6936.
No receipts will be issued for payments made.

Pay in Person at Australia Post
Please present this notice INTACT at any Post Office.

014373 009503

GO GREEN!

with eRates



Make the decision to be more eco-friendly and sign up to have your rates sent to you by email. Simply visit www.swan.wa.gov.au/erates to sign up or speak to one of our friendly staff members on (08) 9267 9160.

COVID-19 City's Response

Council resolved that for the 2021/22 financial year there will be no interest and no administration charge for ratepayers entering into the formal rates instalment program.

Penalty interest of 3% will be charged on all outstanding rates and specified area rates, where applicable, after the due date of September 3, 2021.

Council's resolution from the Special Council Meeting on April 15, 2020 to suspend debt recovery for ratepayers that have been adversely affected by Covid-19 for a period of six (6) months following the standing down of the State of Emergency Declaration is still in effect.

Covid-19 Financial Hardship application will be available in the 2021/22 financial year and can be obtained by visiting <http://www.swan.wa.gov.au> or by calling our office.

Farmland Rating Category Eligibility

The City of Swan offers farmland differential rating category which relates to land where the predominant purpose for which it is held or used is farmland.

The Farmland differential rate applies to all properties carrying on farming activities in line with the City's Farmland Guidelines. It is intended that this differential rate will foster and encourage farming and horticultural activities in accordance with the City's Farmland Rating Category Guidelines.

If you think your property may be eligible, please go to www.swan.wa.gov.au/farmland within 42 days of the rate notice issue date.

Set Up Direct Debit

To make it easier to pay your rates, the City offers several different payment options. You have the flexibility to pay your annual rates in full or by instalments. If you are unable to pay your rates in full or via the four instalment option, the City offers a fortnightly or weekly direct debit. To set up a direct debit you will need to complete a direct debit request form. To receive a copy, call Rating Services on (08) 9267 9160 or visit the City's website www.swan.wa.gov.au/directdebit to apply online.



014373 009504

PLEASE NOTIFY THE CITY OF ANY CHANGE IN OWNERSHIP OR POSTAL ADDRESS OR UPDATE OF CONTACT DETAILS

Reference number _____ Name(s) in full _____
 Property address _____
 Phone _____ Email address _____
 New postal address _____
 Signature(s) all owners to sign _____ Date _____



ENQUIRIES TELEPHONE:

(08) 9267 9267

www.swan.wa.gov.au

PO Box 196, Midland WA 6936

Facsimile: (08) 9267 9444

Email: swan@swan.wa.gov.au

National Relay Service
If you require assistance from the
National Relay Service, please
use the following contact details:

TTY: 1800 555 630

Voice: 1800 555 660

www.relayservice.com.au

Q-28

3 of 4 INSTALMENT REMINDER
Financial Year 2021/22

ABN 21 086 180 442



052/0000014698

PRINT

Jackson Haub Pty Ltd

5 Radborn St

GREENMOUNT WA 6056

ISSUE DATE 17 December 2021

REFERENCE NUMBER 1010909

DUE DATE 14 January 2022

PROPERTY ADDRESS

12 Alice Street, BELLEVUE WA 6056
Lot 17 on Plan 1803

Description

Rates and Charges

Less Payments

Total

\$1,548.69

-\$774.35

Total

\$774.34

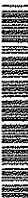
Total Amount Due for 3 of 4 Instalment on the 14 January 2022

\$387.17

Please Note: Payments made after 13 December 2021 are not reflected on this account.

Penalty interest, if applicable, is calculated up to 13 December 2021.

If you have any further queries please do not hesitate to contact Rating Services on (08) 9267 9160.



Interim Rate Notice
received recently?

Total of interim account has
been added to this instalment
notice. I.e. The total due
includes both the instalment
& interim amounts.

PAYMENT OPTIONS

OPTION NUMBER

DUE DATES

AMOUNT

3rd Instalment

14 January 2022

\$387.17

4th Instalment

18 March 2022

\$387.17

GO
GREEN!
with Rates



For more information, please see overleaf

PAYMENT METHODS



*637 1010909

REFERENCE NUMBER 1010909

Amount Due 14 January 2022 \$387.17

NAME Jackson Haub Pty Ltd

PROPERTY ADDRESS 12 Alice Street, BELLEVUE WA 6056

20/1/22
3313104408

For all electronic payments please use:

Billers Code: 7807
Reference No: 1010909



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.



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.



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 Giddegannup Drop-Point Library
With EFTPOS or Credit Card, during Library opening hours.

Pay by Mail

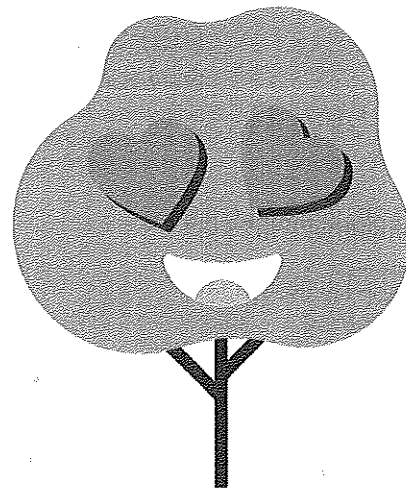
Make cheques payable to City of Swan and crossed "Not Negotiable".
Post to:
City of Swan,
PO Box 196, Midland WA 6936.
No receipts will be issued for payments made.

Pay in Person at Australia Post

Please present this notice INTACT at any Post Office.

014698 009467

GO GREEN! with eRates



Make the decision to be more eco-friendly and sign up to have your rates sent to you by email. Simply visit www.swan.wa.gov.au/erates to sign up or speak to one of our friendly staff members on (08) 9267 9160.

COVID19 City's Response

Council resolved that for the 2021/22 financial year there will be no interest and no administration charge for ratepayers entering into the formal rates instalment program.

Penalty interest of 3% will be charged on all outstanding rates and specified area rates, where applicable, after the due date of September 3, 2021.

Council's resolution from the Special Council Meeting on April 15, 2020 to suspend debt recovery for ratepayers that have been adversely affected by Covid-19 for a period of six (6) months following the standing down of the State of Emergency Declaration is still in effect.

Covid-19 Financial Hardship application will be available in the 2021/22 financial year and can be obtained by visiting <http://www.swan.wa.gov.au> or by calling our office.

Farmland Rating Category Eligibility

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If you think your property may be eligible, please go to www.swan.wa.gov.au/farmland within 42 days of the rate notice issue date.

Set Up Direct Debit

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PLEASE NOTIFY THE CITY OF ANY CHANGE IN OWNERSHIP OR POSTAL ADDRESS OR UPDATE OF CONTACT DETAILS

Reference number _____ Name(s) in full _____
 Property address _____
 Phone _____ Email address _____
 New postal address _____
 Signature(s) all owners to sign _____ Date _____



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www.swan.wa.gov.au

PO Box 196, Midland WA 6936

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Email: swan@swan.wa.gov.au

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Voice: 1800 555 660

www.relayservice.com.au

Q-30

4 of 4 INSTALMENT REMINDER
Financial Year 2021/22

SHOULD THE NAME OR ADDRESS SHOWN BE INCORRECT PLEASE ADVISE COUNCIL IN WRITING



052/0000014735

PRINT

Jackson Haub Pty Ltd

5 Radborn St

GREENMOUNT WA 6056

ISSUE DATE 18 February 2022

REFERENCE NUMBER 1010909

DUE DATE 18 March 2022

PROPERTY ADDRESS

12 Alice Street, BELLEVUE WA 6056
Lot 17 on Plan 1803

Description

Total

Rates and Charges

\$1,548.69

Less Payments

-\$1,161.52

Total

\$387.17

Total Amount Due for 4 of 4 Instalment on the 18 March 2022

\$387.17

Please Note: Payments made after 11 February 2022 are not reflected on this account.

Penalty interest, if applicable, is calculated up to 11 February 2022.

If you have any further queries please do not hesitate to contact Rating Services on (08) 9267 9160.

Interim Rate Notice received recently?

Total of Interim account has been added to this instalment notice. i.e. The total due includes both the Instalment & Interim amounts.

PAYMENT OPTIONS

OPTION NUMBER	DUE DATES	AMOUNT
4th Instalment	18 March 2022	\$387.17



For more information, please see overleaf

PAYMENT METHODS



*637 1010909

REFERENCE NUMBER 1010909

Amount Due 18 March 2022 \$387.17

NAME Jackson Haub Pty Ltd

12/3/22
3313270947

PROPERTY ADDRESS 12 Alice Street, BELLEVUE WA 6056

For all electronic payments please use:

Billor Code: 7807
Reference No: 1010909



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



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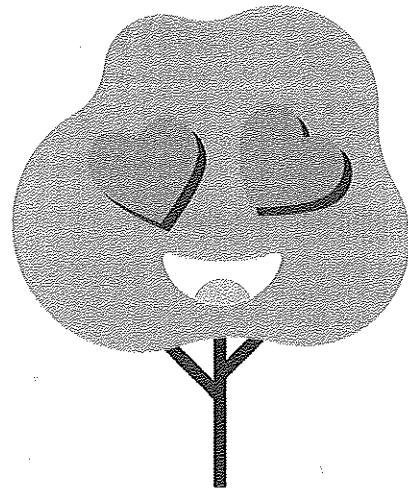
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With EFTPOS or Credit Card, during Library opening hours.

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Make cheques payable to City of Swan and crossed "Not Negotiable".
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COVID-19 City's Response

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PLEASE NOTIFY THE CITY OF ANY CHANGE IN OWNERSHIP OR POSTAL ADDRESS OR UPDATE OF CONTACT DETAILS

Reference number _____ Name(s) in full _____
 Property address _____
 Phone _____ Email address _____
 New postal address _____
 Signature(s) all owners to sign _____ Date _____



Accountant Tax Summary Report 1 July 2021 to 30 June 2022



EXPENSE SUMMARY

Wealth+ Management Fee	Description	Amount \$ (incl GST)	GST \$
	Annual Wealth+ Management Fees	3,893.38	353.94
	Total Wealth+ Management Fee:	3,893.38	353.94