



Wednesday, 26 October 2022

Adviser Services
13 18 36

Investor Name
Frame Smsf Pty Ltd
Frame Family Super Fund

Account Number
0910 3753 6396

FirstChoice Wholesale Investments

Distribution tax details for financial year: 2021-2022

Part A - Summary of 2022 tax return items

Tax return	Amount (\$)	Tax return label
Interest income	0.00	10L
TFN amounts withheld (Interest)	0.00	10M
Non-primary production income	166.51	13U
Franked distributions from trusts	1,171.71	13C
Share of franking credits - franked dividends	419.66	13Q ✓
TFN amounts withheld (Trust Distribution)	0.00	13R
Total current year capital gains	3,383.36	18H
Net capital gain	2,259.95	18A
Controlled Foreign Company (CFC) income	0.00	19K
Assessable foreign source income	571.90	20E
Other net foreign source income	571.90	20M
Australian franking credits from a New Zealand franking company	0.00	20F
Foreign Income Tax Offset	99.36	200
Rebates	0.00	24V

Part B - Capital gains tax information - additional information for item 18

	Amount (\$)
Capital gains - discount method (grossed-up amount)	3,370.24
Capital gains - other than discount method	13.12
Total current year capital gains	3,383.36

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Part C

Total - interest	Taxable income(\$)
Interest income	0.00

Total - components of distribution/ attribution	Cash distribution (\$)	Tax paid/ Franking credit (\$)	Attribution/ Taxable amount(\$)
Australian income			
Dividends - unfranked not CFI	23.94		23.94

Dividends - unfranked CFI	44.58		44.58
Interest	8.77		8.77
Interest exempt from non-resident withholding	27.73		27.73
Other income	60.13		60.13
NCMI Non-primary production	0.87		0.87
Excluded from NCMI Non-primary production	0.49		0.49
Non-primary production income	166.51		166.51
Dividends - franked amount	752.05	419.66	1,171.71
Capital gains			
Discounted capital gain TAP	10.64		10.64
Discounted capital gain NTAP	1,674.48		1,674.48
Discounted capital gain NCMI	0.00		0.00
Discounted capital gain Excluded NCMI	0.00		0.00
Capital gains - other TAP	0.00		0.00
Capital gains - other NTAP	13.12		13.12
Capital gains other NCMI	0.00		0.00
Capital gains other Excluded NCMI	0.00		0.00
Capital gain	1,698.24		1,698.24
CGT gross-up amount (AMIT)			1,685.12
Other capital gains distribution (AMIT)	1,685.13		
CGT concession amount (non-AMIT)	0.00		
Total current year/distributed capital gains	3,383.37		
Foreign income			
Other net foreign source income	472.54	99.36	571.90
Assessable foreign income	472.54	99.36	571.90
Australian franking credits from a New Zealand franking company		0.00	0.00
CFC income	0.00		0.00
Total foreign income	472.54	99.36	571.90
	Cash distribution (\$)	Attribution/Amount (\$)	
Other non-assessable amounts			
Net exempt income	0.00	0.00	
Non-assessable non-exempt	65.69	65.69	
Other non-attributable amounts (AMIT)	173.03		
Tax free amounts (non-AMITs)	0.00		
Tax deferred amounts (non-AMITs)	0.00		
Gross cash distribution (Includes interest income)	5,013.19		
Other deductions from distribution			
Less: TFN amounts withheld	0.00		

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Less: Non-resident withholding tax 12H	0.00
Less: Other non-resident withholding	0.00

Net cash distribution	5,013.19
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(Includes interest income)

Part C - Component of distribution and interest by fund/option

PLEASE RETAIN THIS STATEMENT FOR INCOME TAX PURPOSES

Use this statement, together with the tax guide, to help you complete your tax return.

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Report period: 30 Jun 2022 - 30 Jun 2022
Date prepared: 12 Oct 2022

Adviser: Thomas Graham
Infocus Securities Australia Pty Ltd
Adviser contact number: 07 55618800

Frame Smsf Pty Ltd
Statement Report
FirstChoice Wholesale Investments

Your details

As at date prepared

Address: 9 MAIDENWELL RD ORMEAU QLD 4208 Account number: 0910 3753 6396
Email address: theframyas@gmail.com Mobile: 0417576012
TFN Status: Supplied

Your account valuation

As at 30 Jun 2022 ✓

Investments	Option code	APIR code	Units	Unit price	Option value	Allocation	Distributions
CFS W Enhanced Index HG	123	FSF0477AU	13,996.1560	\$1.0157	\$14,215.90	27.2%	\$543.83
Fidelity Wsale Aust Equities	078	FSF0790AU	8,688.9680	\$1.1515	\$10,005.35	19.2%	\$326.15
FirstChoice Wsale Aus Small Co	165	FSF0502AU	1,526.5151	\$1.7351	\$2,648.66	5.1%	\$237.66
Invest Mutual Wsale Aust Share	167	FSF0465AU	1,877.7898	\$1.5638	\$2,936.49	5.6%	\$113.38
Magellan Wsale Global Share	267	FSF1198AU	3,345.9251	\$1.8420	\$6,163.19	11.8%	\$779.03
MFS Wsale Global Equity	137	FSF0480AU	6,440.3566	\$1.1138	\$7,173.27	13.7%	\$366.68
Pendal WS Property Investment	146	FSF0503AU	5,108.0441	\$0.6504	\$3,322.27	6.4%	\$111.09
Platinum Wsale International	161	FSF0505AU	1,983.3400	\$1.3754	\$2,727.89	5.2%	\$360.04
Schroder WS Absol Rtn Income	178	FSF0506AU	3,178.2667	\$0.9579	\$3,044.46	5.8%	\$51.86
Account value					\$52,237.48	100%	\$2,889.72

The Distribution details shown are for the reporting period selected.

Distribution method: Reinvested

Your investment selection

As at date prepared

You have selected to have your future investments invested as shown below:

Investments	Investment selection
Fidelity Wsale Aust Equities	17.1%
CFS W Enhanced Index HG	30.0%
MFS Wsale Global Equity	13.1%
Pendal WS Property Investment	6.2%
Platinum Wsale International	4.8%
FirstChoice Wsale Aus Small Co	4.8%
Invest Mutual Wsale Aust Share	4.8%
Schroder WS Absol Rtn Income	6.2%
Magellan Wsale Global Share	13.1%
	100%

Your asset allocation

As at 30 Jun 2022

Your account balance

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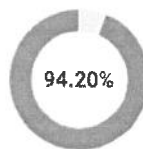
\$52,237.48

Defensive assets

Growth assets



Cash	0.60%
\$313.42	
Aus Fixed Interest	5.20%
\$2,716.35	



Aus Shares	39.20%
\$20,477.09	
Global Shares*	43.20%
\$22,566.59	
Property	11.80%
\$6,164.02	

* The asset type includes allocations to alternatives

Note: These figures are calculated based on the percentage of your account(s) invested in each option as at 30 Jun 2022 and the benchmark asset allocation for each option as shown in the latest Product Disclosure Statement (PDS). The actual allocation may vary slightly from this.

Avanteos Investments Limited ABN 20 096 259 979, AFSL 245531 (AIL) is the trustee of the Colonial First State FirstChoice Superannuation Trust ABN 26 458 298 557 and issuer of FirstChoice range of super and pension products. Colonial First State Investments Limited ABN 98 002 348 352, AFSL 232468 (CFSIL) is the responsible entity and issuer of products made available under FirstChoice Investments and FirstChoice Wholesale Investments. This document may include general advice but does not take into account your individual objectives, financial situation, needs or tax circumstances. The Target Market Determinations (TMD) for our financial products can be found at www.cfs.com.au/tmd, which include a description of who a financial product might suit. You should read the relevant Product Disclosure Statement (PDS) and Financial Services Guide (FSG) carefully, assess whether the information is appropriate for you, and consider talking to a financial adviser before making an investment decision. You can get the PDS and FSG at www.cfs.com.au or by calling us on 13 13 36.

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Report period: 01 Jul 2021 - 30 Jun 2022
Date prepared: 26 Oct 2022



Adviser: Thomas Graham
Infocus Securities Australia Pty Ltd
Adviser contact number: 07 55618800

Frame Smsf Pty Ltd
Distributions
FirstChoice Wholesale Investments

Your details

As at date prepared

Address:	9 MAIDENWELL RD ORMEAU QLD 4208	Account number:	0910 3753 6396
Email address:	theframyes@gmail.com	Mobile:	0417576012
		TFN Status:	Supplied

Your transactions

Start 01 Jul 2021 - End 30 Jun 2022

Date	Transaction description	Gross	Fees/Taxes	Net
01 Jul 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
02 Aug 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Sep 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
23 Sep 2021	Distribution	\$282.98	\$0.00	\$282.98
01 Oct 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Nov 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Dec 2021	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
16 Dec 2021	Distribution	\$1,229.04	\$0.00	\$1,229.04
04 Jan 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Feb 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Mar 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
24 Mar 2022	Distribution	\$611.45	\$0.00	\$611.45
01 Apr 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
02 May 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
01 Jun 2022	Adviser Service Fee - Monthly	-\$208.33	\$0.00	-\$208.33
30 Jun 2022	Distribution	\$2,889.72	\$0.00	\$2,889.72

Note: Adviser Service Fee - Monthly amounts displayed can include both dollar and percentage-based ongoing/fixed term adviser service fees deducted from your account.

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fee 12 x 208.33 = \$2499.96

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Frame, Amanda Jane	N/A	0.00	1,203.00	0.00	0.00	N/A	Bring Forward Not Triggered
Frame, Ian Leo	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Frame, Amanda Jane

Date	Transaction Description	Ledger Data			SuperStream Data						
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
01/07/2021	Transfer from CommBank app Personal Super	Employer	213.18								
06/09/2021	Transfer from CommBank app Personal Super	Employer	105.52								
01/11/2021	AMANDA FRAME Amanda Sept Super 50	Employer	1,747.20								
30/11/2021	Transfer from CommBank app Personal Super	Employer	140.96								
13/01/2022	AMANDA FRAME Amanda Super Dec Q 50	Employer	1,497.60								
31/01/2022	Transfer from Commbank app Amanda Super	Employer	730.48								
05/05/2022	Amanda Super CommBank app TFR	Employer	7.34								
Total - Frame, Amanda Jane			4,442.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Gross wages \$50519-04
SG \$ 5051-90

Agreed with Linkin

Paid + 1 July 22 114-53
23 July 22 316-16] 430.69

Total for All Members 4,442.28 0.00 0.00 0.00 0.00 0.00

= 4872.97] Advised by Linkin per Xero A/c
- 5051-90
178-93 Shortfall Agreed with Linkin

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Frame Family Super Fund
 Rental Summary
 21 Kate Reed Drive, Prospect Vale TAS 7250
 16/04/2018
 first rented

	Inv Number	Gross Rent	Other Rental income	Advertising Fees	Agent Fees	Council rates	Gardenin g	Land tax	Pest control	Letting fee	Stationery & pettyes	R & M	Water	Net Rent	bankings
01/07/2021	43	425.00			46.75					55.00	2.75	2.75		320.50	320.50
	44	600.00			66.00						2.75	2.75		531.25	531.25
	45	850.00			93.50						2.75	2.75		753.75	753.75
	46	850.00			93.50						2.75	79.00		674.75	674.75
	47	850.00			93.50						2.75	385.00		368.75	368.75
	48	960.00			105.60	352.03					2.75	299.75		499.62	499.62
	49	957.68			93.50						2.75	366.71		194.97	194.97
	50	740.00			81.40						2.75			655.85	655.85
	51	1015.00			111.65						2.75			900.60	900.60
	52	810.00			89.10						2.75			718.15	718.15
	53	725.00			79.75	352.00					2.75			290.50	290.50
	54	920.34			93.50						2.75	329.37		494.72	494.72
	55	850.00			93.50						2.75			753.75	753.75
	56	850.00			93.50			211.40			2.75			753.75	753.75
	57	850.00			93.50						2.75			542.35	542.35
	58	570.00			62.70						2.75			504.55	504.55
	59	530.00			56.30	352.00					2.75			116.95	116.95
	60	1450.00			159.50						2.75		348.06	939.69	939.69
	61	1084.03			107.25						2.75			954.03	954.03
	62	850.00			93.50			211.40			2.75			542.35	542.35
	63	725.00			79.75						2.75			642.50	642.50
	64	850.00			93.50	353.14					2.75			400.61	400.61
	65	850.00			93.50						2.75			753.75	753.75
	66	975.00			107.25			211.30			2.75			653.70	653.70
	67	810.73			79.75						2.75		344.76	383.47	383.47
	68	1060.73			171.67						2.75			886.31	886.31
	69	725.00			79.73						2.75			642.52	642.52
30/06/2022	70	250.00			27.49						2.75			219.76	219.76 outstanding
		22963.51	0.00	0.00	2542.14	1409.17	0.00	634.10	0.00	55.00	77.00	763.75	1388.90	16093.45	16093.45

Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #43
1 Jul 2021

Money In	\$425.00
Money Out	\$104.50
You Received	\$320.50

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 8/07/2021		
Rent paid to 1/07/2021 with part payment of \$140.00 (previously paid to 1/07/2021)		\$140.00
Rent paid to 1/07/2021 with part payment of \$250.00 (previously paid to 1/07/2021 + \$140.00)		\$110.00
Rent paid to 8/07/2021 (previously paid to 1/07/2021 + \$250.00) , paid from deposit		\$175.00
Management Fee *	\$46.75	
Lease Renewal *	\$55.00	
Total	\$101.75	\$425.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd. (064194) - ***198]	\$320.50	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$9.50
(* includes Tax)	

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sally@propertywiselaunceston.com.au
ABN: 49 609 896 068
Licence: 401

Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #44
7 Jul 2021

Money In	\$600.00
Money Out	\$68.75
You Received	\$531.25

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 18/07/2021		
Rent paid to 15/07/2021 with part payment of \$175.00 (previously paid to 8/07/2021)		\$600.00
Management Fee *	\$66.00	
Total	\$66.00	\$600.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$531.25	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$6.25
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Tax Invoice
Account OWN00284
Statement #45
21 Jul 2021

Money In	\$850.00
Money Out	\$96.25
You Received	\$753.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 1/08/2021		
Rent paid to 15/07/2021 with part payment of \$315.00 (previously paid to 15/07/2021 + \$175.00)		\$140.00
Rent paid to 22/07/2021 (previously paid to 15/07/2021 + \$315.00)		\$110.00
Rent paid to 29/07/2021 with part payment of \$175.00 (previously paid to 22/07/2021)		\$600.00
Management Fee *	\$93.50	
Total	\$93.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$753.75	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.75
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Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #46
4 Aug 2021

Money In	\$850.00
Money Out	\$175.25
You Received	\$674.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 15/08/2021		
Rent paid to 29/07/2021 with part payment of \$315.00 (previously paid to 29/07/2021 + \$175.00)		\$140.00
Rent paid to 5/08/2021 (previously paid to 29/07/2021 + \$315.00)		\$110.00
Rent paid to 12/08/2021 with part payment of \$175.00 (previously paid to 5/08/2021)		\$600.00
Smoke Alarm Compliance - Safe as Houses *	\$79.00	
Management Fee *	\$93.50	
Total	\$172.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$674.75	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$7.18
Total Tax on agency fees	\$8.75
(* includes Tax)	

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Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #47
18 Aug 2021

Money In	\$850.00
Money Out	\$481.25
You Received	\$368.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 29/08/2021		
Rent paid to 12/08/2021 with part payment of \$285.00 (previously paid to 12/08/2021 + \$175.00)		\$110.00
Rent paid to 19/08/2021 (previously paid to 12/08/2021 + \$285.00)		\$140.00
Rent paid to 26/08/2021 with part payment of \$175.00 (previously paid to 19/08/2021)		\$600.00
Patch and Paint Wall - Stuart Willes *	\$385.00	
Management Fee *	\$93.50	
Total	\$478.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$368.75	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$35.00
Total Tax on agency fees	\$8.75
(* includes Tax)	

Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #48
1 Sep 2021

Money In	\$960.00
Money Out	\$460.38
You Received	\$499.62

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 14/09/2021		
Rent paid to 26/08/2021 with part payment of \$315.00 (previously paid to 26/08/2021 + \$175.00)		\$140.00
Rent paid to 2/09/2021 (previously paid to 26/08/2021 + \$315.00)		\$110.00
Rent paid to 2/09/2021 with part payment of \$110.00 (previously paid to 2/09/2021)		\$110.00
Rent paid to 9/09/2021 with part payment of \$285.00 (previously paid to 2/09/2021 + \$110.00)		\$600.00
Council Rates 1st Installment - Meander Valley Council	\$352.03	
Management Fee *	\$105.60	
Total	\$457.63	\$960.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$499.62	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$9.85
(* includes Tax)	

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Ian Frame, Amanda Frame
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Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #49
15 Sep 2021

Money In	\$957.68
Money Out	\$762.71
You Received	\$194.97

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 28/09/2021		
Rent paid to 9/09/2021 with part payment of \$395.00 (previously paid to 9/09/2021 + \$285.00)		\$110.00
Rent paid to 23/09/2021 with part payment of \$145.00 (previously paid to 9/09/2021 + \$395.00)		\$600.00
Rent paid to 23/09/2021 with part payment of \$285.00 (previously paid to 23/09/2021 + \$145.00)		\$140.00
Taswater usage 000870 - 000970		\$107.68
Repair Dishwasher - All On Contracting Pty Ltd *	\$299.75	
TasWater - 01.07.21 - 30.09.21 - Taswater	\$366.71	
Management Fee *	\$93.50	
Total	\$759.96	\$957.68

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$194.97	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$27.25
Total Tax on agency fees	\$8.75
(* includes Tax)	

3-9



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Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #50
29 Sep 2021

Money In	\$740.00
Money Out	\$84.15
You Received	\$655.85

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 10/10/2021		
Rent paid to 23/09/2021 with part payment of \$395.00 (previously paid to 23/09/2021 + \$285.00)		\$110.00
Rent paid to 30/09/2021 (previously paid to 23/09/2021 + \$395.00) , paid from deposit		\$30.00
Rent paid to 7/10/2021 with part payment of \$175.00 (previously paid to 30/09/2021)		\$600.00
Management Fee *	\$81.40	
Total	\$81.40	\$740.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$655.85	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$7.65
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Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #51
13 Oct 2021

Money In	\$1,015.00
Money Out	\$114.40
You Received	\$900.60

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 27/10/2021		
Rent paid to 7/10/2021 with part payment of \$295.00 (previously paid to 7/10/2021 + \$175.00)		\$120.00
Rent paid to 14/10/2021 (previously paid to 7/10/2021 + \$295.00)		\$130.00
Rent paid to 21/10/2021 with part payment of \$175.00 (previously paid to 14/10/2021)		\$600.00
Rent paid to 21/10/2021 with part payment of \$340.00 (previously paid to 21/10/2021 + \$175.00)		\$165.00
Management Fee *	\$111.65	
Total	\$111.65	\$1,015.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$900.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$10.40
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3-11

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Ian Frame, Amanda Frame
9 Maidenwell Road
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Tax Invoice
Account OWN00284
Statement #52
27 Oct 2021

Money In	\$810.00
Money Out	\$91.85
You Received	\$718.15

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 9/11/2021		
Rent paid to 28/10/2021 (previously paid to 21/10/2021 + \$340.00)		\$85.00
Rent paid to 4/11/2021 with part payment of \$175.00 (previously paid to 28/10/2021)		\$600.00
Rent paid to 4/11/2021 with part payment of \$300.00 (previously paid to 4/11/2021 + \$175.00)		\$125.00
Management Fee *	\$89.10	
Total	\$89.10	\$810.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$718.15	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.35
--	--------

Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #53
10 Nov 2021

Money In	\$725.00
Money Out	\$434.50
You Received	\$290.50

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 21/11/2021		
Rent paid to 11/11/2021 (previously paid to 4/11/2021 + \$300.00)		\$125.00
Rent paid to 18/11/2021 with part payment of \$175.00 (previously paid to 11/11/2021)		\$600.00
Council Rates 2nd Installment - Meander Valley Council	\$352.00	
Management Fee *	\$79.75	
Total	\$431.75	\$725.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$290.50	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.50
(* includes Tax)	

3-13

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Ian Frame, Amanda Frame
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Tax Invoice
 Account OWN00284
 Statement #54
 24 Nov 2021

Money In	\$920.34
Money Out	\$425.62
You Received	\$494.72

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 5/12/2021		
Rent paid to 18/11/2021 with part payment of \$300.00 (previously paid to 18/11/2021 + \$175.00)		\$125.00
Rent paid to 25/11/2021 (previously paid to 18/11/2021 + \$300.00)		\$125.00
Rent paid to 2/12/2021 with part payment of \$175.00 (previously paid to 25/11/2021)		\$600.00
TasWater Usage 970 - 1034		\$70.34
TasWater - 01.10.21-31.12.21 - Taswater	\$329.37	
Management Fee *	\$93.50	
Total	\$422.87	\$920.34

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$494.72	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.75
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3-14

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Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #55
8 Dec 2021

Money In	\$850.00
Money Out	\$96.25
You Received	\$753.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 19/12/2021		
Rent paid to 2/12/2021 with part payment of \$300.00 (previously paid to 2/12/2021 + \$175.00)		\$125.00
Rent paid to 9/12/2021 (previously paid to 2/12/2021 + \$300.00)		\$125.00
Rent paid to 16/12/2021 with part payment of \$175.00 (previously paid to 9/12/2021)		\$600.00
Management Fee *	\$93.50	
Total	\$93.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ****198]	\$753.75	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.75
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Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #56
22 Dec 2021

Money In	\$850.00
Money Out	\$96.25
You Received	\$753.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 2/01/2022		
Rent paid to 16/12/2021 with part payment of \$300.00 (previously paid to 16/12/2021 + \$175.00)		\$125.00
Rent paid to 23/12/2021 (previously paid to 16/12/2021 + \$300.00)		\$125.00
Rent paid to 30/12/2021 with part payment of \$175.00 (previously paid to 23/12/2021)		\$600.00
Management Fee *	\$93.50	
Total	\$93.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$753.75	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$8.75
(* includes Tax)

Ian Frame, Amanda Frame
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #57
5 Jan 2022

Money In	\$850.00
Money Out	\$307.65
You Received	\$542.35

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris Woodland & Heidi Woodland & Abby Woodland paid to 16/01/2022		
Rent paid to 30/12/2021 with part payment of \$300.00 (previously paid to 30/12/2021 + \$175.00)		\$125.00
Rent paid to 6/01/2022 (previously paid to 30/12/2021 + \$300.00)		\$125.00
Rent paid to 13/01/2022 with part payment of \$175.00 (previously paid to 6/01/2022)		\$600.00
Land Tax for 2021-22 - 1st installment - State Revenue Office	\$211.40	
Management Fee *	\$93.50	
Total	\$304.90	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$542.35	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.75
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3.17

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Ian Frame, Amanda Frame
 Frame Family Bare Trust
 9 Maidenwell Road
 Ormeau QLD 4208

Tax Invoice
 Account OWN00284
 Statement #58
 19 Jan 2022

Money In	\$570.00
Money Out	\$65.45
You Received	\$504.55

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 26/01/2022		
Rent paid to 13/01/2022 with part payment of \$300.00 (previously paid to 13/01/2022 + \$175.00)		\$125.00
Rent paid to 20/01/2022 (previously paid to 13/01/2022 + \$300.00)		\$125.00
Rent paid to 20/01/2022 with part payment of \$320.00 (previously paid to 20/01/2022)		\$320.00
Management Fee *	\$62.70	
Total	\$62.70	\$570.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$504.55	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$5.95
(* includes Tax)	

3-18



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Tax Invoice

Account OWN00284
Statement #59
2 Feb 2022

Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Money In	\$530.00
Money Out	\$413.05
You Received	\$116.95

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 3/02/2022		
Rent paid to 27/01/2022 with part payment of \$20.00 (previously paid to 20/01/2022 + \$320.00)		\$125.00
Rent paid to 3/02/2022 (previously paid to 27/01/2022 + \$20.00)		\$405.00
Council Rates 3rd Installment - Meander Valley Council	\$352.00	
Management Fee *	\$58.30	
Total	\$410.30	\$530.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$116.95	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$5.55
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Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #60
16 Feb 2022

Money In	\$1,450.00
Money Out	\$510.31
You Received	\$939.69

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 27/02/2022		
Rent paid to 3/02/2022 with part payment of \$125.00 (previously paid to 3/02/2022)		\$125.00
Rent paid to 10/02/2022 with part payment of \$300.00 (previously paid to 3/02/2022 + \$125.00)		\$600.00
Rent paid to 17/02/2022 (previously paid to 10/02/2022 + \$300.00)		\$125.00
Rent paid to 24/02/2022 with part payment of \$175.00 (previously paid to 17/02/2022)		\$600.00
Taswater 01.01.22-31.03.22 - Taswater	\$348.06	
Management Fee *	\$159.50	
Total	\$507.56	\$1,450.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$939.69	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$14.75
(* includes Tax)	

3.20

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Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #61
2 Mar 2022

Money In	\$1,064.03
Money Out	\$110.00
You Received	\$954.03

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 15/03/2022		
Rent paid to 24/02/2022 with part payment of \$300.00 (previously paid to 24/02/2022 + \$175.00)		\$125.00
Rent paid to 3/03/2022 (previously paid to 24/02/2022 + \$300.00)		\$125.00
Rent paid to 10/03/2022 with part payment of \$175.00 (previously paid to 3/03/2022)		\$600.00
Rent paid to 10/03/2022 with part payment of \$300.00 (previously paid to 10/03/2022 + \$175.00)		\$125.00
Invoice: Taswater 01.01.22-31.03.22, paid from deposit		\$89.03
Management Fee *	\$107.25	
Total	\$107.25	\$1,064.03

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$954.03	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$10.00
(* includes Tax)	

Ian Frame, Amanda Frame
 Frame Family Bare Trust
 9 Maidenwell Road
 Ormeau QLD 4208

Tax Invoice
 Account OWN00284
 Statement #62
 16 Mar 2022

Money In	\$850.00
Money Out	\$307.65
You Received	\$542.35

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 29/03/2022		
Rent paid to 17/03/2022 (previously paid to 10/03/2022 + \$300.00)		\$125.00
Rent paid to 24/03/2022 with part payment of \$175.00 (previously paid to 17/03/2022)		\$600.00
Rent paid to 24/03/2022 with part payment of \$300.00 (previously paid to 24/03/2022 + \$175.00)		\$125.00
Land Tax for 2021-22 - 2nd installment - State Revenue Office	\$211.40	
Management Fee *	\$93.50	
Total	\$304.90	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ****198]	\$542.35	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$8.75
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Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #63
30 Mar 2022

Money In	\$725.00
Money Out	\$82.50
You Received	\$642.50

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 10/04/2022		
Rent paid to 31/03/2022 (previously paid to 24/03/2022 + \$300.00)		\$125.00
Rent paid to 7/04/2022 with part payment of \$175.00 (previously paid to 31/03/2022)		\$600.00
Management Fee *	\$79.75	
Total	\$79.75	\$725.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$642.50	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$7.50
--	--------

3-23

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Tax Invoice

Account OWN00284
Statement #64
13 Apr 2022

Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Money In	\$850.00
Money Out	\$449.39
You Received	\$400.61

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 24/04/2022		
Rent paid to 7/04/2022 with part payment of \$300.00 (previously paid to 7/04/2022 + \$175.00)		\$125.00
Rent paid to 14/04/2022 (previously paid to 7/04/2022 + \$300.00)		\$125.00
Rent paid to 21/04/2022 with part payment of \$175.00 (previously paid to 14/04/2022)		\$600.00
Council Rates 4th Installment - Meander Valley Council	\$353.14	
Management Fee *	\$93.50	
Total	\$446.64	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$400.61	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$8.75
(* includes Tax)	

3-24

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Ian Frame, Amanda Frame
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9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #65
27 Apr 2022

Money In	\$850.00
Money Out	\$96.25
You Received	\$753.75

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 8/05/2022		
Rent paid to 21/04/2022 with part payment of \$300.00 (previously paid to 21/04/2022 + \$175.00)		\$125.00
Rent paid to 28/04/2022 (previously paid to 21/04/2022 + \$300.00)		\$125.00
Rent paid to 5/05/2022 with part payment of \$175.00 (previously paid to 28/04/2022)		\$600.00
Management Fee *	\$93.50	
Total	\$93.50	\$850.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$753.75	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$8.75
(* includes Tax)	

3.25

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Ian Frame, Amanda Frame
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 9 Maidenwell Road
 Ormeau QLD 4208

Tax Invoice
 Account OWN00284
 Statement #66
 11 May 2022

Money In	\$975.00
Money Out	\$321.30
You Received	\$653.70

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 24/05/2022		
Rent paid to 5/05/2022 with part payment of \$300.00 (previously paid to 5/05/2022 + \$175.00)		\$125.00
Rent paid to 12/05/2022 (previously paid to 5/05/2022 + \$300.00)		\$125.00
Rent paid to 19/05/2022 with part payment of \$175.00 (previously paid to 12/05/2022)		\$600.00
Rent paid to 19/05/2022 with part payment of \$300.00 (previously paid to 19/05/2022 + \$175.00)		\$125.00
Land Tax for 2021-22 - 3rd installment - State Revenue Office	\$211.30	
Management Fee *	\$107.25	
Total	\$318.55	\$975.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$653.70	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$10.00
(* includes Tax)	

Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #67
25 May 2022

Money In	\$810.73
Money Out	\$427.26
You Received	\$383.47

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 5/06/2022		
Rent paid to 26/05/2022 (previously paid to 19/05/2022 + \$300.00)		\$125.00
Rent paid to 2/06/2022 with part payment of \$175.00 (previously paid to 26/05/2022)		\$600.00
Invoice: 21 Kate Reed Drive Prospect Vale Taswater water useage 1115 - 1193 MAY 2022, paid from deposit		\$85.73
21 Kate Reed Drive Prospect Vale Taswater MAY 2022 - Taswater	\$344.76	
Management Fee *	\$79.75	
Total	\$424.51	\$810.73

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$383.47	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$7.50
(* includes Tax)	

PO Box 150 Riverside TASMANIA 7250
 (w) 0363311843
 propertywiselaunceston.com.au
 sally@propertywiselaunceston.com.au
 ABN: 49 609 896 068
 Licence: 401

Ian Frame, Amanda Frame
 Frame Family Bare Trust
 9 Maidenwell Road
 Ormeau QLD 4208

Tax Invoice
 Account OWN00284
 Statement #68
 8 Jun 2022

Money In	\$1,060.73
Money Out	\$174.42
You Received	\$886.31

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 23/06/2022		
Rent paid to 2/06/2022 with part payment of \$300.00 (previously paid to 2/06/2022 + \$175.00)		\$125.00
Rent paid to 9/06/2022 (previously paid to 2/06/2022 + \$300.00)		\$125.00
Rent paid to 9/06/2022 with part payment of \$85.73 (previously paid to 9/06/2022)		\$85.73
Rent paid to 16/06/2022 with part payment of \$260.73 (previously paid to 9/06/2022 + \$85.73)		\$600.00
Rent paid to 16/06/2022 with part payment of \$385.73 (previously paid to 16/06/2022 + \$260.73)		\$125.00
Management Fee *	\$116.67	
Income and Expenditure Cost *	\$55.00	
Total	\$171.67	\$1,060.73

Account Transactions

Statement & Sundries Cost *	\$2.75
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$886.31
Balance remaining	\$0.00

GST Summary

Total Tax on agency fees	\$15.86
(* includes Tax)	

Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #69
22 Jun 2022

Money In	\$725.00
Money Out	\$82.48
You Received	\$642.52

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 5/07/2022		
Rent paid to 23/06/2022 with part payment of \$85.73 (previously paid to 16/06/2022 + \$385.73)		\$125.00
Rent paid to 30/06/2022 with part payment of \$260.73 (previously paid to 23/06/2022 + \$85.73)		\$600.00
Management Fee *	\$79.73	
Total	\$79.73	\$725.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$642.52	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$7.50
--	--------

3-29

PO Box 150 Riverside TASMANIA 7250
(w) 0363311843
propertywiselaunceston.com.au
sally@propertywiselaunceston.com.au
ABN: 49 609 896 068
Licence: 401

Ian Frame, Amanda Frame
Frame Family Bare Trust
9 Maidenwell Road
Ormeau QLD 4208

Tax Invoice
Account OWN00284
Statement #70
1 Jul 2022

Money In	\$250.00
Money Out	\$30.24
You Received	\$219.76

Details for Account OWN00284

	Money Out	Money In
Balance brought forward		\$0.00
21 Kate Reed Drive, Prospect Vale TAS 7250		
Rented for \$425.00 per week		
Chris, Heidi & Abby Woodland paid to 9/07/2022		
Rent paid to 30/06/2022 with part payment of \$385.73 (previously paid to 30/06/2022 + \$260.73)		\$125.00
Rent paid to 7/07/2022 with part payment of \$85.73 (previously paid to 30/06/2022 + \$385.73)		\$125.00
Management Fee *	\$27.49	
Total	\$27.49	\$250.00

Account Transactions

Statement & Sundries Cost *	\$2.75	
Withdrawal by EFT to owner Frame SMSF Pty Ltd [EFT Transfer to: Frame SMSF Pty Ltd, (064194) - ***198]	\$219.76	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$2.75
--	--------

DEED OF EXTENSION OF LEASE

(for attachment to original Tenancy Agreement)

29/05/2020

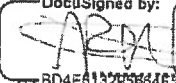
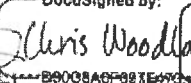
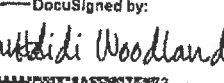
Whereas: Pursuant to the original Residential Tenancy Agreement ("the Lease"):

Owner: C/O Property Wise Launceston
 Tenant: Chris Woodland & Heidi Woodland & Abby Woodland
 Start Date: 6/08/2020
 Premises: 21 Kate Reed Drive, Prospect Vale TAS 7250
 Rent: \$410.00 per week
 Security Deposit: \$1,640.00 held at the Residential Bond Authority.

A. The parties have agreed to extend the Lease for a further term of 52 weeks from 6/08/2020, expiring 6/08/2021 upon the same terms and conditions of the Lease and on the terms and conditions of this Deed.

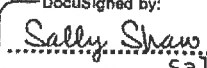
B. The current rent for the property is \$410.00 per week.

Signed by the Tenant/s:

DocuSigned by:  DocuSigned by:  DocuSigned by: 
 Abby Woodland Chris Woodland Heidi Woodland


Witness:

Print Name:

DocuSigned by: 
 Sally Shaw
 24557D47F13F46B...

Signed for or by the Owner:

Witness:

DocuSigned by: 
 Sally Shaw
 24557D47F13F46B...

Date: 7/26/2020

DEED OF EXTENSION OF LEASE

(for attachment to original Tenancy Agreement)

20/05/2021

Whereas: Pursuant to the original Residential Tenancy Agreement ("the Lease"):

Owner: C/O Property Wise Launceston
Tenant: Chris Woodland & Heidi Woodland.
Start Date: 6/08/2021
Premises: 21 Kate Reed Drive, Prospect Vale TAS 7250
Rent: \$425.00 per week
Security Deposit: \$1,640.00 held at the Residential Bond Authority.

A. The parties have agreed to extend the Lease for a further term of 52 weeks from 6/08/2021, expiring 06/02/2023 upon the same terms and conditions of the Lease and on the terms and conditions of this Deed.

B. The current rent for the property is \$425.00 per week.

Signed by the Tenant/s:

DocuSigned by:
Chris Woodland
 D30C8A6F697E473...

DocuSigned by:
Heidi Woodland
 D30C8A6F697E473...

Witness:
Print Name:

DocuSigned by:
Sam Spilsbury
 24557D47F13F48B...

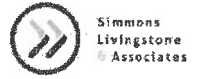
Signed for or by the Owner:
Witness:

DocuSigned by:
Sam Spilsbury
 24557D47F13F48B...

Date: 6/27/2021
Date:/...../.....

4-1

Frame Family Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
09/12/2021	028410 FRAMEAC2 TD		220.00	4-2	220.00 DR
24/03/2022	031194 FRAMAC3 TD		220.00	4-3	440.00 DR
24/03/2022	031112 FRAMAS1 TD		2,530.00	4-4	2,970.00 DR
			2,970.00		2,970.00 DR

Total Debits: 2,970.00

Total Credits: 0.00

4-2



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Ian & Amanda Frame
Frame SMSF Pty Ltd
9 Maidenwell Road
ORMEAU QLD 4208

Tax Invoice
028410

Ref: FRAMAC2
1 September, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • Frame SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Frame SMSF Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
Please note that this invoice is now due.	
*Credit card payments attract a surcharge	
GST: \$	20.00
Amount Due: \$	220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: FRAMAC2 Invoice: 028410 1 September, 2021
		Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type)		<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa Card CCV
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"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>		



Ian & Amanda Frame
Frame Family Property Pty Ltd
9 Maidenwell Road
ORMEAU QLD 4208

Tax Invoice
031194

Ref: FRAMAC3
15 March, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> • Frame Family Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>Frame Family Property Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00

Please note that this invoice is now due.	200.00
*Credit card payments attract a surcharge	GST: \$ 20.00
	Amount Due: \$ 220.00

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account	Ref: FRAMAC3
Account Name Simmons Livingstone & Associates	Invoice: 031194
BSB: 064 445 Account: 1052 7520	15 March, 2022
Amount Due: \$	220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
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"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Cardholder	Signature
	Expiry/.....

Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation

4-4



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

The Trustees
Frame Family Super Fund
9 Maidenwell Road
ORMEAU QLD 4208

Tax Invoice
031112

Ref: FRAMAS1
4 March, 2022

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:- - Operating Statement, Statement of Financial Position & Notes to the Financial Statements - Trustee's declaration - Preparation and lodgement of income tax and regulatory return - Calculation of tax estimate - Memorandum of Resolutions - Calculations in relation to changes in market value of investments - Calculations of capital gains in relation to trust distributions - Preparation of Member's Statements - Processing Superstream update to BGLSF360 & provision of ESA notice - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	2,600.00
Please note that this invoice is now due.	2,600.00
GST: \$	260.00
Amount Due: \$	2,860.00

Acc Audit 2530
330
2860

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: FRAMAS1 Invoice: 031112 4 March, 2022 Amount Due: \$ 2,860.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
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/.....

Liability limited by a scheme approved under Professional Standards Legislation

Frame Family Super Fund

Formation costs

\$2,200.00 22/02/2018

Year

2018	\$440.00	1760.00
2019	440.00	1320.00
2020	440.00	880.00
2021	440.00	440.00
2022	440.00	0.00

6.1

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: 28 February 2022

Recipient: Frame Family Superannuation Fund

Address: C/- PO Box 806, Oxenford QLD 4210

Description of Services

Statutory audit of the Frame Family Superannuation Fund for the financial year ending 30 June 2021.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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.

7-1

Frame Family Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
08/11/2021	BPAY TO AUSTRALIAN SECURITIES & INV BP		56.00	7-2	56.00 DR
24/03/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		202.00	7-3	258.00 DR
			258.00		258.00 DR

Total Debits: 258.00

Total Credits: 0.00

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

FRAME SMSF PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 29 Aug 21

FRAME SMSF PTY. LTD.

ACN 621 368 429

Account No. 22 621368429

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 29 Oct 21	\$56.00

If you have already paid please ignore this invoice statement.

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

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP

FRAME SMSF PTY. LTD.

ACN 621 368 429

Account No: 22 621368429



22 621368429

TOTAL DUE	\$56.00
Immediately	\$0.00
By 29 Oct 21	\$56.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296213684295



*814 129 0002296213684295 37



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

7-3

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

FRAME FAMILY PROPERTY PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 12 Mar 22

FRAME FAMILY PROPERTY PTY LTD

ACN 624 935 128

Account No. 22 624935128

Summary

Opening Balance	\$74.00 cr
New items	\$350.00
Payments & credits	\$74.00 cr
TOTAL DUE	\$202.00

- 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 12 May 22	\$202.00

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

FRAME FAMILY PROPERTY PTY LTD

ACN 624 935 128

Account No: 22 624935128



22 624935128

TOTAL DUE	\$202.00
Immediately	\$0.00
By 12 May 22	\$202.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296249351281



*814 129 0002296249351281 96

Transaction details:

page 2 of 2

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	Transactions for this period	ASIC reference	\$ Amount
2022-03-12	Annual Review - Pty Co	3X9391691480B A	\$276.00
2022-03-12	Payment Splitting Adjustment for Matching		\$74.00 cr
2022-03-12	Payment Splitting Adjustment for Matching		\$74.00
	Outstanding transactions		
2022-03-12	Annual Review - Pty Co	3X9391691480B A	\$202.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 2493 5128 196

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

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

Mail

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

Biller Code: 17301
Ref: 2296249351281

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



7-5

Company: FRAME & CO HOLDINGS PTY LTD ACN 606 123 406

Company details

Date company registered 29-05-2015
 Company next review date 29-05-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Officeholders

FRAME, AMANDA JANE

Born 26-01-1974 at KOGARAH NSW

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Office(s) held: Director, appointed 29-05-2015
 Secretary, appointed 29-05-2015

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY SHARES	200	200.00	0.00

Members

FRAME , AMANDA JANE

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Share class	Total number held	Fully paid	Beneficially held
ORD	100	Yes	Yes

FRAME , IAN LEO

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Share class	Total number held	Fully paid	Beneficially held
ORD	100	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
03-02-2020	1ECF08568	484	CHANGE TO COMPANY DETAILS	Processed and imaged
29-05-2015	2E1906900	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

7-6

Company: FRAME FAMILY PROPERTY PTY LTD ACN 624 935 128

Company details

Date company registered 12-03-2018
 Company next review date 12-03-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Officeholders

FRAME, AMANDA JANE

Born 26-01-1974 at KOGARAH NSW

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Office(s) held: Director, appointed 12-03-2018
Secretary, appointed 12-03-2018

FRAME, IAN LEO

Born 08-02-1971 at BRISBANE QLD

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Office(s) held: Director, appointed 12-03-2018

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

FRAME , AMANDA JANE

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

FRAME , IAN LEO

9 MAIDENWELL ROAD , ORMEAU QLD 4208

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
03-02-2020	1ECF08569	484	CHANGE TO COMPANY DETAILS	Processed and imaged
22-03-2018	6E4747026	484	CHANGE TO COMPANY DETAILS	Processed and imaged
12-03-2018	6E4409088	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Method	Rate	Depreciation			
				Disposals/ Decrease	Additions/ Increase				Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value	
77200 / 21KATEREED	07/03/2018											
21 Kate Reed Drive, Prospect Vale TAS 7250 Blinds												
	30/04/2018	1,796.00	356.25			356.25	Low Value Pool	37.50 %	133.59		133.59	222.66
		1,796.00	356.25			356.25					133.59	222.66
		1,796.00	356.25			356.25					133.59	222.66

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

POSTED

8-1

8-2

Diminishing value method summary

N/A.



Date	Effective life	Pooled plant	Division 40	Division 43	Total
17-Apr-18 to 30-Jun-18	1,317	966	2,283	1,180	3,463
1-Jul-18 to 30-Jun-19	2,099	1,568	3,667	5,680	9,347
1-Jul-19 to 30-Jun-20	1,698	981	2,679	5,681	8,360
1-Jul-20 to 30-Jun-21	1,203	936	2,139	5,681	7,820
1-Jul-21 to 30-Jun-22	825	924	1,749	5,681	7,430
1-Jul-22 to 30-Jun-23	513	921	1,434	5,681	7,115
1-Jul-23 to 30-Jun-24	410	578	988	5,681	6,669
1-Jul-24 to 30-Jun-25	0	976	976	5,681	6,657
1-Jul-25 to 30-Jun-26	0	610	610	5,681	6,291
1-Jul-26 to 30-Jun-27	0	380	380	5,681	6,061
1-Jul-27 to 30-Jun-28	0	238	238	5,681	5,919
1-Jul-28 to 30-Jun-29	0	151	151	5,681	5,832
1-Jul-29 to 30-Jun-30	0	95	95	5,681	5,776
1-Jul-30 to 30-Jun-31	0	59	59	5,681	5,740
1-Jul-31 to 30-Jun-32	0	36	36	5,681	5,717
1-Jul-32 to 30-Jun-33	0	21	21	5,681	5,702
1-Jul-33 to 30-Jun-34	0	14	14	5,681	5,695
1-Jul-34 to 30-Jun-35	0	8	8	5,681	5,689
1-Jul-35 to 30-Jun-36	0	6	6	5,681	5,687
1-Jul-36 to 30-Jun-37	0	3	3	5,681	5,684
1-Jul-37 to 30-Jun-38	0	2	2	5,681	5,683
1-Jul-38 to 30-Jun-39	0	0	0	5,681	5,681
1-Jul-39 to 30-Jun-40	0	0	0	5,681	5,681
1-Jul-40 to 30-Jun-41	0	0	0	5,681	5,681
1-Jul-41 to 30-Jun-42	0	0	0	5,681	5,681
1-Jul-42 to 30-Jun-43	0	0	0	5,681	5,681
1-Jul-43 to 30-Jun-44	0	0	0	5,681	5,681
1-Jul-44 to 30-Jun-45	0	0	0	5,681	5,681
1-Jul-45 to 30-Jun-46	0	0	0	5,681	5,681
1-Jul-46 to 30-Jun-47	0	0	0	5,681	5,681
1-Jul-47 to 30-Jun-48	0	0	0	5,681	5,681
1-Jul-48 to 30-Jun-49	0	0	0	5,681	5,681
1-Jul-49 to 30-Jun-50	0	0	0	5,681	5,681
1-Jul-50 to 30-Jun-51	0	0	0	5,681	5,681
1-Jul-51 to 30-Jun-52	0	0	0	5,681	5,681
1-Jul-52 to 30-Jun-53	0	0	0	5,681	5,681
1-Jul-53 to 30-Jun-54	0	0	0	5,681	5,681
1-Jul-54 to 30-Jun-55	0	0	0	5,681	5,681
1-Jul-55 to 30-Jun-56	0	0	0	5,681	5,681
1-Jul-56 to 30-Jun-57	0	0	0	5,681	5,681
1-Jul-57 to 30-Jun-58	0	0	0	4,475	4,475
Total	8,065	9,473	17,538	227,213	244,751

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

9-1



8 December 2021



Private & Confidential

Frame Smsf Pty Ltd Atf Frame Family Super Fund
9 Maidenwell Road
ORMEAU QLD 4208

Anniversary notice for Accelerated Protection
Policy Number: 1720039

Dear Trustee,

We are writing to let you know that your **policy is approaching its anniversary**. In this letter, you'll find important information that explains any updates to your policy and premium changes. To assist with your understanding of some important Life Insurance terminology, we have included a more detailed explanation in the Glossary at the end of this letter.

The below table includes a summary of your cover, including your new Benefit Amounts and Premiums, applicable from **23 January 2022**.

Policy Summary

Life Insured: Amanda Frame

Your Plan	Premium Type	Inflation Protection	Benefit Amount	Premium (yearly)
Life Insurance Plan	Level Premium to Age 65	✓	\$547,741	\$954.36
TPD Insurance (Attached) - Superlink	Level Premium to Age 65	✓	\$547,741	\$1,169.19

New total yearly premium is \$2,123.55*

*includes Policy Fee and Stamp Duty (if applicable)

Your next payment amount may differ from your new premium if you have a credit or outstanding amount due on your policy.

How is your premium calculated?

When you first purchased your policy, we used the information you provided, including your health, lifestyle and product choices, to set your initial premium. Each year we recalculate your premiums based on premium type (such as Stepped or Level) and whether Inflation Protection applies (which increases your Benefit Amount with inflation). This affects how your premium may rise. Finally, we look at any fees or discounts that may need to be applied.

More information about Stepped & Level premiums and Inflation Protection can be found in the Glossary at the end of this letter and the original Product Disclosure Statement (PDS) and Policy Document issued to you. You can also find details of your cover and your chosen options in the last Policy Schedule issued to you.

Does Inflation Protection continue to meet your needs?

Inflation Protection automatically increases your Benefit Amount annually to keep in-line with inflation (also referred to as Consumer Price Index in the Product Disclosure Statement) and by doing so, your premium increases. Talk to your adviser to discuss if Inflation Protection continues to meet your needs or refer to the Policy Schedule, Policy Document and Product Disclosure Statement to understand further information about your policy.

9-1 \$ 2123.55
 10-1 \$ 744.26

 \$ 2867.81

POSTED

What you need to do?

- Please take the time to check your policy details are correct and ensure you have funds available to pay your premium.
- Now is also a good time to think about whether your circumstances have changed. Many events like a marriage, birth of child, a change in your income or a change to your mortgage debt can be worth discussing with your adviser, to ensure your policy still aligns with your goals.

Because you have chosen to pay via direct debit from your Bank account, **your premium will be debited from your account on 23rd of January**. If the payment date falls on a weekend, your payment will be debited the following working day.

How to manage your policy

- If you wish to change your payment method or direct debit details for your insurance premiums, please contact us or complete the enclosed payment advice form.
- If you don't want your Benefit Amount to increase with inflation, simply notify us within 14 days of the date of this letter.
- If you would like to review anything else regarding your policy, simply contact TAL or your financial adviser using the contact details below.

An important change to our complaint handling timeframe

From 5 October 2021, the timeframe to resolve a complaint you may have about your policy, our service or staff has reduced from 45 days to **30 days**. Please refer to the information below for details on how to make a complaint.

How do I make a complaint?

We have an internal dispute resolution service to assist you with any concerns you may have about your policy, our services or your privacy.

In the first instance, we hope that our friendly team can handle any concern you may have. Please call our customer service team on **1300 209 088** or email us at customerservice@tal.com.au. If you are not satisfied with our initial response, please ask to speak to a Manager or a representative from the Internal Dispute Resolution Team.

We will attempt to resolve your complaint within 30 days of the date it is received. If we are unable to resolve your complaint within that period, we will inform you of the reasons for the delay and let you know when we expect to provide a response to your complaint.

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Time limits may apply to complaints to AFCA.

You may wish to consult the AFCA website or contact AFCA directly to find out if there is a time limit on lodging a complaint with AFCA.

What is the Life Insurance Code of Practice?

We are committed to the Life Insurance Code of Practice (the Code). The Code outlines the life insurance industry's key commitments and obligations to our customers, ensuring that we act with honesty, fairness and transparency. For more information on the Code, please visit our website.

What you need to know about your policy

As part of our commitment to the Life Insurance Life Code of Practice, it is important to inform you that before making any changes, such as cancelling or replacing this policy, there are risks you need to consider. For example, if cover is cancelled, the same cover may not be available to you, you may not be eligible for any cover, or you may be offered cover on different terms, even if your new policy is with TAL.

If you wish to make a claim, please contact us on the details below to obtain a claims pack. This will explain the information we need to assess the claim. You can also refer to the Product Disclosure Statement and your Policy Document for information on what may be required in the event of a claim.

If you would like to change the terms of your policy or if you are having trouble meeting your premium payments, we may be able to offer you options to assist. Please speak to your financial adviser or call us on the number below to discuss the options that might be available to you.

Do you need help?

<p>For any assistance, clarification or concerns, please contact TAL's Customer Service team:</p> <p>Phone: 1300 209 088 Email: customerservice@tal.com.au</p>	<p>For advice on your cover and financial strategy, please contact your financial adviser:</p> <p>Tom Graham Phone: (07) 5561 8800 Email: lauren@simmonsivingstone.com.au</p>
<p>You can manage your cover anywhere, anytime with myTAL. Just log in at www.tal.com.au and register using your email address.</p> <p>TAL regularly introduces improvements to Accelerated Protection to provide the best protection we can offer to you, your family or your business. The upgrade booklet outlines what improvements have been introduced to Accelerated Protection over time that may now apply to your policy.</p> <p>To obtain a copy of your Product Disclosure Statement, Policy Document and Upgrade Booklet you can log onto myTAL via tal.com.au or contact us.</p>	

Privacy

TAL Privacy Policy is available on our website at www.tal.com.au/Privacy-Policy or is available free of charge on request.

Thank you for entrusting TAL with your life insurance.

Yours sincerely



TAL Customer Service

Glossary

To understand more about pricing, refer to the original PDS issued to you.

Agreed Value

If you have chosen 'Agreed Value' and we have received complete and accurate financial evidence to establish the Benefit Amount, then we will pay the Benefit Amount shown in the last Policy Schedule.

If you have chosen 'Agreed Value' and we haven't received complete and accurate financial evidence to establish the Benefit Amount (including any subsequent application for increases), in the event of a claim you will be required to provide complete and accurate financial evidence to support the Benefit Amount. The financial evidence provided must be to our satisfaction.

Any Occupation TPD

If you choose "Any Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in any jobs suited to your education, training or experience.

Benefit Amount

Benefit or Benefit Amount means the monthly amount or lump sum amount, as shown on your Policy Schedule, that we will pay you upon receipt of and acceptance by us, of a valid claim for the respective Plan on your Policy. For Income Protection (Standard and Premier), the amount we pay you is determined by the option you have chosen (Agreed Value or Indemnity) plus increases under Inflation Protection and less any Income Protection Adjustments if applicable.

Cover

Cover or Covered refers to the circumstances in which a Benefit Amount is payable in accordance with your Policy. The Cover your Policy provides is shown in your Policy Schedule.

Indemnity

If you have chosen 'Indemnity' as specified in your Policy Schedule, your monthly Earnings will be used to determine the Benefit Amount payable. In some circumstances, the full Benefit Amount may not be payable and may be reduced to reflect your income prior to claim. For example, if your income has reduced or the Benefit Amount has increased due to Inflation Protection but your income has not increased to the same extent, the amount payable to you may be reduced to reflect your actual income. Refer to your Policy Schedule, Policy Document or financial adviser for more information.

Inflation Protection

If you selected Inflation Protection, we will increase the Benefit Amount to keep up with inflation as per the terms stated in your Policy Document. If this applies to your policy, we will increase your Benefit Amount at each policy anniversary and a new premium will be calculated to reflect the increased Benefit Amount using your current Age and Premium Type (i.e. Stepped or Level Premium).

You can choose to decline this increase at each policy anniversary or remove Inflation Protection for future policy anniversaries.

Level Premium

If you choose Level Premiums, the premium is based on your age at the Plan start date. The below are some factors to help you understand what can cause your Level Premiums to increase:

- your Benefit Amount increases (including as a result of Inflation Protection);
- you include a new Plan or benefit option;
- we review our costs and pricing;
- if we increase the premium rate across all policyholders;
- If you choose 'Level to 65' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 65.
- If you choose 'Level to 70' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 70.
- If a Policy discount no longer applies or Government duties or charges increase.

Guaranteed level premium – Life insurance only

Level premium rates for Life insurance are guaranteed not to increase until the Policy anniversary date before your:

- 65th birthday, where Level premium to age 65 is selected; or
- 70th birthday, where Level premium to age 70 is selected,

Except if there is any increase in tax, duty or charge introduced by government. This does not apply to Critical Illness, Child's Critical Illness, TPD or Income Protection insurance or Business Expense.

Own Occupation TPD

If you choose "Own Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in your current occupation.

Plan

Plan means how your policy has been designed, and refers to insurance benefits and options under Life insurance, Critical Illness insurance, Child's Critical Illness insurance, TPD insurance and Income Protection insurance. Your original Policy Schedule outlined the Plans applicable to your policy at the time. Your anniversary notice outlines the Plan at each policy anniversary.

Premium

This is the amount you must pay to maintain your policy. This also includes Fees, Government duties and charges and discounts if applicable. Premium payments can be made monthly, quarterly, half-yearly or yearly.

Premium Type

Your premium type is the way your premiums are calculated as you age. These can be either Level or Stepped premiums, to suit your financial strategy.

Stepped Premium

If you choose Stepped premiums, the premium is calculated based on your total Benefit Amount (with or without inflation) and your age as at each policy anniversary. The premium will generally increase at each policy anniversary.

TPD when ADL is shown in your Policy Schedule (change at age 65):

From the Policy anniversary prior to your 65th birthday, the Own Occupation or Any Occupation definition no longer applies. The definition for your TPD benefit will change to Activities of Daily Living which means the Life Insured:

- is totally and permanently unable to perform at least two activities of daily living (for example, bathing, dressing, toileting, mobility, feeding) without the physical assistance of another person; or
- suffers loss of use of limbs (permanent); or
- suffers loss of sight in one eye and use of a single limb (permanent); or
- suffers blindness (permanent); or
- suffers significant cognitive impairment.

9 December 2021



Private & Confidential

Frame Smsf Pty Ltd Atf Frame Family Super Fund
9 Maidenwell Road
ORMEAU QLD 4208

**Anniversary notice for Accelerated Protection
Policy Number: 1720041**

Dear Trustee,

We are writing to let you know that your **policy is approaching its anniversary**. In this letter, you'll find important information that explains any updates to your policy and premium changes. To assist with your understanding of some important Life Insurance terminology, we have included a more detailed explanation in the Glossary at the end of this letter.

The below table includes a summary of your cover, including your new Benefit Amounts and Premiums, applicable from **24 January 2022**.

Policy Summary

Life Insured: Amanda Frame

Your Plan	Premium Type	Inflation Protection	Benefit Amount	Premium (yearly)
Life Insurance Plan	Stepped	✓	\$392,598	\$414.81
TPD Insurance (Attached) - Superlink	Stepped	✓	\$242,599	\$329.45

New total yearly premium is \$744.26*

*includes Policy Fee and Stamp Duty (if applicable)

Your next payment amount may differ from your new premium if you have a credit or outstanding amount due on your policy.

How is your premium calculated?

When you first purchased your policy, we used the information you provided, including your health, lifestyle and product choices, to set your initial premium. Each year we recalculate your premiums based on premium type (such as Stepped or Level) and whether Inflation Protection applies (which increases your Benefit Amount with inflation). This affects how your premium may rise. Finally, we look at any fees or discounts that may need to be applied.

More information about Stepped & Level premiums and Inflation Protection can be found in the Glossary at the end of this letter and the original Product Disclosure Statement (PDS) and Policy Document issued to you. You can also find details of your cover and your chosen options in the last Policy Schedule issued to you.

Does Inflation Protection continue to meet your needs?

Inflation Protection automatically increases your Benefit Amount annually to keep in-line with inflation (also referred to as Consumer Price Index in the Product Disclosure Statement) and by doing so, your premium increases. Talk to your adviser to discuss if Inflation Protection continues to meet your needs or refer to the Policy Schedule, Policy Document and Product Disclosure Statement to understand further information about your policy.

PASTED

What you need to do?

- Please take the time to check your policy details are correct and ensure you have funds available to pay your premium.
- Now is also a good time to think about whether your circumstances have changed. Many events like a marriage, birth of child, a change in your income or a change to your mortgage debt can be worth discussing with your adviser, to ensure your policy still aligns with your goals.

Because you have chosen to pay via direct debit from your Bank account, **your premium will be debited from your account on 24th of January**. If the payment date falls on a weekend, your payment will be debited the following working day.

How to manage your policy

- If you wish to change your payment method or direct debit details for your insurance premiums, please contact us or complete the enclosed payment advice form.
- If you don't want your Benefit Amount to increase with inflation, simply notify us within 14 days of the date of this letter.
- If you would like to review anything else regarding your policy, simply contact TAL or your financial adviser using the contact details below.

An important change to our complaint handling timeframe

From 5 October 2021, the timeframe to resolve a complaint you may have about your policy, our service or staff has reduced from 45 days to **30 days**. Please refer to the information below for details on how to make a complaint.

How do I make a complaint?

We have an internal dispute resolution service to assist you with any concerns you may have about your policy, our services or your privacy.

In the first instance, we hope that our friendly team can handle any concern you may have. Please call our customer service team on **1300 209 088** or email us at customerservice@tal.com.au. If you are not satisfied with our initial response, please ask to speak to a Manager or a representative from the Internal Dispute Resolution Team.

We will attempt to resolve your complaint within 30 days of the date it is received. If we are unable to resolve your complaint within that period, we will inform you of the reasons for the delay and let you know when we expect to provide a response to your complaint.

If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Website: www.afca.org.au

Email: info@afca.org.au

Telephone: 1800 931 678 (free call)

In writing to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Time limits may apply to complaints to AFCA.

You may wish to consult the AFCA website or contact AFCA directly to find out if there is a time limit on lodging a complaint with AFCA.

What is the Life Insurance Code of Practice?

We are committed to the Life Insurance Code of Practice (the Code). The Code outlines the life insurance industry's key commitments and obligations to our customers, ensuring that we act with honesty, fairness and transparency. For more information on the Code, please visit our website.

What you need to know about your policy

As part of our commitment to the Life Insurance Life Code of Practice, it is important to inform you that before making any changes, such as cancelling or replacing this policy, there are risks you need to consider. For example, if cover is cancelled, the same cover may not be available to you, you may not be eligible for any cover, or you may be offered cover on different terms, even if your new policy is with TAL.

If you wish to make a claim, please contact us on the details below to obtain a claims pack. This will explain the information we need to assess the claim. You can also refer to the Product Disclosure Statement and your Policy Document for information on what may be required in the event of a claim.

If you would like to change the terms of your policy or if you are having trouble meeting your premium payments, we may be able to offer you options to assist. Please speak to your financial adviser or call us on the number below to discuss the options that might be available to you.

Do you need help?

<p>For any assistance, clarification or concerns, please contact TAL's Customer Service team:</p> <p>Phone: 1300 209 088 Email: customerservice@tal.com.au</p>	<p>For advice on your cover and financial strategy, please contact your financial adviser:</p> <p>Tom Graham Phone: (07) 5561 8800 Email: lauren@simmonsivingstone.com.au</p>
<p>You can manage your cover anywhere, anytime with myTAL. Just log in at www.tal.com.au and register using your email address.</p> <p>TAL regularly introduces improvements to Accelerated Protection to provide the best protection we can offer to you, your family or your business. The upgrade booklet outlines what improvements have been introduced to Accelerated Protection over time that may now apply to your policy.</p> <p>To obtain a copy of your Product Disclosure Statement, Policy Document and Upgrade Booklet you can log onto myTAL via tal.com.au or contact us.</p>	

Privacy

TAL Privacy Policy is available on our website at www.tal.com.au/Privacy-Policy or is available free of charge on request.

Thank you for entrusting TAL with your life insurance.

Yours sincerely



TAL Customer Service

Glossary

To understand more about pricing, refer to the original PDS issued to you.

Agreed Value

If you have chosen 'Agreed Value' and we have received complete and accurate financial evidence to establish the Benefit Amount, then we will pay the Benefit Amount shown in the last Policy Schedule.

If you have chosen 'Agreed Value' and we haven't received complete and accurate financial evidence to establish the Benefit Amount (including any subsequent application for increases), in the event of a claim you will be required to provide complete and accurate financial evidence to support the Benefit Amount. The financial evidence provided must be to our satisfaction.

Any Occupation TPD

If you choose "Any Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in any jobs suited to your education, training or experience.

Benefit Amount

Benefit or Benefit Amount means the monthly amount or lump sum amount, as shown on your Policy Schedule, that we will pay you upon receipt of and acceptance by us, of a valid claim for the respective Plan on your Policy. For Income Protection (Standard and Premier), the amount we pay you is determined by the option you have chosen (Agreed Value or Indemnity) plus increases under Inflation Protection and less any Income Protection Adjustments if applicable.

Cover

Cover or Covered refers to the circumstances in which a Benefit Amount is payable in accordance with your Policy. The Cover your Policy provides is shown in your Policy Schedule.

Indemnity

If you have chosen 'Indemnity' as specified in your Policy Schedule, your monthly Earnings will be used to determine the Benefit Amount payable. In some circumstances, the full Benefit Amount may not be payable and may be reduced to reflect your income prior to claim. For example, if your income has reduced or the Benefit Amount has increased due to Inflation Protection but your income has not increased to the same extent, the amount payable to you may be reduced to reflect your actual income. Refer to your Policy Schedule, Policy Document or financial adviser for more information.

Inflation Protection

If you selected Inflation Protection, we will increase the Benefit Amount to keep up with inflation as per the terms stated in your Policy Document. If this applies to your policy, we will increase your Benefit Amount at each policy anniversary and a new premium will be calculated to reflect the increased Benefit Amount using your current Age and Premium Type (i.e. Stepped or Level Premium).

You can choose to decline this increase at each policy anniversary or remove Inflation Protection for future policy anniversaries.

Level Premium

If you choose Level Premiums, the premium is based on your age at the Plan start date. The below are some factors to help you understand what can cause your Level Premiums to increase:

- your Benefit Amount increases (including as a result of Inflation Protection);
- you include a new Plan or benefit option;
- we review our costs and pricing;
- if we increase the premium rate across all policyholders;
- If you choose 'Level to 65' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 65.
- If you choose 'Level to 70' premiums, your premiums will convert to Stepped premiums on the policy anniversary before age 70.
- If a Policy discount no longer applies or Government duties or charges increase.

10.5

Guaranteed level premium – Life insurance only

Level premium rates for Life insurance are guaranteed not to increase until the Policy anniversary date before your:

- 65th birthday, where Level premium to age 65 is selected; or
- 70th birthday, where Level premium to age 70 is selected,

Except if there is any increase in tax, duty or charge introduced by government. This does not apply to Critical Illness, Child's Critical Illness, TPD or Income Protection insurance or Business Expense.

Own Occupation TPD

If you choose "Own Occupation" TPD cover, you may be eligible to claim if you suffer illness or injury and are totally and permanently disabled to the extent that you are unlikely to ever work in your current occupation.

Plan

Plan means how your policy has been designed, and refers to insurance benefits and options under Life insurance, Critical Illness insurance, Child's Critical Illness insurance, TPD insurance and Income Protection insurance. Your original Policy Schedule outlined the Plans applicable to your policy at the time. Your anniversary notice outlines the Plan at each policy anniversary.

Premium

This is the amount you must pay to maintain your policy. This also includes Fees, Government duties and charges and discounts if applicable. Premium payments can be made monthly, quarterly, half-yearly or yearly.

Premium Type

Your premium type is the way your premiums are calculated as you age. These can be either Level or Stepped premiums, to suit your financial strategy.

Stepped Premium

If you choose Stepped premiums, the premium is calculated based on your total Benefit Amount (with or without inflation) and your age as at each policy anniversary. The premium will generally increase at each policy anniversary.

TPD when ADL is shown in your Policy Schedule (change at age 65):

From the Policy anniversary prior to your 65th birthday, the Own Occupation or Any Occupation definition no longer applies. The definition for your TPD benefit will change to Activities of Daily Living which means the Life Insured:

- is totally and permanently unable to perform at least two activities of daily living (for example, bathing, dressing, toileting, mobility, feeding) without the physical assistance of another person; or
- suffers loss of use of limbs (permanent); or
- suffers loss of sight in one eye and use of a single limb (permanent); or
- suffers blindness (permanent); or
- suffers significant cognitive impairment.

POSTED

11-1



LIFE INSURANCE

MLC Life Insurance Policy Schedule

This Policy Schedule replaces any previous Policy Schedules. Effective date 31 October 2021

Policy details

Policy Owner	Frame SMSF Pty Ltd ATF Frame Family Super Fund		
Product name	MLC Insurance (Wrap or SMSF)		
Policy number	93224375	Policy start date	31 October 2017
Annual renewal date	31 October	Yearly premium*	\$901.28
Yearly policy fee	\$0.00	Stamp Duty state	QLD
Yearly Stamp Duty	\$0.00		

* Your Yearly premium includes the policy fee and stamp duty

Life Insured Details

Life Insured

Life Insured	Mr Ian Frame	Date of Birth	26 January 1974
Age next birthday	48	Occupation Class	SR

What you're covered for

Mr Ian Frame Life Insured

Benefit type	Premium structure	Benefit amount	Yearly Premium	Benefit expiry date	Smoker status	Inflation Linked
Life Cover	Level	\$327,640	\$901.28	31 October 2048	Non-smoker	Yes

Extra benefits (benefit details)

The premium details in this Schedule will be valid until the next review date. This Schedule is current as at the effective date shown, and replaces any Schedule previously issued. You should refer to the Policy Document for full details of when we will pay a Benefit.

POSTED

11-2



LIFE INSURANCE

MLC Life Insurance Policy Schedule

This Policy Schedule replaces any previous Policy Schedules. Effective date 31 October 2021

Policy details

Policy Owner	Frame SMSF Pty Ltd ATF Frame Family Super Fund		
Product name	MLC Insurance (Wrap or SMSF)		
Policy number	93224375	Policy start date	31 October 2017
Annual renewal date	31 October	Yearly premium*	\$901.28
Yearly policy fee	\$0.00	Stamp Duty state	QLD
Yearly Stamp Duty	\$0.00		

* Your Yearly premium includes the policy fee and stamp duty

Life Insured Details

Life Insured

Life Insured	Mr Ian Frame	Date of Birth	26 January 1974
Age next birthday	48	Occupation Class	SR

What you're covered for

Mr Ian Frame Life Insured

Benefit type	Premium structure	Benefit amount	Yearly Premium	Benefit expiry date	Smoker status	Inflation Linked
Life Cover	Level	\$327,640	\$901.28	31 October 2048	Non-smoker	Yes

Extra benefits (benefit details)

The premium details in this Schedule will be valid until the next review date. This Schedule is current as at the effective date shown, and replaces any Schedule previously issued. You should refer to the Policy Document for full details of when we will pay a Benefit.

12-1

Frame Family Super Fund

Borrowing Costs

\$2,282.52 16/04/2018

Year

2018	\$76.08	2206.44
2019	456.50	1749.93
2020	456.50	1293.43
2021	456.50	836.92
2022	456.50	380.42 ✓
2023	380.42	0.00

POSTED

**Frame Family Super Fund
General Ledger**



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		2,542.14		2,542.14 DR
			2,542.14		2,542.14 DR
Property Expenses - Agents Commissions (41940)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		55.00		55.00 DR
			55.00		55.00 DR
Property Expenses - Council Rates (41960)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		352.03		352.03 DR
30/06/2022	T/up Agent statement		352.00		704.03 DR
30/06/2022	T/up Agent statement		352.00		1,056.03 DR
30/06/2022	T/up Agent statement		353.14		1,409.17 DR
			1,409.17		1,409.17 DR
Property Expenses - Insurance Premium (41980)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
19/07/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		115.68 DR
17/08/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		231.36 DR
17/09/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		347.04 DR
19/10/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		462.72 DR
17/11/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		578.40 DR
17/12/2021	Direct Debit 431356 SUNCORP HPI037169661		115.68		694.08 DR
18/01/2022	Direct Debit 431356 SUNCORP HPI037169661		115.68		809.76 DR
17/02/2022	Direct Debit 431356 SUNCORP HPI037169661		115.68		925.44 DR
17/03/2022	Direct Credit 431356 Suncorp		136.03		1,061.47 DR
20/04/2022	HPI037169661 SUNCORP		136.03		1,197.50 DR
17/05/2022	HPI037169661 SUNCORP		136.03		1,333.53 DR
17/06/2022	HPI037169661 SUNCORP		136.03		1,469.56 DR
			1,469.56		1,469.56 DR
Property Expenses - Interest on Loans (42010)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
01/07/2021	Debit interest		848.28		848.28 DR
01/08/2021	Debit Interest		874.12		1,722.40 DR
01/09/2021	Debit interest		871.78		2,594.18 DR
01/10/2021	Debit Interest		841.39		3,435.57 DR
01/11/2021	Debit Interest		872.04		4,307.61 DR
01/12/2021	Debit Interest		842.17		5,149.78 DR
01/01/2022	Debit Interest		867.82		6,017.60 DR
01/02/2022	Debit Interest		865.46		6,883.06 DR
01/03/2022	Debit Interest		779.60		7,662.66 DR
01/04/2022	INTEREST CHARGE		856.91		8,519.57 DR

13-2

**Frame Family Super Fund
General Ledger**



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
01/05/2022	INTEREST CHARGE		826.13		9,345.70 DR
01/06/2022	INTEREST CHARGE		887.39		10,233.09 DR
			10,233.09		10,233.09 DR
Property Expenses - Land Tax (42020)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		211.40		211.40 DR
30/06/2022	T/up Agent statement		211.40		422.80 DR
30/06/2022	T/up Agent statement		211.30		634.10 DR
			634.10		634.10 DR
Property Expenses - Repairs Maintenance (42060)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		79.00		79.00 DR
30/06/2022	T/up Agent statement		385.00		464.00 DR
30/06/2022	T/up Agent statement		299.75		763.75 DR
			763.75		763.75 DR
Property Expenses - Stationery, Phone and Postage (42090)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		77.00		77.00 DR
			77.00		77.00 DR
Property Expenses - Water Rates (42150)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up Agent statement		329.37		329.37 DR
30/06/2022	T/up Agent statement		348.06		677.43 DR
30/06/2022	T/up Agent statement		344.76		1,022.19 DR
30/06/2022	T/up Agent statement		366.71		1,388.90 DR
			1,388.90		1,388.90 DR
Property Expenses - Borrowing costs (42200)					
<u>21 Kate Reed Drive, Prospect Vale TAS 7250 (21KATEREED)</u>					
30/06/2022	T/up 2022 borrowing costs		456.50		456.50 DR
			456.50		456.50 DR
Total Debits:			19,029.21		
Total Credits:			0.00		



ABN: 65 904 844 993
Postal Address: PO Box 102,
 Westbury TAS 7303
Telephone: (03) 6393 5300
Facsimile: (03) 6393 1474

Account Number	1100900
BPAY View Registration No.	20090
Property Number	20090
Property Address	21 Kate Reed Drive PROSPECT VALE TAS 7250
Area (Hectares)	0.0739 HA
Improvements	House
Land Use Class	Residential
Property ID	3115081
Land Value	125,000
Capital Value	345,000
Assessed Annual Value	14,768
Effective Date	1 July 2019
Rating Period	1 July 2021 to 30 June 2022
Date of Issue	26 July 2021

1.2571 20090 054
 Frame Family Property Pty Ltd
 C/- Property Wise Launceston
 PO Box 150
 RIVERSIDE TAS 7250

Notice for payment of Rates & Charges

For the Year Ending 30 June 2022

RATE/CHARGE DESCRIPTION	RATE IN \$	QUANTITY	AMOUNT
General Rate	5.895 Cents in \$	14768	\$870.57
State Govt Fire Service Rate Launceston Urban	1.459 Cents in \$	14768	\$215.46
Waste Management Contribution + 140L Bin	\$322 Per Service	1	\$322.00

Payments received on or after 26 July 2021 may not be included on the notice. **TOTAL \$1,408.03**

Arrears Due	1st Instalment Due	2nd Instalment Due	3rd Instalment Due	4th Instalment Due
01/07/2021	31/08/2021	29/10/2021	31/01/2022	31/03/2022
\$0.00	\$352.03	\$352.00	\$352.00	\$352.00

Instalment reminder notices will be issued prior to the 2nd, 3rd and 4th instalments

EMAILING OF RATES NOTICES - For fast and efficient delivery of your Rates Notice we offer email delivery. To register an email address and "opt in" to receive your Rates Notice electronically please go to our website www.meander.tas.gov.au and click 'Payments & Services' for the option to register.

INTEREST - Where rates or instalments are not paid on or before the due date a daily interest charge of 0.021562% (7.87% annually) will be payable pursuant to Section 128 of the Local Government Act 1993 in respect of the unpaid rate or instalment for the period during which it is unpaid.

If you fail to pay Rates and Charges when due or do not make an arrangement to pay, Council may commence action to recover the debt without further notice.

John Jordan - General Manager

Scan this QR code with your mobile device to sign up to e-notices.



Frame Family Property Pty Ltd
 C/- Property Wise Launceston
 PO Box 150
 RIVERSIDE TAS 7250

Billers Code: 474601
Ref: 1100900

BPAY® this payment via Internet or phone banking.
 BPAY View® - View and pay this bill using internet banking.
 BPAY View Registration No.: 20090



1st Instalment Due: 31/08/2021

Amount \$

Tick this box if receipt is required



Meander Valley Council
Working Together

14.2
ABN: 65 904 844 993
Postal Address: PO Box 102
 Westbury TAS 7303
Telephone: (03) 6393 5300
Facsimile: (03) 6393 1474
Email: mail@mvc.tas.gov.au
Website: www.meander.tas.gov.au



4.423 - 423 20090 054
 Frame Family Property Pty Ltd
 C/- Property Wise Launceston
 PO Box 150
 RIVERSIDE TAS 7250

Account No: 1100900
Property No: 20090
Date of Issue: 14/03/2022

21 Kate Reed Drive PROSPECT VALE TAS 7250







FOURTH INSTALMENT REMINDER NOTICE FOR YEAR ENDING 30 JUNE 2022

Rates and Charges Outstanding	\$1.14
4th Instalment - Due 31/03/2022	\$352.00

Emailing of Rates Notices - For fast and efficient delivery of your Rates Notice we offer email delivery. To register an email address and "opt in" to receive your Rates Notice electronically please go to our website www.meander.tas.gov.au and click "Payments & Services" for the option to register to receive email notices.

Payments made in the last 7 days may not be reflected in the balance on this notice.
 An interest charge of 7.87% annually, applied at a daily rate of 0.0215% is payable in respect to unpaid rates or instalment for the period during which it is unpaid. Interest has been calculated to 14/03/2022.

TOTAL \$353.14

-  **Pay by Phone:** 1300 276 468 (24 hours)
Bill Code: 474601 **Ref:** 1100900
-  **Online Payment:** www.meander.tas.gov.au Visit our website for secure Credit Card payments.
-  **Direct Debit:** Direct Debit facilities are available for payment of rates, please phone (03) 6393 5300 for details and to receive a copy of the application form.
-  **In Person:** Present your notice or payment slip together with your payment at the Council office 26 Lyall Street Westbury Tas 7303, or Service Tasmania and Australia Post shops.
-  **Australia Post:** In person at any Australia Post shop, by telephoning 13 18 16 or visit www.postbillpay.com.au
Billpay Code: 0702 **Ref:** 1100900
-  **By Mail:** Cheques or Money Order should be made payable to Meander Valley Council and mailed to PO Box 102 Westbury Tas 7303. Note: *Postal delays may occur and cannot be accepted as an excuse for late payment.*

Tick if you would like a receipt



Bill Code: 474601
Ref: 1100900

Bpay this payment via internet or phone banking.
 Bpay View- View and pay this bill using internet banking.
 Bpay View Registration No: 20090

Frame Family Property Pty Ltd
 C/- Property Wise Launceston
 PO Box 150
 RIVERSIDE TAS 7250

Frame Family Property Pty Ltd
 20090 Amount \$353.14



*702 1100900

Enquiries: 13 11 55
Claims: 13 25 24 (24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance



FRAME FAMILY PROPERTY PTY LTD
9 MAIDENWELL RD
ORMEAU QLD 4208

Policy number:	HPI037169661
The insured:	Frame Family Property PTY LTD
Instalment date:	On or around the 16th of each month
Monthly instalment:	\$136.03
Last year's monthly instalment:	\$115.68
Change on last year* 17.6%	

Landlord Insurance Account Renewal

Dear Policy Holder,

Thank you for insuring your Property and Landlord Contents with Suncorp Insurance. Your current policy expires at 11.59 pm on 16 March 2022 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit www.suncorp.com.au/pds-update.

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

We continue to debit the nominated account/card, so your policy can automatically renew and to process your monthly instalments. Please contact us before renewal if you do not want your policy to renew. For your review, enclosed is a new direct debit service agreement the terms of which apply from your renewal date. You don't need to do anything but please retain a copy for your records.

Upon payment, this document becomes your Certificate of Insurance. Please keep this document with your PDS and any Supplementary PDS we have given you in a safe place.

Regards,

The Suncorp Team

*Why your premium may change

Each year your premium is likely to change even if your circumstances haven't. Factors like the claims we experience, improved data and changes to business costs can have an impact. Changes to discounts you received last year may now impact your premium.

For more information please visit www.suncorp.com.au/insurance/premium

MY SUNCORP

Manage parts of your car or home insurance, including renewals, online in your own time.

To find out more about
My Suncorp, visit
suncorp.com.au/mysuncorp

MANAGE YOUR PREMIUM

Did you know you can now choose a different Home excess and a different Contents excess to better manage your premiums?

To find out more, call 13 11 55

15-2

Property and Landlord Contents insurance account for policy HPI037169661

This document will be a tax invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

Your discounts

Nil

Suncorp Insurance offers a Multi-Policy Discount (MPD) when you have 3 or more eligible products. If you believe you may qualify for the MPD and it is not listed above, please contact us.

Period of insurance: **16 March 2022 to 11.59pm 16 March 2023**

Transaction type: **Renewal**

Your Premium Details

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Type of Cover	Sum Insured	Base Premium	GST	Stamp Duty	Total Amount
Insured address: 21 KATE REED DR, PROSPECT VALE TAS 7250					
Last Year					
Property	\$ 442,100	\$ 1,012.59	\$ 101.26	\$ 111.39	\$ 1,225.24
Landlord Contents	\$ 11,600	\$ 134.66	\$ 13.47	\$ 14.81	\$ 162.94
This Year					
Property	\$ 486,300	\$ 1,204.64	\$ 120.46	\$ 132.51	\$ 1,457.61
Landlord Contents	\$ 12,200	\$ 144.44	\$ 14.44	\$ 15.89	\$ 174.77
This Year's GST / Total Amount			\$ 134.90		\$ 1,632.38

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Enquiries: 13 11 55
Claims: 13 25 24 (24 hours a day, 7 days a week for new claims)
suncorp.com.au/insurance



FRAME FAMILY PROPERTY PTY LTD
9 MAIDENWELL RD
ORMEAU QLD 4208

Policy number:	HPI037169661
The insured:	Frame Family Property PTY LTD
Period of insurance:	16 March 2022 to 11.59pm 16 March 2023
Monthly instalment:	\$136.03

Direct Debit Confirmation Certificate

Dear Policy Holder,

This certificate confirms your direct debit details based on the information you have provided to us. If any of the following information is incorrect please contact us on 13 11 55.

If no changes are required, deductions will continue on the dates and for the amounts stated below, subject to the terms of the Direct Debit Request (DDR) Service Agreement shown on the reverse side of this certificate.

Payment Schedule

Subsequent instalment dates: On or around the 16th of each month
Monthly instalment: \$136.03

Account Details

Financial Institution: COMMONWEALTH - QLD
BSB: XXXXXX
Account number: XXXX3198
Account name: Frame Family Property

Regards,

The Suncorp Team

Direct Debit Request (DDR) Service Agreement

This DDR Service Agreement details the terms of the Direct Debit Request.

1. DDR – Payments for Insurance Policies

You can arrange to pay your premium by direct debit. We will process a direct debit to the account nominated by you for the monthly instalment on the date due in accordance with your policy conditions. If the monthly instalment changes, we will automatically change the amount of your monthly direct debit in accordance with the new amount. You will be notified of any changes in accordance with your policy conditions.

You have authorised Suncorp Insurance (User ID 431356) to debit the monthly instalment and all amounts payable to Suncorp Insurance in relation to your policy to the account stated.

2. Changing your Direct Debit Arrangements

We will provide you with at least 14 days notice if we change any of the terms of the direct debit.

3. Cancelling your Direct Debit

You may alter or cancel your direct debit at any time by providing at least 10 business days notice by calling us on 13 11 55. Alternatively you can give us notice by writing to:

Suncorp Insurance
 (4PI408) GPO Box 1453
 Brisbane QLD 4001

Or emailing:- insuranceservice@suncorp.com.au

Requests to vary the details of the account to be debited must be within the terms of the operating authority for the account.

4. Non Business/Calendar Days

If your direct debit falls due on a weekend we will process it on the previous business day, and/or if your direct debit falls due on the 29th, 30th or 31st day of each month, instalments will be deducted on or around the last business day of each month. If you are uncertain of the date your direct debit will be processed you should contact your Financial Institution.

5. Returned or Dishonoured Direct Debits

If your direct debit is dishonoured or returned unpaid by your Financial Institution for any reason we reserve the right to recover the funds from you and to take any steps permitted under the terms of your policy. Your financial institution may charge additional fees for direct debit, including dishonour fees. If your direct debit instalment is not received by us at the time of its original due date, we will write to you and tell you how you can remedy the situation. We may also attempt to debit your account again during the four week period immediately after our unsuccessful scheduled debit attempt. Any notice of our intention to debit your account again will not extend our final claims acceptance date or the date on which we may need to cancel your policy.

6. Clear funds

You should ensure that you have sufficient clear funds available in your account before the due date to enable the direct debit to be paid by your Financial Institution in accordance with the Direct Debit Request.

7. Your Records

We will not disclose any details of your direct debit to any person or corporation unless it's necessary to set up or maintain your direct debt, it's required by law or unless the information is required to resolve a disputed transaction.

8. Your Account

You should be aware that some Financial Institutions may not allow a direct debit to be processed to certain types of accounts. You should check your account details against a recent statement from your Financial Institution or check with your Financial Institution to ensure that a DDR can be processed to your account.

9. Direct Debit Complaints Process

If you believe that we have wrongly debited your account, please contact us and we will arrange for the transaction to be investigated and where appropriate, for a correction to be made. Call us on 13 11 55, or write to: Suncorp Insurance, (4PI408) GPO Box 1453, Brisbane QLD 4001. You may also query a direct debit transaction by contacting the Financial Institution where the account to be debited is held.

10. Your Product Disclosure Statement

This DDR Service Agreement needs to be read together with your most recent Product Disclosure Statement (PDS) and any Supplementary Product Disclosure Statement (SPDS) for this insurance policy. The PDS/SPDS explains what happens to your policy when an instalment remains unpaid and when we may not accept your claim.



4.271 - 542 8542626 054
FRAME FAMILY PROPERTY PTY LTD
C/- PROPERTY WISE LAUNCESTON
96-B FREDERICK STREET
LAUNCESTON TAS 7250

Land Tax Assessment for 2021-22

	\$
Land tax assessed	634.10
Interest	0.00
Penalty tax	0.00
Total amount assessed	634.10
Payments less Refunds for 2021-22	0.00
TOTAL amount payable	634.10

Instalment pay by dates

1st instalment pay by 3 Jan 2022	211.40
2nd instalment pay by 16 Mar 2022	211.40
3rd instalment pay by 11 May 2022	211.30
TOTAL of instalments	634.10

Land tax instalments and your property

You may pay your land tax assessment in three instalments. The Commissioner of State Revenue will withdraw this option should any instalment not be paid by its due date.

Land tax assessment 2021-22

FRAME FAMILY PROPERTY PTY LTD



*703 81085426260000

See reverse side for payment options

Notice of Assessment Land Tax

for 1 July 2021 to 30 June 2022

Your account number 8542626

Date assessment issued 1 Dec 2021

1st instalment amount due \$211.40

1st instalment pay by 3 Jan 2022

See reverse side or attachment
for your property details.

Communication Identifier: BBXTBRH

Interest

Payments that are not made by the 'pay by' date will be charged interest, currently 4.04 per cent per annum.

Penalty Tax

Penalty tax may also be applied when payment is not made by the 'pay by' date. The penalty may be imposed at a rate of 25 per cent of an outstanding balance but may be varied according to circumstances.

Legal action

The Commissioner of State Revenue may take legal action, at your cost, to recover any amount unpaid after the 'pay by' date by referring your debt to a collection agency; this attracts fees and could affect your credit rating. The Commissioner may also lodge a caveat on your property.

Objections

If you dispute the accuracy of this assessment, you can write to the Commissioner of State Revenue with your reasons. An objection must be lodged within sixty (60) days from the date of service of this notice of assessment. Disagreeing with the amount or fairness of land tax is not a valid ground for an objection.

Before lodging an objection, you should read the guideline, Objections, Reviews and Appeals, at www.sro.tas.gov.au.

Your account number 8542626

1st instalment amount due \$211.40

1st instalment pay by 3 Jan 2022

Property owner/s
for 1 July 2021 to 30 June 2022
FRAME FAMILY PROPERTY PTY LTD

16.2

General Land

Property Number	Street Address	Tax Rate	Land Value \$	Adj. factor	Assessed Land Value \$	Land Tax \$
3115081	21 KATE REED DR, PROSPECT VALE, 7250	General	125 000	1.25	156 200	634.10
Total General Rate					156 200	634.10

About land tax, land values and adjustment factors

Land tax is applied annually based on the ownership and use of land as at 1 July. The tax is not payable for land or part of land classified as 'principal residence', 'primary production' or 'exempt'. Visit www.sro.tas.gov.au/landtax.

For land value and adjustment factor information, visit the Office of the Valuer-General web pages at dpipwe.tas.gov.au.

Land Tax enquiries: State Revenue Office

Phone (03) 6166 4400 Weekdays, 9:00am to 5:00pm
1800 001 388 for Tas-based callers outside 62 area

Email taxhelp@treasury.tas.gov.au

By Post GPO Box 1374, HOBART TAS 7001

Payment options



Billers Code: 575514
Ref: 810854262600001

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 8542626



Phone 1300 729 859
Payments of up to \$5,000 may be made using MasterCard or Visa only.
Operates 24 hours, every day.

Billpay Code: 0703
Ref: 810 8542626 0000



Service Tasmania
Present this account at any Service Tasmania shop.
See service.tas.gov.au for opening hours.



Electronic Funds Transfer
BSB: 037-001
Acc No: 268825
Acc Name: Revenue EFT
Ref: 810 8542626 0000



Internet – www.service.tas.gov.au
Payments of up to \$5,000 may be made using MasterCard or Visa only.
Operates 24 hours, every day.

Billpay Code: 0703
Ref: 810 8542626 0000

Your account number 8542626
Instalment amount due \$211.40
Pay by 3 Jan 2022



Smoke Alarm Compliance Report

E. info@safehouses.com.au W. safehouses.com.au
10 Amy Rd. Newstead, Tasmania, 7250

17-1
Tax Invoice No: 32239

Invoice Date: 04/08/2021
ABN: 34 611 464 058

REAL ESTATE COMPANY: Frame Family Bare Trust c/- Property Wise Launceston

PROPERTY MANAGER: Samantha Spilsbury **WORK ORDER NO.:** 02357

PROPERTY ADDRESS: 21 Kate Reed Dr, Prospect, TAS, 7250

Alarm Types:
A - Replacable Battery Type Alarm C - Mains Powered Alarm CL - Mains Powered Alarm with Lithium Backup
B - 10 Year Non Removable Battery D - Other - e.g. Security System Smoke Alarm

EXISTING ALARM DETAILS NC = Non-compliant E = Expired W = Warranty RBT = Removed By Tenant

Type (Model)	Location	Expiry	Aus. Std.	Cleaned	Battery Replaced	Smoke Test	Button Test	85dB @ 3m	Replaced / Removed
C (C/CL240PH)	Hallway Front	04/01/2026	Yes	Yes	Yes	Pass	Pass	Pass	No
C (C/CL240PH)	Hallway Rear	04/01/2026	Yes	Yes	Yes	Pass	Pass	Pass	No

COMMENTS: Annual testing and servicing of existing alarm/s to ensure continued compliance with Regulations.

NEW ALARM DETAILS

Type (Model)	Location	Expiry	Smoke Test	Button Test	85dB @ 3m
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one.

COMMENTS:

COMPLIANCE

At the time of inspection conducted by a Safe as Houses Fire Consulting Pty Ltd technician, this property **COMPLIES** with the Residential Tenancy Amendment (Smoke Alarms) Bill and Regulations 2012. This property was assessed considering the sleeping areas will be occupied as designed. Occupants who chose to sleep in other areas of this property may not have adequate protection. This property has been assessed as a 1A Building Type.

TECHNICIAN:	Charles Watson	TECHNICIAN (Secondary):		DATE:	04/08/2021
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Charles Watson

PRICE SCHEDULE

Annual Service / Subscription Fee	\$79.00
Total Inc. GST:	\$79.00

IMPORTANT: Please include the tax invoice number 32239 as payment reference.

PAYMENT OPTIONS

Pay By Mail: 10 Amy Rd. Newstead, Tasmania, 7250
Pay By EFT: Account Name: Safe as Houses Fire Consulting Pty Ltd BSB: 017-545 Account: 406 414 318





19-1
PO Box 138
Kings Meadows Tasmania 7249
Accounts: 0438 313 402
admin@allonpl.com.au

Tax Invoice
ABN: 30 623 913 762
Licence Number: 15606017
RTA: AU46294

Tax Invoice # 637
2nd September 2021

Frame Family Bare Trust
Property Wise Launceston
96b Frederick St
LAUNCESTON, TAS 7250

Order Number: 21 Kate Reed
Job Address: 21 Kate Reed Drive, Prospect Vale TAS 7250

Works Completed:
Attend to dishwasher not operating due to fault

Remove dishwasher from under bench and drain the base pan that had water in it

Check hoses for leaks etc - found leaking inlet hose

Replace leaking hose with new one

Run dishwasher through its cycles - works well

ITEM	PRICE
Materials	\$85.00
Labour	\$187.50

I, David Corbett certify that the electrical work performed as detailed above, for which I take personal responsibility for, has been completed, inspected and tested in accordance with the relevant Australian Standard.
Signed, David Corbett
EPL: 997213

SUBTOTAL: \$272.50
GST: \$27.25
TOTAL: \$299.75
PAID: \$0.00

BALANCE DUE: \$299.75

How to Pay

Tax Invoice # 637
\$299.75 due by 9th September 2021

Please use your invoice number as the reference

Bank Details Name: All On Contracting
BSB: 017 042
Account Number: 416813937

In the event where your overdue account is referred to a collection agency and/or law firm, you will be liable for all costs which would be incurred as if the debt is collected in full, including legal demand costs

Account details

METER DETAILS

METER	PREVIOUS READING	CURRENT READING	DAYS	USAGE(kL)
8SEN0130210291	11/08/2021	970	27/10/2021	1034 77
TOTAL USAGE (kL)				64

ACCOUNT ACTIVITY

DATE	TRANSACTION TYPE	AMOUNT
15/09/2021	Direct Credit	-\$366.71
TOTAL		-\$366.71

Additional information

PAYMENT ASSISTANCE

If you are facing financial difficulties, or if you have trouble paying your bill at any time, please contact us. We have a dedicated Customer Support Team to help you and we will work with you confidentially to create a flexible solution that meets your individual needs.

CONCESSIONS

If you hold a DHS Health Care Card, DHS or DVA Pensioner Concession Card or DVA Health Card (formerly called a Repatriation Health Card) All conditions within Australia and Totally and Permanently Incapacitated (TPI) known as Gold Cards, you may be entitled to claim a concession on water and sewerage access charges. To be eligible, the property must be your principal place of residence, the name and address on the card must match those on your account. If you received a concession on your last statement you do not need to reapply. Please contact us if your concession card expires to provide details of the new card and expiry date.

LATE PAYMENTS

Interest and other penalties may be applied to overdue accounts. Daily interest is charged on overdue amounts from the due date at the monthly 90-day Bank Accepted Bill rate plus 6% in accordance with the Tasmanian Water and Sewerage Industry Customer Service Code and will be shown on your next account.

CHANGE OF CONTACT DETAILS/OWNERSHIP

Please let us know when your contact details change so we may keep our records up to date. When ownership of a property changes, liability for payment of services remains with the owner listed with us until a "Change of Ownership Form" is lodged by the vendor's representative (solicitor or conveyancer). If notification is not provided by the vendor's representative, we will update ownership records after the title has changed with the Land Titles Office using Information provided by the Office of the Valuer General.

METER READINGS AND ACCESS TO WATER METERS

We aim to read our customers' meters every quarter (three months). To help ensure everyone is safe when accessing meters, we ask customers to ensure that meters are visible, easily accessible (no overgrown vegetation, fences or locked gates), and free from hazards like animals. If we can't access the meter, we may need to estimate the variable water use charge to calculate the next bill.

PRIVACY INFORMATION

We are concerned for your privacy and only collect personal information that is necessary for the performance of our functions under *The Water and Sewerage Industry Act 2008*. Should you require access to the information that is retained by us please contact us.

HEARING OR SPEECH IMPAIRED?

Call us via the National Relay Service:

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Italiano: Interpreter Service 13 1450.

Deutsch: Dolmetscher Service 13 1450.

汉语: 翻译服务 13 1450.

How to pay



Direct Debit

Please phone 13 6992 or visit www.taswater.com.au/payment



BPAY®

Contact your financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. For more info:

www.bpay.com.au

Billers Code: 117309

Ref: 3991 2110 3765 07

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.:

3991 2110 3765 07



Service Tasmania



Internet www.service.tas.gov.au

Billpay Code: 8261

Ref: 39912 11037 65085



Phone Telephone Service Tasmania on

1300 729 859

Billpay Code: 8261

Ref: 39912 11037 65085



In Person At any Service Tasmania Shop.

For opening times and locations call

1300 135 513 or go to

www.service.tas.gov.au



Centrepay

Contact Centrelink to arrange Centrepay payments.

Visit:

humanservices.gov.au/centrepay



Post Billpay

Pay in-store at Australia Post.



Mail

Send this slip with your cheque (no staples) to:

GPO Box 1393

HOBART TAS 7001



Tasmanian Water & Sewerage Corporation Pty Ltd
ABN 47 162 220 653

ALL ENQUIRIES & EMERGENCIES 13 6992
EMAIL enquiries@taswater.com.au
WEBSITE www.taswater.com.au
POSTAL GPO BOX 1393 HOBART TAS 7001

20.3



Frame Family Property Pty Ltd
C/- Property Wise Launceston
PO Box 150
RIVERSIDE TAS 7250

Statement no. 7715580703

Issued 10/02/2022

Charge details

SERVICE ADDRESS **INSTALLATION NUMBER** 411001409
21 Kate Reed Drive PROSPECT VALE TAS

FIXED OR SERVICE CHARGES

Full Fixed Water Charge - 20mm (01/01/22-31/03/22) \$88.74
Full Fixed Sewerage Charge (01/01/22-31/03/22) \$170.29
\$259.03

VARIABLE USAGE CHARGES

Variable Water Charge (81kL @ 1.0991/kL) \$89.03
(28/10/21-04/02/22)

TOTAL NEW CHARGES \$348.06

Tax Invoice *Indicates taxable supply

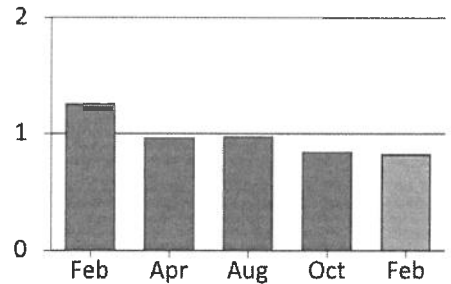
Account no.	211037650
Overdue	\$0.00
Total due	\$348.06
Due date	18/03/2022

Account summary

Last Account	\$329.37
Paid/Adjusted	-\$329.37
Balance	\$0.00
New Charges	\$348.06
Total Due	\$348.06
GST	\$0.00

Your usage

Average daily usage in kilolitres



Read period ending
Current av. daily use: 0.82 kL/day
Current av. daily cost: \$0.89/day

If paying in person please keep account intact

Payment slip



Register to receive all your TasWater notices digitally, simply scan this QR code, or go to www.taswater.com.au/digital-billing



Account no.	211037650
Overdue	\$0.00
Total due	\$348.06
Due date	18/03/2022

See over page for payment options



*444 3991 211037650 85

Account details

METER DETAILS

METER	PREVIOUS READING	CURRENT READING	DAYS	USAGE(kL)
8SEN0130210291	27/10/2021	1034	04/02/2022	1115 100
TOTAL USAGE (kL)				81

ACCOUNT ACTIVITY

DATE	TRANSACTION TYPE	AMOUNT
24/11/2021	Direct Credit	-\$329.37
TOTAL		-\$329.37

Additional information

PAYMENT ASSISTANCE

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LATE PAYMENTS

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Deutsch: Dolmetscher Service 13 1450.

汉语: 传译服务 13 1450.

How to pay



Direct Debit

Please phone 13 6992 or visit www.taswater.com.au/payment



BPAY®

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

Billcode: 117309

Ref: 3991 2110 3765 07

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.: 3991 2110 3765 07



Service Tasmania



Internet www.service.tas.gov.au

Billpay Code: 8261

Ref: 39912 11037 65085



Phone Telephone Service Tasmania on 1300 729 859

Billpay Code: 8261

Ref: 39912 11037 65085



In Person At any Service Tasmania Shop. For opening times and locations call 1300 135 513 or go to www.service.tas.gov.au



Centrepay

Contact Centrelink to arrange Centrepay payments.

Visit:

humanservices.gov.au/centrepay



Post Billpay

Pay in-store at Australia Post.



Mail

Send this slip with your cheque (no staples) to: GPO Box 1393 HOBART TAS 7001



Tasmanian Water and Sewerage Corporation Pty Ltd
ABN 47 162 220 653

All enquiries & emergencies 13 6992

email enquiries@taswater.com.au

website www.taswater.com.au

post GPO Box 1393 Hobart Tasmania 7001

20-5

f TasWater1 t Tas_Water i tas_water

Frame Family Property Pty Ltd
C/- Property Wise Launceston
PO Box 150
RIVERSIDE TAS 7250

Amount due:
\$344.76

Please pay by:
15 Jun 2022

Tax invoice summary

Billing period 01 Apr 2022 - 30 Jun 2022

Fixed charges	\$259.03
Variable usage charges	\$85.73
GST	\$0.00
Total new charges (this bill)	\$344.76
Previous bill	\$348.06
Adjustments	-\$348.06
Total	\$344.76

Your account details

Account no. **211037650**

Connection address 21 Kate Reed Drive
PROSPECT VALE TAS

Statement no. 7715816814

Date issued 10/05/2022

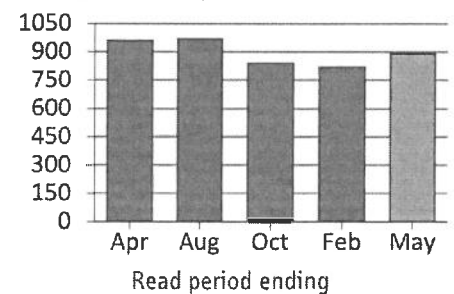
Installation no. 411001409

Your current average use is 890 L/day
Your current average cost is \$0.96/day



Meter reading
Your water usage for this quarter is based on a meter reading

Average daily usage in litres



* If you plan to pay in person please do not cut

Taswater Payment slip

Account no. **211037650**

Connection address
21 Kate Reed Drive PROSPECT VALE TAS



Direct Debit

Please phone 13 6992 or visit
www.taswater.com.au/payment



BPAY®

Billers code: 117309
Ref: 3991 2110 3765 07

Register with BPAY View® to view and pay this bill using internet banking
Registration No: 3991 2110 3765 07
For assistance contact your financial institution.

Would you like to receive all TasWater notices digitally?
Scan this QR code, or visit:
www.taswater.com.au/digital-billing



Amount due:
\$344.76

Please pay by:
15 Jun 2022

Tax invoice itemised

Billing period 01 Apr 2022 - 30 Jun 2022

20.6

Additional information

Fixed or service charges

Full Fixed Water Charge - 20mm (01/04/22-30/06/22)	\$88.74
Full Fixed Sewerage Charge (01/04/22-30/06/22)	\$170.29
Subtotal	\$259.03

Variable usage charges

Variable Water Charge (78kL @ 1.0991/kL) (05/02/22-04/05/22)	\$85.73
--	---------

Total new charges (this bill) \$344.76

Meter details

Meter	Previous reading	Current reading	Days	Usage (kL)
8SEN0130210291	04/02/2022 1115	04/05/2022 1193	89	78
Total usage				78

Account activity

Date	Transaction type	Amount
16/02/2022	Direct Credit	-\$348.06
Total		-\$348.06

Need help paying your bill?

We can help. Please call us on 13 6992 and we'll help make a plan that works for you.

Eligible for a concession?

If you have an eligible concession card, we can apply a discount to your bill. Call us on 13 6992 or apply online at taswater.com.au/concessions

Interest on overdue amounts

Daily interest is charged on overdue amounts from the due date at the monthly 90-day Bank Accepted Bill Rate plus 6%.

Changed your contact details?

Please call us on 13 6992 and we'll update your details or go to taswater.com.au/update

Selling a property?

If you sell your property, you are still liable for TasWater bills until your solicitor or conveyancer lets us know that ownership has changed. For more information, see taswater.com.au/ownership

Reading your meter every 3 months

We need to be able to see your meter and access it easily and safely. Please keep your plants pruned around the meter, restrain your pets and leave your gate unlocked.

If we can't safely read your meter, we will estimate your water usage for the next bill.

Your information is private

See our website to read our Privacy and Credit Reporting Policy at taswater.com.au/privacy

Hearing or speech impaired?

Call us via the National Relay Service:
TTY: call 13 3677 then ask for 13 6992.
Speak and Listen: call 1300 555 727 then ask for 13 6992.

Need an interpreter?

TIS National provides immediate phone interpreting services in 160 languages. Call 13 14 50.



Meter reading
Your water usage for this quarter is based on a meter reading

Ways to pay your bill



Service Tasmania

Phone 1300 729 859
Billpay code: **8261**
Reference: **39912 11037 65085**



Centrepay

Contact Centrelink for setup
humanservices.gov.au/centrepay



By mail

Send this slip with your cheque (no staples) to:
GPO Box 1393 Hobart Tas 7001



Australia Post

Pay in store at Australia Post



*444 3991 211037650 85

Your account details



Account

Ref

Amount

Date

Receipt

Thanks!

ALL ENQUIRIES & EMERGENCIES 13 6992

EMAIL enquiries@taswater.com.au

WEBSITE www.taswater.com.au

POSTAL GPO BOX 1393 HOBART TAS 7001

20.1



Tasmanian Water & Sewerage Corporation Pty Ltd
ABN 47 162 220 653



Frame Family Property Pty Ltd
C/- Property Wise Launceston
PO Box 150
RIVERSIDE TAS 7250



054

R2_51580

Statement no. 7715116652 Issued 13/08/2021

Charge details

SERVICE ADDRESS **INSTALLATION NUMBER** 411001409
21 Kate Reed Drive PROSPECT VALE TAS

FIXED OR SERVICE CHARGES

Full Fixed Water Charge - 20mm (01/07/21-30/09/21) \$88.74
Full Fixed Sewerage Charge (01/07/21-30/09/21) \$170.29
\$259.03

VARIABLE USAGE CHARGES

Variable Water Charge (60 kL @ \$1.062/kL)
(30/04/21-30/06/21) \$63.72
Variable Water Charge (40 kL @ \$1.0991/kL)
(01/07/21-11/08/21) \$43.96
\$107.68

TOTAL NEW CHARGES **\$366.71**

f TasWater1 t Tas_Water i tas_water

Tax Invoice *Indicates taxable supply

Account no. **211037650**
Overdue **\$0.00**
Total due **\$366.71**
Due date **17/09/2021**

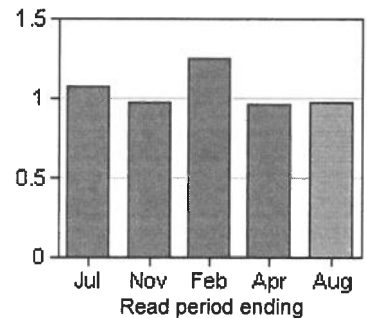
3115081
OOQSSMW

Account summary

Last Account \$335.24
Paid / Adjusted -\$335.24
Balance \$0.00
New Charges \$366.71
Total Due **\$366.71**
GST \$0.00

Your usage

Average daily usage in kilolitres



Current av. daily use: 0.97 kL/day
Current av. daily cost: \$1.04/day

If paying in person please keep account intact

Payment slip



For emailed notices:
taswater.enotices.com.au
Reference No: **0D5076CFDD**

Account no. **211037650**
Overdue **\$0.00**
Total due **\$366.71**
Due date **17/09/2021**

See over page for payment options



*444 3991 211037650 85

Service Tasmania 3991

Account details

METER DETAILS

METER	PREVIOUS READING	CURRENT READING	DAYS	USAGE (kL)
8SEN0130210291	29/04/2021 000870	11/08/2021 000970	104	100
TOTAL USAGE (kL)				100

ACCOUNT ACTIVITY

DATE	TRANSACTION TYPE	AMOUNT
26/05/2021	Direct Credit	-\$335.24
TOTAL		-\$335.24

Additional information

PAYMENT ASSISTANCE

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Deutsch: Dolmetscher Service 13 1450.

汉语: 傳譯服務 13 1450.

How to pay



Direct Debit

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BPAY®

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Billers Code: 117309

Ref: 3991 2110 3765 07

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.: 3991 2110 3765 07



Service Tasmania

Internet www.service.tas.gov.au
Billpay Code: 8261
Ref: 39912 11037 65085

Phone Telephone Service Tasmania on 1300 729 859
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Ref: 39912 11037 65085

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Post Billpay

Pay in-store at Australia Post.



Mail

Send this slip with your cheque (no staples) to:
GPO Box 1393
HOBART TAS 7001

+00021103765085>

+003991+

<000003991>

<0000036671>

+444+



Account Number 06 4194 10593198

Statement Period 1 Jul 2021 - 30 Sep 2021

Closing Balance \$735.14 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTORS
 340 HOPE ISLAND RD
 HOPE ISLAND QLD 4212

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
 ME FAMILY SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Jul	2021 OPENING BALANCE			\$1,336.82 CR
01 Jul	DEBIT INTEREST CHARGED on this account to June 30, 2021 is \$0.05			
01 Jul	Account Fee	10.00 ✓		\$1,326.82 CR
01 Jul	Transfer from CommBank app Personal Super		213.18	\$1,540.00 CR
01 Jul	Direct Credit 141000 PROPERTY WISE 21 KATE REED DRIVE		320.50	\$1,860.50 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$1,850.50 CR
01 Jul	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$351.24 CR
08 Jul	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		531.25	\$882.49 CR
19 Jul	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$766.81 CR
21 Jul	Direct Credit 141000 PROPERTY WISE 21 KATE REED DRIVE		753.75	\$1,520.56 CR
01 Aug	Account Fee	10.00 ✓		\$1,510.56 CR



#* 1711.5638.1.2 ZZ258R3 0303 SL.R3.S938.D273.O V06.00.33

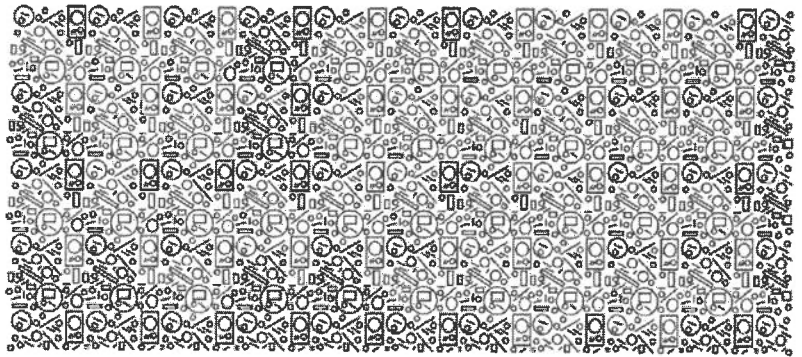
21-2

Statement 14

(Page 2 of 3)

Account Number

06 4194 10593198



Date	Transaction	Debit	Credit	Balance			
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$1,500.56 CR			
01 Aug	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$1.30 CR			
04 Aug	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		674.75	\$676.05 CR			
17 Aug	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$560.37 CR			
18 Aug	Direct Credit 141000 PROPERTY WISE 21 KATE REED DRIVE		368.75	\$929.12 CR			
01 Sep	Account Fee	10.00 ✓		\$919.12 CR			
01 Sep	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		499.62	\$1,418.74 CR			
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$1,408.74 CR			
01 Sep	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$90.52 DR			
02 Sep	Overdraw Fee For exceeding available funds on 01 Sep	15.00		\$105.52 DR			
06 Sep	Transfer from CommBank app Personal Super		105.52	\$0.00			
15 Sep	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		194.97	\$194.97 CR			
17 Sep	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$79.29 CR			
29 Sep	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		655.85	\$735.14 CR			
30 Sep	2021 CLOSING BALANCE			\$735.14 CR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$1,336.82 CR		\$4,919.82		\$4,318.14		\$735.14 CR

1711.5658.1.2.ZZ258R3.0303SL.R3.S938.D273.O.V06.00.33

21-3

Transaction Summary during 1st June 2021 to 31st August 2021

Transaction Type	01 Jun to 30 Jun	01 Jul to 31 Jul	01 Aug to 31 Aug	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$2.50	\$0.00



1711.5639.2.2 ZZ259R3 0303 SL.R3.S938.D273.O V06.00.33



041

DIRECTORS
 340 HOPE ISLAND RD
 HOPE ISLAND QLD 4212

Account Number 06 4194 10593198

Statement Period 1 Oct 2021 - 30 Dec 2021

Closing Balance \$1,391.82 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
 ME FAMILY SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

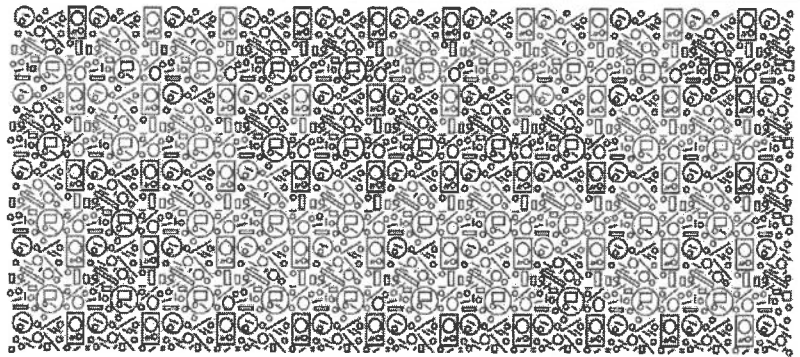
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Oct	2021 OPENING BALANCE			\$735.14 CR
01 Oct	Debit Excess Interest	0.19		\$734.95 CR
01 Oct	Account Fee	10.00	✓	\$724.95 CR
01 Oct	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$714.95 CR
01 Oct	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26	✓	\$784.31 DR
04 Oct	Loan Pymt Dishonour Value Date: 01/10/2021		1,499.26 ✓	\$714.95 CR
13 Oct	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		900.60	\$1,615.55 CR
19 Oct	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$1,499.87 CR
27 Oct	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		718.15	\$2,218.02 CR
01 Nov	Account Fee	10.00	✓	\$2,208.02 CR
01 Nov	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$2,198.02 CR
01 Nov	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26	✓	\$698.76 CR



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21-5



Date	Transaction	Debit	Credit	Balance			
10 Nov	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		290.50	\$989.26 CR			
17 Nov	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$873.58 CR			
24 Nov	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		494.72	\$1,368.30 CR			
30 Nov	Transfer from CommBank app Personal Super		140.96	\$1,509.26 CR			
01 Dec	Account Fee	10.00 ✓		\$1,499.26 CR			
01 Dec	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$1,489.26 CR			
01 Dec	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$10.00 DR			
02 Dec	Loan Pymt Dishonour Value Date: 01/12/2021		10.00 ✓	\$0.00			
08 Dec	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		753.75	\$753.75 CR			
17 Dec	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$638.07 CR			
22 Dec	Direct Credit 141000 PROPERTY WISE 21 KATE REED DRIVE		753.75	\$1,391.82 CR			
30 Dec	2021 CLOSING BALANCE			\$1,391.82 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
\$735.14 CR			\$4,905.01		\$5,561.69		\$1,391.82 CR

Transaction Summary during 1st September 2021 to 30th November 2021

Transaction Type	01 Sep to 30 Sep	01 Oct to 31 Oct	01 Nov to 30 Nov	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$2.50	\$0.00

12571_42807.1.2 ZZ258R3 0303.SL.R3.S939.D364.O.V06.00.35

21.6

Statement 15

(Page 3 of 3)

Account Number

06 4194 10593198

Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: commbank.com.au/support/compliments-and-complaints.html

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, afca.org.au, website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST





21.7

Your Statement

Statement 16 (Page 1 of 3)

Account Number 06 4194 10593198

Statement Period 31 Dec 2021 - 30 Mar 2022

Closing Balance \$2,012.85 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTORS
 340 HOPE ISLAND RD
 HOPE ISLAND QLD 4212

Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au. Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
 ME FAMILY SUPER FUND

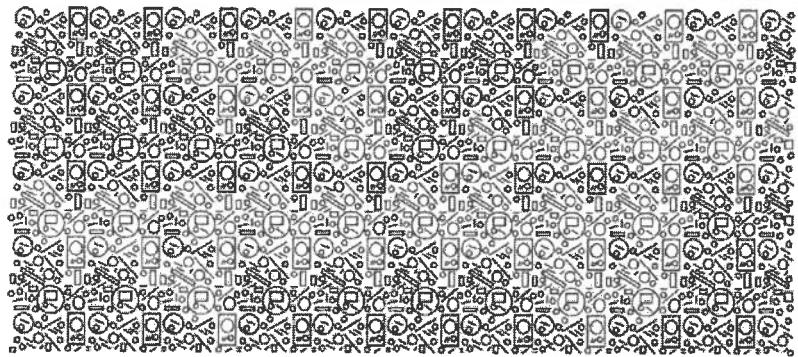
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Date	Transaction	Debit	Credit	Balance
31 Dec 2021	OPENING BALANCE			\$1,391.82 CR
01 Jan	Account Fee	10.00		\$1,381.82 CR
01 Jan	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00	✓	\$1,371.82 CR
01 Jan	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26	✓	\$127.44 DR
05 Jan	Overdraw Fee For exceeding available funds on 01 Jan	15.00		\$142.44 DR
05 Jan	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		542.35	\$399.91 CR
18 Jan	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$284.23 CR
19 Jan	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		504.55	\$788.78 CR
31 Jan	Transfer from CommBank app Amanda Super		730.48	\$1,519.26 CR
01 Feb	Debit Excess Interest	0.18		\$1,519.08 CR
01 Feb	Account Fee	10.00		\$1,509.08 CR
01 Feb	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00	✓	\$1,499.08 CR



#* 9757.36958.1.2 ZZ258R3 0303SLR3.S937.D089.C V06.00.35



Date	Transaction	Debit	Credit	Balance			
01 Feb	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$0.18 DR			
02 Feb	Loan Pymt Dishonour Value Date: 01/02/2022		10.00 ✓	\$9.82 CR			
02 Feb	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		116.95	\$126.77 CR			
16 Feb	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		939.69	\$1,066.46 CR			
17 Feb	Direct Debit 431356 SUNCORP HPI037169661	115.68		\$950.78 CR			
01 Mar	Account Fee	10.00		\$940.78 CR			
01 Mar	Transfer from CommBank app Amanda Super		578.48	\$1,519.26 CR			
01 Mar	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00 ✓		\$1,509.26 CR			
01 Mar	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$10.00 CR			
02 Mar	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		954.03	\$964.03 CR			
16 Mar	Direct Credit 141000 PROPERTY WISE 21 KATE REED DRIVE		542.35	\$1,506.38 CR			
17 Mar	Direct Debit 431356 SUNCORP HPI037169661	136.03		\$1,370.35 CR			
30 Mar	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		642.50	\$2,012.85 CR			
30 Mar	2022 CLOSING BALANCE			\$2,012.85 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
\$1,391.82 CR			\$4,940.35		\$5,561.38		\$2,012.85 CR

9757.36956.1.2.ZZ258F3 0303.SL.R3.S937.D089.OV06.00.35

Transaction Summary during 1st December 2021 to 28th February 2022

Transaction Type	01 Dec to 31 Dec	01 Jan to 31 Jan	01 Feb to 28 Feb	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$2.50	\$0.00

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Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: info@afca.org.au

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST



Account Number 06 4194 10593198

Statement Period 31 Mar 2022 - 30 Jun 2022

Closing Balance \$1,394.99 CR

Enquiries 13 1998
 (24 hours a day, 7 days a week)



041

DIRECTORS
 340 HOPE ISLAND RD
 HOPE ISLAND QLD 4212

Business Transaction Account

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Name: FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
 ME FAMILY SUPER FUND

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Date	Transaction	Debit	Credit	Balance
31 Mar 2022	OPENING BALANCE			\$2,012.85 CR
01 Apr	Account Fee	10.00	✓	\$2,002.85 CR
01 Apr	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00	✓	\$1,992.85 CR
01 Apr	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26	✓	\$493.59 CR
13 Apr	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		400.61 ✓	\$894.20 CR
20 Apr	Direct Debit 431356 SUNCORP HPI037169661	136.03	✓	\$758.17 CR
27 Apr	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		753.75 ✓	\$1,511.92 CR
01 May	Account Fee	10.00	✓	\$1,501.92 CR
01 May	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00		\$1,491.92 CR
01 May	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26	✓	\$7.34 DR
03 May	Loan Pymt Dishonour Value Date: 01/05/2022		1,499.26 ✓	\$1,491.92 CR



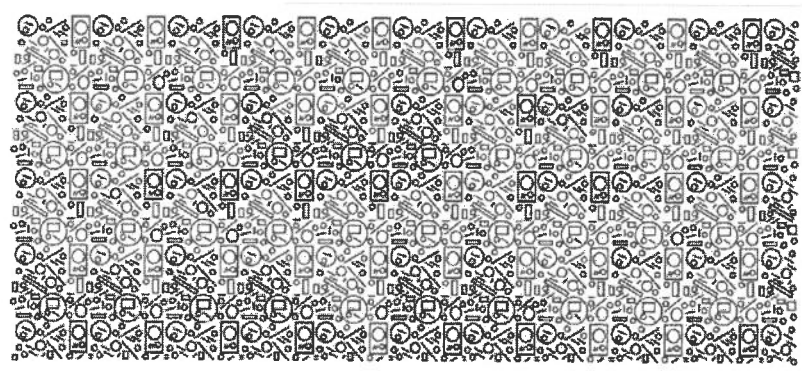
*# 3177.7626.1.2 ZZ258F3 0303 SL.R3.S937.D170.O.V06.00.35

21.11

Statement 17

Account Number

06 4194 10593198



Date	Transaction	Debit	Credit	Balance
05 May	Transfer from CommBank app Amanda Super		7.34 ✓	\$1,499.26 CR
05 May	Transfer To Frame SMSF CommBank App Loan payment	1,499.26 ✓		\$0.00
11 May	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		653.70 ✓	\$653.70 CR
17 May	Direct Debit 431356 SUNCORP HPI037169661	136.03 ✓		\$517.67 CR
25 May	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		383.47 ✓	\$901.14 CR
01 Jun	Account Fee	10.00 ✓		\$891.14 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	10.00 ✓		\$881.14 CR
01 Jun	Direct Debit 403450 Commonwealth Bank Loan Rypmt to 064000 15051153	1,499.26 ✓		\$618.12 DR
02 Jun	Transfer from CommBank app Mortgage		618.12 ✓	\$0.00
02 Jun	Overdraw Fee For exceeding available funds on 01 Jun	15.00 ✓		\$15.00 DR
08 Jun	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		886.31 ✓	\$871.31 CR
17 Jun	Direct Debit 431356 SUNCORP HPI037169661	136.03 ✓		\$735.28 CR
22 Jun	Overdrawn Appv Fee Refund		17.19 ✓	\$752.47 CR
22 Jun	Direct Credit 141000 PROPERTY WISE RE 21 KATE REED DRIVE		642.52 ✓	\$1,394.99 CR
30 Jun	2022 CLOSING BALANCE			\$1,394.99 CR ✓

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$2,012.85 CR		\$6,480.13		\$5,862.27		\$1,394.99 CR

3177.7626.1.2.ZZ258F3 0303SL.F3.S937.D170.O.V06.00.35

21.12

Transaction Summary during 1st March 2022 to 31st May 2022

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
Total	0	0	0	0	0		\$0.00
Account Fee						\$10.00	\$30.00
Paper Statement Fee						\$2.50	\$0.00

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Email: info@afca.org.au

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3177.7627.2.2 ZZ258R3 0303 SL.R3.S937.D170.O V06.00.35



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



FRAME SMSF PTY LTD
9 MAIDENWELL ROAD
ORMEAU QLD 4208

1 Shelley Street
Sydney, NSW 2000

account balance **\$52,204.26**
as at 31 Dec 21

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			51,634.34
01.11.21	Deposit AMANDA FRAME Amanda Sept Super		1,747.20	53,381.54
04.11.21	Direct debit MLC Limited 93224375	901.28		52,480.26
08.11.21	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	56.00		52,424.26
09.12.21	Funds transfer 028410 FRAMEAC2	220.00		52,204.26
	CLOSING BALANCE AS AT 31 DEC 21	1,177.28	1,747.20	52,204.26

* 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 182 512
ACCOUNT NO. 965492093

deposits using BPay
From another bank



Bill code: 667022
Ref: 965 492 093

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

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

Name	Authority Type
GRAHAM THOMAS J SLG FINANCIAL SERVICES PTY LTD	Enquiry authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

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

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

Macquarie Cash Management Account

enquiries 1800 806 310

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

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- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

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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



FRAME SMSF PTY LTD
9 MAIDENWELL ROAD
ORMEAU QLD 4208

1 Shelley Street
Sydney, NSW 2000

account balance **\$45,135.26**
as at 30 Jun 22

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			52,204.26
13.01.22	Deposit AMANDA FRAME Amanda Super Dec Q		1,497.60	53,701.86
24.01.22	Direct debit TAL Life Limited 1720039-B9230907	2,867.81		50,834.05
01.03.22	Funds transfer TRANSACT FUNDS TFR TO ADAPTIVE MINDS PSY	578.48		50,255.57
07.03.22	Funds transfer TRANSACT FUNDS TFR TO FRAME FAMILY SUPER	1,172.08		49,083.49
24.03.22	Funds transfer 031194 FRAMAC3	220.00		48,863.49
24.03.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	202.00		48,661.49
24.03.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	52.45		48,609.04
24.03.22	Funds transfer 031112 FRAMAS1	2,860.00		45,749.04
01.06.22	Funds transfer TRANSACT FUNDS TFR TO ADAPTIVE MINDS PSY	618.12		45,130.92
30.06.22	Interest MACQUARIE CMA INTEREST PAID*		4.34	45,135.26

how to make a transaction

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

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 965492093

deposits using BPay
From another bank



Billor code: 667022
Ref: 965 492 093

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 30 JUN 22	8,570.94	1,501.94	45,135.26

* 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)

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

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annual interest summary 2021/2022

INTEREST PAID	4.34
TOTAL INCOME PAID	4.34



Macquarie Cash Management Account

enquiries 1800 806 310

account name FRAME SMSF PTY LTD ATF
FRAME FAMILY SUPER FUND
account no. 965492093

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- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at macquarie.com.au or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to macquarie.com.au/feedback-and-complaints.

Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



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23-1

FLANAGAN
RESIDENTIAL

9th December 2022

Dear Ian and Amanda,

RE: 21 Kate Reed Drive, Prospect Vale 7250 – Current Sales Appraisal

Thank you so much for allowing me the opportunity to provide an current sales appraisal for your investment property at 21 Kate Reed Drive, Prospect Vale 7250.

In the current market the property is likely to land in the \$600,000 - \$620,000 price range, possibly more with competition.

Median \$610,000

This estimate is based on comparable sales in the area and the solid competition still being generated, when properties in popular suburbs are priced realistically. I am also working on the basis of the property being sold 'as is', with an existing tenancy in place.

If you have any further queries please feel free to reach out.

Kind regards,

Rae Smith
Property Representative
rac@flanaganresidential.com.au
0455 445 300

POSTED

THE AGENCY YOU'D RECOMMEND TO A FRIEND

ABN 49 620 802 448

108a Tamar Street, Launceston Tasmania 7250

EMAIL info@flanaganresidential.com.au

WEB flanagan.com.au



24-1

Your Statement

Statement 14 (Page 1 of 2)



041 FRAMACZ

THE DIRECTORS
FRAME SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

Account Number 06 4000 15051153

Statement Period 1 Jul 2021 - 30 Sep 2021

Loan Balance \$232,657.65 DR

Enquiries 13 1998
(24 hours a day, 7 days a week)

SuperGear

If this credit facility is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au

Important note Your statement is changing to give you a much clearer view of your transactions including a more detailed summary of your fees and charges. To find out more about the changes to your account, go to commbank.com.au/business-statementchanges

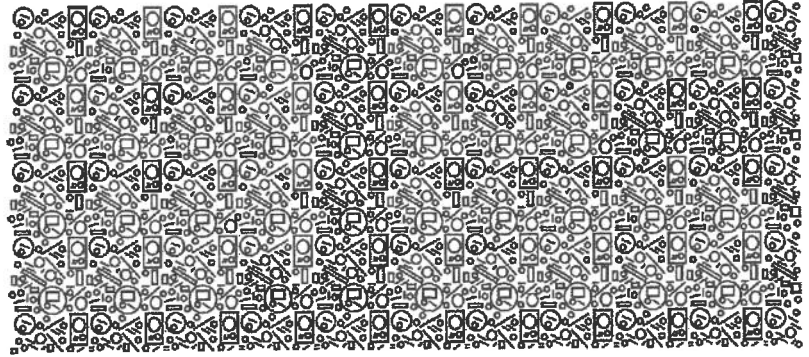
Loan Snapshot	Opening balance 1 July 2021 in debit	\$234,561.25
	Bank Fees	\$30.00
	Interest	\$2,594.18
	Repayments / Payments	-\$4,527.78
	Other (eg. reversals, adjustments, government charges)	Nil
	Closing balance 30 September 2021 in debit	\$232,657.65

Interest Total interest paid last Financial Year is \$10,523.56

Repayments Your current repayments are \$1,439.73



*# 19574.30494.1.1 ZZ258R3 0303AR.R3.S132.D273.L V06.00.33



Borrowers

FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
ME FAMILY SUPER FUND

Date	Transaction	Debit	Credit	Balance
01 Jul	2021 OPENING BALANCE			\$234,561.25 DR
01 Jul	DEBIT INTEREST CHARGED on this account to June 30, 2021 is \$10,523.56			
01 Jul	Rpymt/Pymt from 064194 10593198		10.00	\$234,551.25 DR
01 Jul	Rpymt/Pymt from 064194 10593198		1,499.26	\$233,051.99 DR
01 Jul	Debit Interest	848.28		\$233,900.27 DR
01 Jul	Loan Service Fee	10.00		\$233,910.27 DR
01 Aug	Rpymt/Pymt from 064194 10593198		10.00	\$233,900.27 DR
01 Aug	Rpymt/Pymt from 064194 10593198		1,499.26	\$232,401.01 DR
01 Aug	Debit Interest	874.12		\$233,275.13 DR
01 Aug	Loan Service Fee	10.00		\$233,285.13 DR
01 Sep	Rpymt/Pymt from 064194 10593198		10.00	\$233,275.13 DR
01 Sep	Rpymt/Pymt from 064194 10593198		1,499.26	\$231,775.87 DR
01 Sep	Debit Interest	871.78		\$232,647.65 DR
01 Sep	Loan Service Fee	10.00		\$232,657.65 DR
30 Sep	2021 CLOSING BALANCE			\$232,657.65 DR
	Opening balance			
		-	Total debits	+
	\$234,561.25 DR		\$2,624.18	
				=
			-	Total credits
			\$4,527.78	
				Closing balance
				\$232,657.65 DR

Your Debit Interest Rate Summary

Effective Date	Interest Rate (p.a.)
01 Jul	Your Interest Rate is 4.40%

Commonwealth Bank

Commonwealth Bank of Australia
ABN 48 123 123 124 AFSL and
Australian credit licence 234945

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10 JAN 2022

BY: FRAMAC2

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THE DIRECTORS
FRAME SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

243

Your Statement

Statement 15 (Page 1 of 2)

Account Number 06 4000 15051153

Statement Period 1 Oct 2021 - 30 Dec 2021

Loan Balance \$232,224.73 DR

Enquiries 13 1998
(24 hours a day, 7 days a week)

SuperGear

If this credit facility is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au

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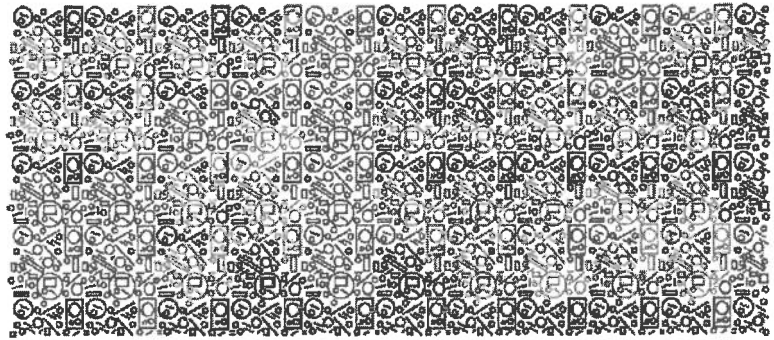
Loan Snapshot	Opening balance 1 October 2021 in debit	\$232,657.65
	Bank Fees	\$30.00
	Interest	\$2,555.60
	Repayments / Payments	-\$3,018.52
	Other (eg. reversals, adjustments, government charges)	Nil
	Closing balance 30 December 2021 in debit	\$232,224.73

Repayments Your current repayments are \$1,439.73

24-4

Account Number

06 4000 15051153



Borrowers

FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
ME FAMILY SUPER FUND

Date	Transaction	Debit	Credit	Balance			
01 Oct 2021	OPENING BALANCE			\$232,657.65 DR			
01 Oct	Rpymt/Pymt from 064194 10593198		10.00	\$232,647.65 DR			
01 Oct	Rpymt/Pymt from 064194 10593198		1,499.26	\$231,148.39 DR			
01 Oct	Debit Interest	841.39		\$231,989.78 DR			
01 Oct	Loan Service Fee	10.00		\$231,999.78 DR			
04 Oct	Loan Pymt Dishonour	1,499.26		\$233,499.04 DR			
01 Nov	Rpymt/Pymt from 064194 10593198		10.00	\$233,489.04 DR			
01 Nov	Rpymt/Pymt from 064194 10593198		1,499.26	\$231,989.78 DR			
01 Nov	Debit Interest	872.04		\$232,861.82 DR			
01 Nov	Loan Service Fee	10.00		\$232,871.82 DR			
01 Dec	Rpymt/Pymt from 064194 10593198		10.00	\$232,861.82 DR			
01 Dec	Rpymt/Pymt from 064194 10593198		1,499.26	\$231,362.56 DR			
01 Dec	Debit Interest	842.17		\$232,204.73 DR			
01 Dec	Loan Service Fee	10.00		\$232,214.73 DR			
02 Dec	Loan Pymt Dishonour	10.00		\$232,224.73 DR			
30 Dec 2021	CLOSING BALANCE			\$232,224.73 DR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$232,657.65 DR		\$4,094.86		\$4,527.78		\$232,224.73 DR

Your Debit Interest Rate Summary

Effective Date Interest Rate (p.a.)

01 Oct Your Interest Rate is 4.40%

Your Statement

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05 APR 2022
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041



THE DIRECTORS
FRAME SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

Statement 16	(Page 1 of 2)
Account Number	06 4000 15051153
Statement Period	31 Dec 2021 - 30 Mar 2022
Loan Balance	\$229,077.75 DR
Enquiries	13 1998 (24 hours a day, 7 days a week)



SuperGear

If this credit facility is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au

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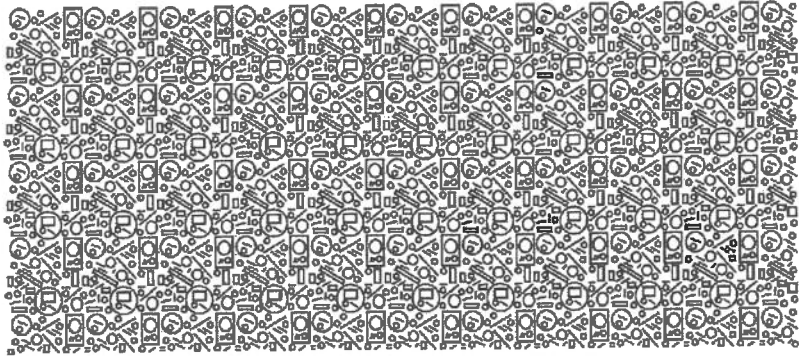
Loan Snapshot	Opening balance 31 December 2021 in debit	\$232,224.73
	Bank Fees	\$30.00
	Interest	\$2,512.88
	Repayments / Payments	-\$5,689.86
	Other (eg. reversals, adjustments, government charges)	Nil
	Closing balance 30 March 2022 in debit	\$229,077.75

Repayments Your current repayments are \$1,439.73

246

Account Number

06 4000 15051153



Borrowers

FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
ME FAMILY SUPER FUND

Date	Transaction	Debit	Credit	Balance			
31 Dec 2021	OPENING BALANCE			\$232,224.73 DR			
01 Jan	Rpymt/Pymt from 064194 10593198		10.00	\$232,214.73 DR			
01 Jan	Rpymt/Pymt from 064194 10593198		1,499.26	\$230,715.47 DR			
01 Jan	Debit Interest	867.82		\$231,583.29 DR			
01 Jan	Loan Service Fee	10.00		\$231,593.29 DR			
01 Feb	Rpymt/Pymt from 064194 10593198		10.00	\$231,583.29 DR			
01 Feb	Rpymt/Pymt from 064194 10593198		1,499.26	\$230,084.03 DR			
01 Feb	Debit Interest	865.46		\$230,949.49 DR			
01 Feb	Loan Service Fee	10.00		\$230,959.49 DR			
02 Feb	Loan Pymt Dishonour	10.00		\$230,969.49 DR			
01 Mar	Rpymt/Pymt from 064194 10593198		10.00	\$230,959.49 DR			
01 Mar	Rpymt/Pymt from 064194 10593198		1,499.26	\$229,460.23 DR			
01 Mar	Debit Interest	779.60		\$230,239.83 DR			
01 Mar	Loan Service Fee	10.00		\$230,249.83 DR			
07 Mar	Repayment/Payment 06 8903 DE MORTGAGE		1,172.08	\$229,077.75 DR			
30 Mar 2022	CLOSING BALANCE			\$229,077.75 DR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$232,224.73 DR		\$2,552.88		\$5,699.86		\$229,077.75 DR

Your Debit Interest Rate Summary

Effective Date	Interest Rate (p.a.)
31 Dec	Your Interest Rate is 4.40%



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Your Statement

Statement 17 (Page 1 of 2)

Account Number 06 4000 15051153

Statement Period 31 Mar 2022 - 30 Jun 2022

Loan Balance \$227,150.40 DR

Enquiries 13 1998
(24 hours a day, 7 days a week)



041

THE DIRECTORS
FRAME SMSF PTY LTD
PO BOX 806
OXENFORD QLD 4210

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07 JUL 2022
FRAMAC2

SuperGear

If this credit facility is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on www.moneysmart.gov.au

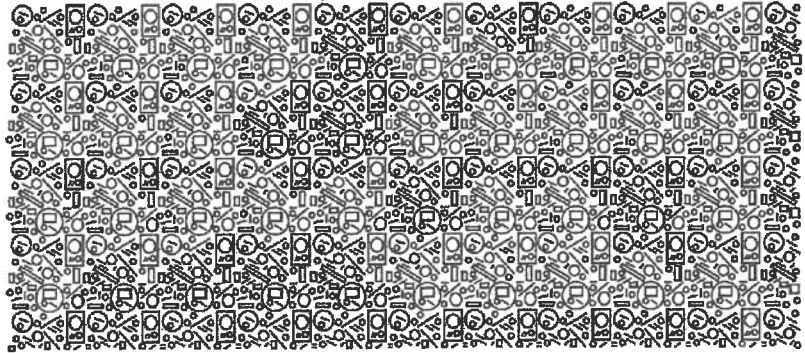
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Loan Snapshot	Opening balance 31 March 2022 in debit	\$229,077.75
	Bank Fees	\$30.00
	Interest	\$2,570.43
	Repayments / Payments	-\$4,527.78
	Other (eg. reversals, adjustments, government charges)	Nil
	Closing balance 30 June 2022 in debit	\$227,150.40

Repayments Your current repayments are \$1,439.73



*# 25:10.5837.1.1.ZZ258F3 0303 AR.R.S.132.D181.L.V06.00.35



Borrowers

FRAME SMSF PTY. LTD. AS TRUSTEES FOR FRA
ME FAMILY SUPER FUND

Date	Transaction	Debit	Credit	Balance	
31 Mar	2022 OPENING BALANCE			\$229,077.75 DR	
01 Apr	Rpymt/Pymt from 064194 10593198	^	10.00	\$229,067.75 DR	
01 Apr	Rpymt/Pymt from 064194 10593198	^	1,499.26	\$227,568.49 DR	
01 Apr	Debit Interest	^ 856.91		\$228,425.40 DR	
01 Apr	Loan Service Fee	^ 10.00		\$228,435.40 DR	
01 May	Rpymt/Pymt from 064194 10593198		10.00 ^	\$228,425.40 DR	
01 May	Rpymt/Pymt from 064194 10593198		1,499.26 ^	\$226,926.14 DR	
01 May	Debit Interest	826.13 ^		\$227,752.27 DR	
01 May	Loan Service Fee	10.00 ^		\$227,762.27 DR	
03 May	Loan Pymt Dishonour	1,499.26 ^		\$229,261.53 DR	
05 May	Transfer From AMANDA FRAME Loan payment		1,499.26 ^	\$227,762.27 DR	
01 Jun	Rpymt/Pymt from 064194 10593198		10.00 ^	\$227,752.27 DR	
01 Jun	Rpymt/Pymt from 064194 10593198		1,499.26 ^	\$226,253.01 DR	
01 Jun	Debit Interest	887.39 ^		\$227,140.40 DR	
01 Jun	Loan Service Fee	10.00		\$227,150.40 DR	
30 Jun	2022 CLOSING BALANCE			\$227,150.40 DR ✓	
	Opening balance	-	Total debits	+ Total credits	= Closing balance
	\$229,077.75 DR		\$4,099.69	\$6,027.04	\$227,150.40 DR

Your Debit Interest Rate Summary

Effective Date	Interest Rate (p.a.)
31 Mar	Your Interest Rate is 4.40%
09 May	Your Interest Rate is 4.65%
10 Jun	Your Interest Rate is 5.15%