

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) **	Concessional	Non-Concessional	Other	Reserves	Total
Mckain, Joshua Douglas	30/10/1982	38	125,271.30	13,065.58	0.00	0.00	0.00	13,065.58
Mckain, Kathleen May	17/02/1980	41	277,110.25	0.00	220.00	0.00	0.00	220.00
All Members				13,065.58	220.00	0.00	0.00	13,285.58

**1 TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Mckain, Joshua Douglas	Concessional	13,065.58	76,664.15	63,598.57 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Mckain, Kathleen May	Concessional	0.00	102,500.00	102,500.00 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	220.00	110,000.00	109,780.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Mckain, Joshua Douglas							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	13,657.57	8,709.14	8,637.05	8,489.66	13,065.58	
Unused Concessional Contribution	0.00	0.00	16,290.86	16,362.95	16,510.34	14,434.42	
Cumulative Carry Forward Unused	N/A	N/A	0.00	16,290.86	32,653.81	49,164.15	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	41,290.86	57,653.81	76,664.15	63,598.57 Below Cap
Total Super Balance	0.00	0.00	92,828.38	104,692.34	106,928.85	125,271.30	
Mckain, Kathleen May							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	0.00	0.00	0.00	
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	25,000.00	27,500.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	50,000.00	75,000.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	75,000.00	102,500.00	102,500.00 Below Cap
Total Super Balance	0.00	0.00	214,203.67	225,437.58	248,350.17	277,110.25	

NCC Bring Forward Caps

Member	Bring Forward Cap		2019	2020	2021	2022	Total	Current Position
	2019	2020						
Mckain, Joshua Douglas	N/A	0.00	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Mckain, Kathleen May	N/A	0.00	0.00	0.00	220.00	220.00	N/A	Bring Forward Not Triggered
Mckain, Joshua Douglas								
Date	Transaction Description	Contribution Type	Ledger Data		Reserves	SuperStream Data		Other
			Concessional	Non-Concession	Other	Employer	Concessional	Non-Concess
07/07/2021	ABN98002348352 ET210707CTR0659 100 50	Employer	643.08			C N W ADMINISTRATION SERVICES P / L	643.08	
09/08/2021	ABN98002348352 ET210809CTR0650 069 50	Employer	726.92			C N W ADMINISTRATION SERVICES P / L	726.92	
07/09/2021	ABN98002348352 ET210907CTR0655 F61 50	Employer	676.92			C N W ADMINISTRATION SERVICES P / L	676.92	
07/10/2021	ABN98002348352 ET211007CTR065C 01B 50	Employer	683.69			C N W ADMINISTRATION SERVICES P / L	683.69	
08/11/2021	ABN98002348352 ET211108CTR0654 6CC 50	Employer	1,035.69			C N W ADMINISTRATION SERVICES P / L	1,035.69	
08/11/2021	ABN98002348352 ET211108CTR0654 6CC 50	Employer	250.00			C N W ADMINISTRATION SERVICES P / L	250.00	
07/12/2021	ABN98002348352 ET211207CTR065A 223 50	Employer	690.46			C N W ADMINISTRATION SERVICES P / L	690.46	
07/12/2021	ABN98002348352 ET211207CTR065A 223 50	Employer	500.00			C N W ADMINISTRATION SERVICES P / L	500.00	
07/01/2022	ABN98002348352 ET220107CTR065F D53 50	Employer	811.29			C N W ADMINISTRATION SERVICES P / L	811.29	
07/01/2022	ABN98002348352 ET220107CTR065F D53 50	Employer	500.00			C N W ADMINISTRATION SERVICES P / L	500.00	
07/02/2022	ABN98002348352 ET220207CTR0658 2AC 50	Employer	690.46			C N W ADMINISTRATION SERVICES P / L	690.46	
07/02/2022	ABN98002348352	Employer	500.00			C N W ADMINISTRATIO	500.00	

Date	Transaction Description	Employer	Concessional	Non-Concession	Other	Reserves
07/03/2022	82AC 50 ABN98002348352 ET220307CTR065D D03 50	Employer	690.46			
07/03/2022	ABN98002348352 ET220307CTR065D D03 50	Employer	500.00			
07/04/2022	ABN98002348352 ET220407CTR0653 B13 50	Employer	690.46			
07/04/2022	ABN98002348352 ET220407CTR0653 B13 50	Employer	500.00			
09/05/2022	ABN98002348352 ET220509CTR065B BAE 50	Employer	1,035.69			
09/05/2022	ABN98002348352 ET220509CTR065B BAE 50	Employer	750.00			
07/06/2022	ABN98002348352 ET220607CTR0651 874 50	Employer	690.46			
07/06/2022	ABN98002348352 ET220607CTR0651 874 50	Employer	500.00			
Total - Mckain, Joshua Douglas			13,065.58	0.00	0.00	0.00

Date	Transaction Description	Contribution Type	Concessional	Non-Concession	Other	Reserves
02/09/2021	SLA Invoice 28412	Personal - Non-Concessional		220.00		
Total - Mckain, Kathleen May			0.00	220.00	0.00	0.00

Total for All Members			13,065.58	220.00	0.00	0.00
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Narangba Qld 4504
(w) 0466539255
www.northbrisrealestate.com.au
tamara@northbrisrealestate.com.au
ABN: 67631416558
Licence: 4354949



North Brisbane Real Estate Pty Ltd

JK McKain Property Fund Pty Ltd ATF JK McKain Bare

Tax Invoice
Account OWN00454
Statement #1
15 Jun 2022

Money In	\$1,200.00
Money Out	\$752.40
You Received	\$447.60

Details for Account OWN00454

	Money Out	Money In
Balance brought forward		\$0.00
29 McKenzie Ave, Narangba QLD 4504		
Rented for \$600.00 per week		
Debra Youngs & Bret Youngs paid to 30/06/2022		
Rent paid to 30/06/2022 (moved in 17/06/2022)		
Leasing Fee *		\$1,200.00
Management Fee *	\$660.00	
	\$92.40	
Total	\$752.40	\$1,200.00

Account Transactions

Withdrawal by EFT to owner JK McKain Property Fund Pty Ltd ATF JK McKain Bare [EFT Transfer to: JK McKain Property Fund Pty Ltd ATF JK McKain Bare, (304190) - ***762]	\$447.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$68.40
(* includes Tax)

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North Brisbane Real Estate Pty Ltd

JK McKain Property Fund Pty Ltd ATF JK McKain Bare

Tax Invoice
Account OWN00454
Statement #2
30 Jun 2022

Money In	\$447.60
Money Out	\$250.00
You Received	\$197.60

Details for Account OWN00454

	Money Out	Money In
Balance brought forward		\$0.00
29 McKenzie Ave, Narangba QLD 4504		
Rented for \$600.00 per week		
Debra Youngs & Bret Youngs paid to 30/06/2022		
Margate Locksmiths - Margate Locksmiths	\$250.00	
Total	\$250.00	\$0.00

Account Transactions

Returned funds 29 Mckenzie Ave *		\$447.60
Withdrawal by EFT to owner JK McKain Property Fund Pty Ltd ATF JK McKain Bare [EFT Transfer to: JK McKain Property Fund Pty Ltd ATF JK McKain Bare, (304190) - ***762]	\$197.60	
Balance remaining		\$0.00

GST Summary

Total Tax on income \$40.69
(* includes Tax)

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details

Item 1 **1.1 Lessor**
Name/trading name JK McKain Property Fund Pty Ltd ATF JK McKain Bare C/- North Brisbane Real Estate Pty Ltd

Address

C/- 1B/16 Main Street

Narangba

QLD

Postcode 4504

1.2 Phone

Mobile

Email

0466 539 255

tamara@northbrisbanerealestate.com.au

Item 2 **2.1 Tenant/s**

Tenant 1 Full name/s Debra Youngs

Phone 0439 642 224

Email debrayoungs@icloud.com

Tenant 2 Full name/s Bret Youngs

Phone 0418 888 543

Email bretsyoungs@gmail.com

Tenant 3 Full name/s

Phone

Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list**Item 3** **3.1 Agent** If applicable. See clause 43

Full name/trading name North Brisbane Real Estate Pty Ltd

Address

1B/16 Main

Narangba, QLD

Narangba

QLD

Postcode 4504

3.2 Phone

Mobile

Email

0466539255

tamara@northbrisbanerealestate.com.au

Item 4 **Notices may be given to**

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 LessorEmail Yes No Facsimile Yes No **4.2 Tenant/s**Email Yes No Facsimile Yes No **4.3 Agent**Email Yes No Facsimile Yes No **Item 5** **5.1 Address of the rental premises**

29 McKenzie Ave

Narangba

QLD

Postcode 4504

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

as per entry condition report

Item 6 **6.1 The term of the agreement is** fixed term agreement periodic agreement**6.2 Starting on** 17 / 6 / 2022**6.3 Ending on** 19 / 6 / 2023Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 600.00 per week fortnight month See clause 8(1)

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

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

Direct deposit (preferred), money order, bank cheque

Details for direct credit

BSB no. 034 073 Bank/building society/credit union Westpac
 Account no. 330 321 Account name North Brisbane Real Estate Trust Account
 Payment reference 29 mckenzie or full name

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

Westpac, internet banking, in office

Item 11 Rental bond amount \$ 2,400.00 See clause 13

Item 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity Yes No Any other service that a tenant must pay Yes No
 Gas Yes No Type Pay tv/Internet See special terms (page 8)
 Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

Yes No

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

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

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity As per service provider agreement
 Gas As per service provider agreement
 Phone As per service provider agreement
 Any other service stated in item 12.1 As per service provider agreement
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 2 See clause 23

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

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

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

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

Type Number Type Number

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

Electrical repairs DC Electrical (QLD) Pty Ltd (after hours emergency only) Phone 1300 707 694
 Plumbing repairs Easy Flow Plumbing (after hours emergency only) Phone 0430 569 210
 Other Tamara Borghardt (call first) Phone 0466 539 255

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement -

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

2 Terms of a general tenancy agreement

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

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

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

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

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

5 Entry condition report - s 65

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

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

6 Continuation of fixed term agreement - s 70

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

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

7 Costs apply to early ending of fixed term agreement

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

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

Division 3 Rent

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

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

Examples of an appropriate place -

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

9 Rent in advance - s 87

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

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

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

10 Rent increases - ss 91 and 93

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

11 Application to tribunal about excessive increase - s 92

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

12 Rent decreases - s 94

Under section 94, the rent may decrease in certain situations.

Note - For details of the situations, see the information statement.

Division 4 Rental bond

13 Rental bond required - ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
 - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
 - (b) if a special term requires the bond to be paid by instalments - by instalments; or
 - (c) otherwise - when the tenant signs this agreement.

Note - There is a maximum bond that may be required. See section 146 and the information statement.

- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

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

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

14 Increase in bond - s 154

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

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

Division 5 Outgoings

15 Outgoings - s 163

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

Examples -

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

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

16 General service charges - ss 164 and 165

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

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

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

17 Water service charges - ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

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

- (2) However, the tenant does not have to pay an amount -
 - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
 - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

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

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

water consumption charge for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation - s 181

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

Examples of possible legal impediments -

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

19 Vacant possession and quiet enjoyment - ss 182 and 183

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

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

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

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

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

Note - See the information statement for details.

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

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
- (a) use the premises for an illegal purpose; or
 - (b) cause a nuisance by the use of the premises; or
- Examples of things that may constitute a nuisance -*
- using paints or chemicals on the premises that go onto or cause odours on adjoining land
 - causing loud noises
 - allowing large amounts of water to escape onto adjoining land
- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

22 Units and townhouses - s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
- (a) the premises are clean; and
 - (b) the premises are fit for the tenant to live in; and
 - (c) the premises are in good repair; and
 - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
 - (b) maintain the premises in good repair; and
 - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
 - (d) keep any common area included in the premises clean.
- Note -* For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
- (a) the lessor is the State; and
 - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
 - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
 - (d) the non-standard items are not a risk to health or safety; and
 - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -
- non-standard items** means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
- premises** include any common area available for use by the tenant with the premises.

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

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

Subdivision 3 The dwelling

27 Fixtures or structural changes - ss 207-209

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

Examples of terms -

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

28 Supply of locks and keys - s 210

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

29 Changing locks - ss 211 and 212

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

Subdivision 4 Damage and repairs

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

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

31 Nominated repairer for emergency repairs - s 216

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

32 Notice of damage - s 217

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

33 Emergency repairs arranged by tenant - ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General - ss 238 and 240

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

35 State assisted lessors or employees of lessor - s 237

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

Division 8 When agreement ends

36 Ending of agreement - s 277

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

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

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

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

Note - See the information statement for details.

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

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

Examples of what may be fair wear and tear -

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

38 Keys

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

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

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

40 Exit condition report - s 66

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services - s 171

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

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

43 Lessor's agent

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

44 Notices

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

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

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

Names of Approved Occupants:

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

Signature of lessor/agent

Name/trading name

North Brisbane Real Estate Pty Ltd

Signature

DocuSigned by:
Tamara Borghardt
18C5EE8F4CC4484...

Date 14/6/2022

Signature of tenant 1

Print name

Debra Youngs

Signature

DocuSigned by:
Debra Youngs
A1BED4B3C8504C2...

Date 14/6/2022

Signature of tenant 2

Print name

Bret Youngs

Signature

DocuSigned by:
Bret Youngs
78D86CF634AD426...

Date 14/6/2022

Signature of tenant 3

Print name

Signature

Date / /

Special Terms

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

45 Occupation and use of premises

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

46 Subletting via online home sharing platforms

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

47 Care of the premises by the tenant

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

48 Photographs of the property during an inspection

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

49 Locks and keys and remote controls

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

50 Early termination by tenant

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

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

INITIALS (Note: initials not required if signed with Electronic Signature)

Special Terms *continued...*

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

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

51 Liability excluded

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

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

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

52 Lessor's insurance

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

(2) The lessor may claim from the tenant -

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

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

53 Tenant's insurance

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

54 Smoke alarm obligations

The tenant must-

- (1) Test each smoke alarm in the premises-
 - (a) at least once every 12 months; or
 - (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
 - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
 - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.
- (2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;
- (3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and

Note: In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.
- (4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:
 - (a) at least once every 12 months; or
 - (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

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

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

55 Portable pool obligations

- (1) The tenant must-
 - (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
 - (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.
- (2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:
 - (a) Maintain and repair the portable pool at the tenant's own expense;
 - (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
 - (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
 - (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.
- (3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

Special Terms *continued...*

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

56 Electronic Signing

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

INITIALS (Note: initials not required if signed with Electronic Signature)

Special Condition

General Tenancy - Smoking Not Allowed on Premises

SMOKING NOT ALLOWED ON PREMISES

- (a) The Tenant must not, or allow any other person to, use or smoke tobacco or other smoke producing substance within any dwelling on the premises.
- (b) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.

^{DS} DU ^{DS} [Signature]

Certificate Of Completion

Envelope Id: 29A33293CC3F49559EB5B446B4F545E0
 Subject: Please DocuSign: Lease Offer 17.6.2022 - 19.6.2023.pdf
 Source Envelope:
 Document Pages: 12
 Certificate Pages: 5
 AutoNav: Enabled
 EnvelopeId Stamping: Enabled
 Time Zone: (UTC+10:00) Brisbane

Status: Completed

Envelope Originator:
 Tamara Borghardt
 tamara@northbrisrealestate.com.au
 IP Address: 118.208.29.40

Record Tracking

Status: Original
 14-06-2022 | 16:05

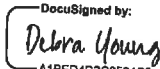
Holder: Tamara Borghardt
 tamara@northbrisrealestate.com.au

Location: DocuSign

Signer Events

Debra Youngs
 debrayoungs@icloud.com
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

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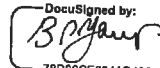
Timestamp

Sent: 14-06-2022 | 16:08
 Viewed: 14-06-2022 | 16:12
 Signed: 14-06-2022 | 16:16

Signature Adoption: Pre-selected Style
 Signed by link sent to debrayoungs@icloud.com
 Using IP Address: 1.128.27.125
 Signed using mobile

Electronic Record and Signature Disclosure:
 Accepted: 14-06-2022 | 16:12
 ID: 6a46f9d8-503d-4269-9c76-b68fd94d82b3

Bret Youngs
 bretsyoungs@gmail.com
 Security Level: Email, Account Authentication
 (None)

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 78D86CF834AD426...

Sent: 14-06-2022 | 16:16
 Viewed: 14-06-2022 | 16:17
 Signed: 14-06-2022 | 16:21

Signature Adoption: Drawn on Device
 Signed by link sent to bretsyoungs@gmail.com
 Using IP Address: 1.144.111.153
 Signed using mobile

Electronic Record and Signature Disclosure:
 Accepted: 14-06-2022 | 16:17
 ID: 7746a073-a607-4bbc-a73f-45e0217253fd

Tamara Borghardt
 tamara@northbrisrealestate.com.au
 tamara@northbrisbanerealestate.com.au
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 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 18C5EE8F4CC4484...

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 Signed: 14-06-2022 | 16:34

Signature Adoption: Pre-selected Style
 Signed by link sent to
 tamara@northbrisrealestate.com.au
 Using IP Address: 118.208.29.40

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	14-06-2022 16:08
Certified Delivered	Security Checked	14-06-2022 16:34
Signing Complete	Security Checked	14-06-2022 16:34
Completed	Security Checked	14-06-2022 16:34

Payment Events	Status	Timestamps
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- ii. send us an email to sroberts@reiq.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Rollover benefits statement

RECEIVED
15 MAR 2022



JK MCKAIN SMSF
PO BOX 806
OXENFORD QLD 4210

041/898
BY: MCKAJS1



Part of Australian Retirement Trust
Central Plaza Three
70 Eagle Street, Brisbane
GPO Box 200, Brisbane QLD 4001
P 1300 360 750
F 1300 241 602
W qsuper.qld.gov.au

Please keep a copy of this statement for your records.

Section A: Receiving fund

Australian business number (ABN)	67 524-842-245
Fund name	JK MCKAIN SMSF
Postal address	PO BOX 806
Suburb/town/location	OXENFORD
State/territory	QLD
Postcode	4210
Country	Australia
Unique superannuation identifier (USI)	
Member client identifier	

Section B: Member's details

Tax file number (TFN)	360-195-916
Full name	
Title	Mrs
Surname	Mckain
First given name	Kathleen
Other given names	May
Residential address	24 Manordowns Drive
Suburb/town/location	DAGUILAR
State/territory	QLD
Postcode	4514
Country	
Date of birth	17 February 1980
Daytime phone number	0754964496
Email address (if applicable)	kathleenandjosh@outlook.com

Section C: Rollover transaction details

Service period start date	15 April 1999
Tax components	
Tax-free component	\$0.09
KiwiSaver tax-free component	\$0.00
Taxable component	
Element taxed in the fund	\$56,999.91
Element untaxed in the fund	\$0.00
Total tax components	\$57,000.00
Preservation amounts	
Preserved amount	\$57,000.00
KiwiSaver preserved amount	\$0.00
Restricted non-preserved amount	\$0.00
Unrestricted non-preserved amount	\$0.00
Total preservation amounts	\$57,000.00

Section D: Non-complying funds

Contributions made to a non-complying super fund on or after 10 May 2006 \$0.00

Section E: Transferring fund

Fund Australian business number (ABN)	60 905-115-063
Fund name	QSuper Accumulation account
Contact name	Member Services
Daytime phone number	1300360750
Email address	QSUPER.ATOREPORTING@QSUPER.QLD.GOV.AU

Section F: Declaration

Authorised representative declaration

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct
- I am authorised by the superannuation provider to give the information in the statement to the ATO.

Name _____ Neil Sheppard
 Authorised representative signature _____ Neil Sheppard
 Date _____ 08 March 2022

This statement and all QSuper products are issued by Australian Retirement Trust Pty Ltd (ABN 88 010 720 840, AFSL 228975) as trustee for Australian Retirement Trust (ABN 60 905 115 063). Any reference to "QSuper" is a reference to the Government Division of Australian Retirement Trust. This statement provides details of your benefit payment, and every effort has been made to ensure that the information on which this statement is based is accurate and up-to-date. Please read the information carefully and retain it for your records. As we are required to provide you all the information necessary to understand your benefit entitlement, if you require further information, please call us on 1300 360 750.

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OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 58

STATEMENT PERIOD	2/06/2021 - 2/07/2021
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

INCOME

Jessie Anne Johns Status:

Rent \$660.00 Fortnightly Paid To 14/06/2021
 Moved Out 14/06/2021 Charge To 14/06/2021

Inv:57427, \$87.05, SA Water usage 25th February 2021 to 4th May 2021 (16KL) and Supply 1st April to 14th June 2021 (GST Paid: \$0.00)

Inv:57608, \$17.50, Final Water Usage based on Final Meter Read (655KL) (GST Paid: \$0.00)

Inv:57609, \$480.00, Final Exit Clean as requested by tenant (GST Paid: \$43.64)

MONEY OUT

MONEY IN

\$87.05

\$17.50

\$480.00

\$584.55

(Incl GST: \$43.64)

EXPENSE

Alex and Zoe Cleaning Services (Inv: 344)

Exit Clean - this has been paid for by tenant (GST Paid: \$43.64)

Administration/Statement Fee (GST Paid: \$0.80)

Tenant Invoice Fee (GST Paid: \$0.11)

Tenant Invoice Fee (GST Paid: \$0.52)

Tenant Invoice Fee (GST Paid: \$2.88)

\$480.00

\$8.80

\$1.16

\$5.75

\$31.68

\$527.39

(Incl GST: \$47.95)

BALANCE: \$57.16

Ownership Contributions & Expenses

EXPENSE

MONEY OUT

MONEY IN

\$0.00

\$0.00

BALANCE: \$0.00

CONTRIBUTION

Ownership Account Balance

\$57.16 ✓

debt for 2021 year

TOTAL OWNERSHIP PAYMENTS

\$0.00

Withheld Funds

WITHHELD



ABN 53 125 590 061

Corp. Licence Number: Licensee Name & Number: Nooid Management T/as 1840 Real Estate 268200

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 Page 1 of 2

4-2

By Ownership

Cleaning and Electricity

\$57.16

BALANCE: \$57.16

Balance Carried Forward

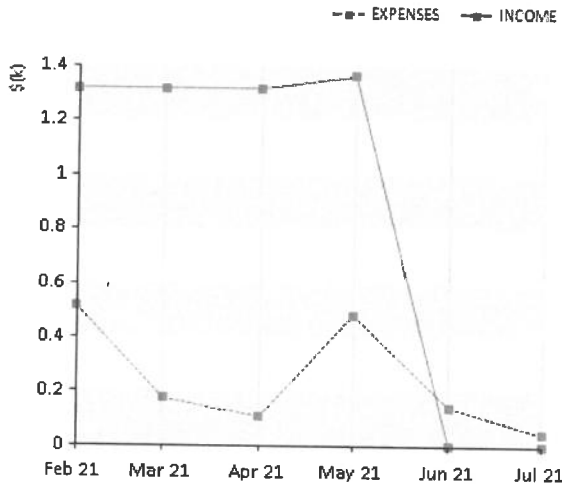
\$57.16

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
25/06/2021	SA Water	29 Bivone Court, SALISBURY DOWNS	SA Water Q4 2020/2021	\$172.19
TOTAL OUTSTANDING				\$172.19

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 21	\$515.97	\$1,320.00	\$804.03
Mar 21	\$175.34	\$1,320.00	\$1,217.88
Apr 21	\$109.94	\$1,320.00	\$1,136.84
May 21	\$482.97	\$1,367.14	\$837.03
Jun 21	\$143.90	\$0.00	\$1,118.69
Jul 21	\$47.39	\$0.00	\$0.00
AVERAGE	\$245.92	\$887.86	\$852.41

OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 59

STATEMENT PERIOD	2/07/2021 - 2/08/2021
OPENING BALANCE	\$57.16
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

INCOME

MONEY OUT	MONEY IN
	\$0.00

EXPENSE

Administration/Statement Fee (GST Paid: \$0.80)

\$8.80	
\$8.80	
(Incl GST: \$0.80)	
	BALANCE: -\$8.80

Ownership Summary

INCOME

MONEY OUT	MONEY IN
	\$0.00

EXPENSE

\$0.00	
	\$0.00

CONTRIBUTION

	\$0.00
	BALANCE: \$0.00

Ownership Account Balance

\$48.36

TOTAL OWNERSHIP PAYMENTS

\$0.00

Withheld Funds

By Ownership

Cleaning and Electricity

WITHHELD

\$48.36

BALANCE: \$48.36

Balance Carried Forward

\$48.36

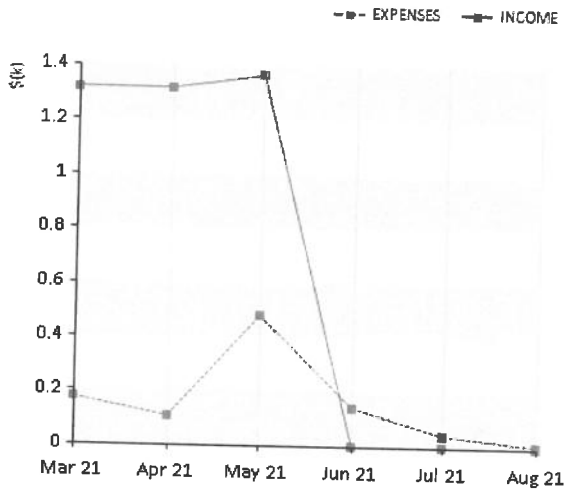
44

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
25/06/2021	SA Water	29 Bivone Court, SALISBURY DOWNS	SA Water Q4 2020/2021	\$172.19
TOTAL OUTSTANDING				\$172.19

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 21	\$175.34	\$1,320.00	\$1,217.88
Apr 21	\$109.94	\$1,320.00	\$1,136.84
May 21	\$482.97	\$1,367.14	\$837.03
Jun 21	\$143.90	\$0.00	\$1,118.69
Jul 21	\$47.39	\$0.00	\$0.00
Aug 21	\$8.80	\$0.00	\$0.00
AVERAGE	\$161.39	\$667.86	\$718.41

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OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 60

STATEMENT PERIOD	2/08/2021 - 10/08/2021
OPENING BALANCE	\$48.36
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

INCOME

EXPENSE

Administration/Statement Fee (GST Paid: \$0.80)

MONEY OUT	MONEY IN
	\$0.00
\$8.80	
\$8.80	
(Incl GST: \$0.80)	
BALANCE: -\$8.80	

Ownership Summary

INCOME

EXPENSE

CONTRIBUTION

MONEY OUT	MONEY IN
	\$0.00
\$0.00	
	\$0.00
BALANCE: \$0.00	

Ownership Account Balance

\$39.56

TOTAL OWNERSHIP PAYMENTS

\$0.00

Withheld Funds

By Ownership

Cleaning and Electricity

WITHHELD

\$39.56

BALANCE: \$39.56

Balance Carried Forward

\$39.56

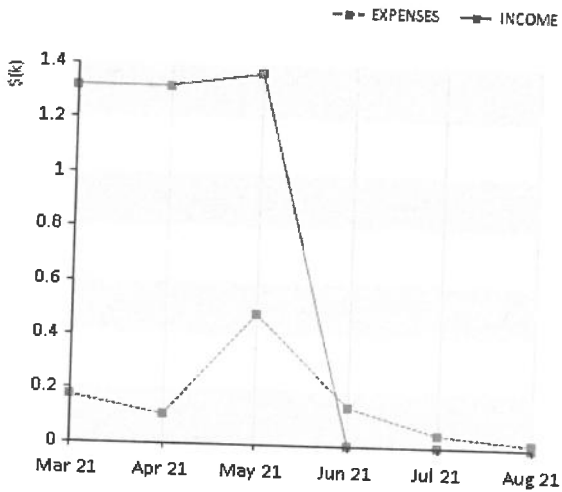
46

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
25/06/2021	SA Water	29 Bivone Court, SALISBURY DOWNS	SA Water Q4 2020/2021	\$172.19
TOTAL OUTSTANDING				\$172.19

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 21	\$175.34	\$1,320.00	\$1,217.88
Apr 21	\$109.94	\$1,320.00	\$1,136.84
May 21	\$482.97	\$1,367.14	\$837.03
Jun 21	\$143.90	\$0.00	\$1,118.69
Jul 21	\$47.39	\$0.00	\$0.00
Aug 21	\$17.60	\$0.00	\$0.00
AVERAGE	\$162.86	\$667.86	\$718.41

OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
 24 Manordowns Drive
 D'Aguilar, QLD, 4514

Tax Invoice - Statement 61

STATEMENT PERIOD	10/08/2021 - 2/09/2021
OPENING BALANCE	\$39.56
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

	MONEY OUT	MONEY IN
INCOME		
		\$0.00
EXPENSE		
Reversal of Administration/Statement Fee (GST Paid: \$0.80) / Charged in Error		\$8.80
Administration/Statement Fee (GST Paid: \$0.80)	\$8.80	
		\$0.00
		BALANCE: \$0.00

Ownership Summary

	MONEY OUT	MONEY IN
INCOME		
		\$0.00
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

Ownership Account Balance **\$39.56**

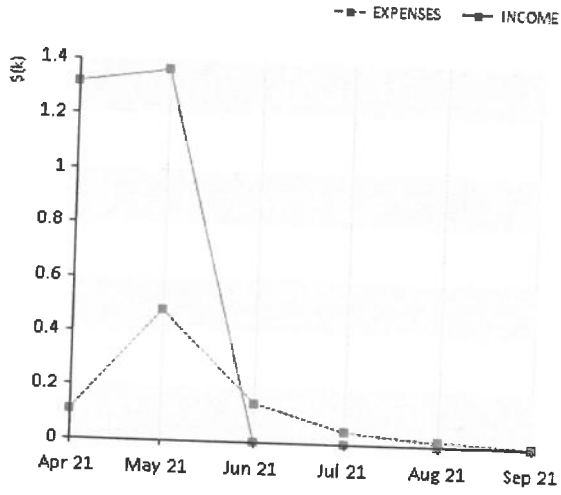
TOTAL OWNERSHIP PAYMENTS **\$0.00**

By Ownership	WITHHELD
Cleaning and Electricity	\$39.56
	BALANCE: \$39.56

Balance Carried Forward **\$39.56**

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Apr 21	\$109.94	\$1,320.00	\$1,136.84
May 21	\$482.97	\$1,367.14	\$837.03
Jun 21	\$143.90	\$0.00	\$1,118.69
Jul 21	\$47.39	\$0.00	\$0.00
Aug 21	\$17.60	\$0.00	\$0.00
Sep 21	\$0.00	\$0.00	\$0.00
AVERAGE	\$133.63	\$447.86	\$515.43

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OWNERSHIP STATEMENT - JK McKain Super Fund Pty Ltd ATF JK McKain SMSF

Josh McKain
24 Manordowns Drive
D'Aguilar, QLD, 4514

Tax Invoice - Statement 62

STATEMENT PERIOD	2/09/2021 - 5/10/2021
OPENING BALANCE	\$39.56
TOTAL PAYMENTS	\$0.00

RESIDENTIAL

29 Bivone Court, SALISBURY DOWNS, SA 5108

	MONEY OUT	MONEY IN
INCOME		
		\$0.00
EXPENSE		
Reversal of Administration/Statement Fee (GST Paid: \$0.80) / Waived		\$8.80
Reversal of Tenant Invoice Fee (GST Paid: \$2.88) / Waived		\$31.68
Reversal of Administration/Statement Fee (GST Paid: \$0.80) / Charged in Error		\$8.80
Reversal of Administration/Statement Fee (GST Paid: \$0.80) / Charged in Error		\$8.80
Origin Electricity (BPAY Ref: 500015881690) Electricity (GST Paid: \$0.00)	\$95.48	
Administration/Statement Fee (GST Paid: \$0.20)	\$2.16	
	\$39.56	
	(Incl GST: \$5.08)	
		BALANCE: -\$39.56

Ownership Summary

	MONEY OUT	MONEY IN
INCOME		
		\$0.00
EXPENSE		
	\$0.00	
CONTRIBUTION		
		\$0.00
		BALANCE: \$0.00

Ownership Account Balance	\$0.00
TOTAL OWNERSHIP PAYMENTS	\$0.00
Balance Carried Forward	\$0.00

POSTED

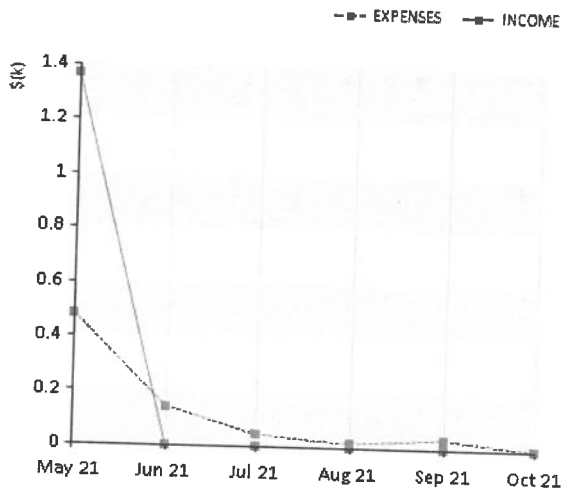
4-10

Outstanding Fees

FEE NAME	CHARGED DATE	AMOUNT	OUTSTANDING
Administration/Statement Fee	05/10/2021	\$8.80	\$6.64
TOTAL OUTSTANDING			\$6.64

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
May 21	\$482.97	\$1,367.14	\$837.03
Jun 21	\$143.90	\$0.00	\$1,118.69
Jul 21	\$47.39	\$0.00	\$0.00
Aug 21	\$17.60	\$0.00	\$0.00
Sep 21	\$37.40	\$0.00	\$0.00
Oct 21	\$2.16	\$0.00	\$0.00
AVERAGE	\$121.90	\$227.86	\$325.95

Income & Expenditure Summary

Josh McKain
24 Manordowns Drive
D'Aguilar QLD 4514

JK McKain Super Fund Pty Ltd ATF JK McKain SMSF (ID: 152)												
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
From Transaction: 1/07/2021												
To Transaction: 30/06/2022												
Owner Contributions												OPENING BALANCE: \$104.55
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Residential Properties												
29 Bivone Court, SALISBURY DOWNS, SA 5108												
Property Income												
												\$0.00
												(GST Total: \$0.00)
Property Expenses												
Administration Fee (GST Inclusive)												
8.80	17.60	-26.40	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.16
Electricity												
0.00	0.00	95.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.48
Tenant Invoice Fee (GST Inclusive)												
38.59	0.00	-31.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.91
												\$104.55
												(GST Total: \$0.83)
												PROPERTY BALANCE: -\$104.55
												(GST Balance: -\$0.83)

Ownership Summary												
Owner Income												
												\$0.00
												(GST Total: \$0.00)
Owner Expenses												
												\$0.00

Report shows all transactions created with a received or payment date within the reporting period.



Income & Expenditure Summary

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-------

Owner Payments (GST Total: \$0.00)

\$0.00
CLOSING BALANCE: \$0.00

Report shows all transactions created with a received or payment date within the reporting period.



JK McKain SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
02/09/2021	SLA Invoice 28412		220.00	5-2	220.00 DR
06/09/2021	TRANSACT FUNDS TFR TO JOSHUA AND KATHLEE TD		220.00	5-3	440.00 DR
04/04/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		2,970.00	5-4	3,410.00 DR
			3,410.00		3,410.00 DR

Total Debits: 3,410.00

Total Credits: 0.00



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

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Josh & Kathleen McKain
JK McKain Super Fund Pty Ltd
PO 12
WAMURAN QLD 4512

Tax Invoice
028412
Ref: MCKAJC1
1 September, 2021

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> JK McKain Super Fund Pty Ltd The following gives details of the work undertaken: <u>JK McKain Super Fund Pty Ltd</u> 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.	200.00

pd 2/9/21

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.

(EFT) - Transfer to our account Ref: MCKAJC1
 Account Name Simmons Livingstone & Associates Invoice: 028412
 BSB: 064 445 Account: 1052 7520 1 September, 2021

Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/.....

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



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

5-3

JK McKain Property Fund Pty Ltd
PO 12
WAMURAN QLD 4512

Tax Invoice
028413

Ref: MCKAJC2
1 September, 2021

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> JK McKain Property Fund Pty Ltd The following gives details of the work undertaken: <u>JK McKain Property Fund Pty Ltd</u> 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.	200.00
Please note that this invoice is now due. *Credit card payments attract a surcharge	200.00 GST: \$ 20.00 Amount Due: \$ 220.00

pd 6/9/21

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.

(EFT) - Transfer to our account Ref: MCKAJC2
 Account Name Simmons Livingstone & Associates Invoice: 028413
 BSB: 064 445 Account: 1052 7520 1 September, 2021

Amount Due: \$ 220.00

Credit Card (Please indicate type) Mastercard Visa Card CCV

Card Number:

Cardholder Signature Expiry/...../.....

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



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

5.4

The Trustees
JK McKain SMSF
PO 12
WAMURAN QLD 4512

Tax Invoice
031174

Ref: MCKAJS1
14 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 - Preparation of Member's Statements - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	3,000.00
Please note that this invoice is now due.	3,000.00 GST: \$ 300.00 Amount Due: \$ 3,300.00

*Acc 2970
Audit 330
3300*

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.

(EFT) - Transfer to our account Ref: MCKAJS1
Invoice: 031174
14 March, 2022
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520 **Amount Due: \$** **3,300.00**

Credit Card (Please indicate type) Mastercard Visa Card CCV
 Card Number:

Cardholder Signature Expiry/...../.....

Liability limited by a scheme approved under Professional Standards Legislation



Simmons Livingstone & Associates

6-1

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
JK McKain SMSF
PO 12
WAMURAN QLD 4512

Tax Invoice
031865
Ref: MCKAJS1
5 May, 2022

Description	Amount
Professional services rendered for the setup of the JK McKain Bare Trust 2 including the following documents:- 1. Bare trust deed 2. Minutes of the meeting 3. Compliance letter Payment of disbursement to Cleardocs.	1,000.00
Please note that this invoice is now due.	1,000.00 GST: \$ 100.00 Amount Due: \$ 1,100.00

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 practioner, 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 practioner.

(EFT) - Transfer to our account
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520

Credit Card (Please indicate type) Mastercard Visa

Card Number:

Cardholder Signature Expiry/.....

Ref: MCKAJS1
Invoice: 031865
5 May, 2022
Amount Due: \$ 1,100.00

Liability limited by a scheme approved under Professional Standards Legislation

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: 7 March 2022
Recipient: JK McKain Superannuation Fund
Address: C/- PO Box 806 OXENFORD QLD 4210

Description of Services

Statutory audit of the JK McKain 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.



8-1

JK McKain SMSF
General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
15/11/2021	BPAY TO ASIC BP		56.00	8-2	56.00 DR
16/11/2021	BPAY TO ASIC BP		276.00	8-4	332.00 DR
			332.00		332.00 DR

Total Debits: 332.00

Total Credits: 0.00

8.2



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

JK MCKAIN SUPER FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 30 Aug 21

JK MCKAIN SUPER FUND PTY LTD

ACN 607 946 556

Account No. 22 607946556

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 31 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.



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Australian Securities & Investments Commission

PAYMENT SLIP

JK MCKAIN SUPER FUND PTY LTD

ACN 607 946 556

Account No: 22 607946556



22 607946556

TOTAL DUE	\$56.00
Immediately	\$0.00
By 31 Oct 21	\$56.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296079465565



*814 129 0002296079465565 57



Company: JK MCKAIN SUPER FUND PTY LTD ACN 607 946 556

Company details

Date company registered 31-08-2015
 Company next review date 31-08-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

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

Principal place of business

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Officeholders

MCKAIN, JOSHUA DOUGLAS

Born 30-10-1982 at AUCKLAND NEW ZEALAND

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

MCKAIN, KATHLEEN MAY

Born 17-02-1980 at PENRITH NSW

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

Company share structure

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

Members

MCKAIN , JOSHUA DOUGLAS

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Share class

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

MCKAIN , KATHLEEN MAY

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Share class

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
20-04-2020	5EBP79679	484 CHANGE TO COMPANY DETAILS	Processed and imaged
20-04-2020	5EBP79680	484 CHANGE TO COMPANY DETAILS	Processed and imaged
10-09-2019	5EBH91714	484 CHANGE TO COMPANY DETAILS	Processed and imaged

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ABN 86 768 265 615

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

JK MCKAIN PROPERTY FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 30 Aug 21

JK MCKAIN PROPERTY FUND PTY LTD

ACN 607 946 547

Account No. 22 607946547

Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

- 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 31 Oct 21	\$276.00

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

JK MCKAIN PROPERTY FUND PTY LTD

ACN 607 946 547

Account No: 22 607946547



22 607946547

TOTAL DUE	\$276.00
Immediately	\$0.00
By 31 Oct 21	\$276.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2296079465474



*814 129 0002296079465474 25



Company: JK MCKAIN PROPERTY FUND PTY LTD ACN 607 946 547

Company details

Date company registered 31-08-2015
 Company next review date 31-08-2023
 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

24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514

Officeholders

MCKAIN, JOSHUA DOUGLAS
 Born 30-10-1982 at AUCKLAND NEW ZEALAND
 24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514
 Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

MCKAIN, KATHLEEN MAY
 Born 17-02-1980 at PENRITH NSW
 24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514
 Office(s) held: Director, appointed 31-08-2015
 Secretary, appointed 31-08-2015

Company share structure

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

Members

MCKAIN , JOSHUA DOUGLAS	24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514			
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	
MCKAIN , KATHLEEN MAY	24 MANORDOWNS DRIVE , D'AGUILAR QLD 4514			
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
20-04-2020	5EBP79681	484 CHANGE TO COMPANY DETAILS	Processed and imaged
20-04-2020	5EBP79682	484 CHANGE TO COMPANY DETAILS	Processed and imaged
10-09-2019	5EBH91715	484 CHANGE TO COMPANY DETAILS	Processed and imaged

g.b



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

JK MCKAIN SUPER FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT
Issue date 03 Nov 21
JK MCKAIN SUPER FUND PTY LTD

ACN 607 946 556
Account No. 22 607946556

Summary

Opening Balance	\$56.00
New items	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$139.00

- 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 \$139.00

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
JK MCKAIN SUPER FUND PTY LTD

ACN 607 946 556 Account No: 22 607946556



22 607946556

TOTAL DUE \$139.00
Immediately \$139.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296079465565



*814 129 0002296079465565 57

8.7

Transaction details:

page 2 of 2

Transactions for this period		ASIC reference	\$ Amount
2021-11-03	Late Payment Fee 1	3X7966948480P A	\$83.00
Outstanding transactions			
2021-08-30	Annual Review - Special Purpose Pty Co	3X7966948480P A	\$56.00
2021-11-03	Late Payment Fee 1	3X7966948480P A	\$83.00

PAYMENT OPTIONS




Billpay Code: 8929
Ref: 2296 0794 6556 557

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: 2296079465565

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



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

JK MCKAIN PROPERTY FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 03 Nov 21

JK MCKAIN PROPERTY FUND PTY LTD

ACN 607 946 547

Account No. 22 607946547

Summary

Opening Balance	\$276.00
New Items	\$83.00
Payments & credits	\$0.00
TOTAL DUE	\$359.00

- 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 \$359.00

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

JK MCKAIN PROPERTY FUND PTY LTD

ACN 607 946 547

Account No: 22 607946547



22 607946547

TOTAL DUE \$359.00
Immediately \$359.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296079465474



*814 129 0002296079465474 25

Transaction details:

page 2 of 2

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Transactions for this period		ASIC reference	\$ Amount
2021-11-03	Late Payment Fee 1	3X7966947480B A	\$83.00
Outstanding transactions			
2021-08-30	Annual Review - Pty Co	3X7966947480B A	\$276.00
2021-11-03	Late Payment Fee 1	3X7966947480B A	\$83.00

\$166

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0794 6547 425

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



Bill Code: 17301
Ref: 2296079465474

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

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments			Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Plant and Equipment (at written down value) - Unitted											
Dishwasher - 29 Bivone											
	04/07/2019	574.00	368.11	(362.87)		(205.89)	Diminishing Value	20.00 %	5.24	5.24	362.87
		574.00	368.11	(362.87)		(205.89)			5.24	5.24	362.87
		574.00	368.11	(362.87)		(205.89)			5.24	5.24	362.87

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

JK McKain SMSF
Summary of Quantity Surveyor Report

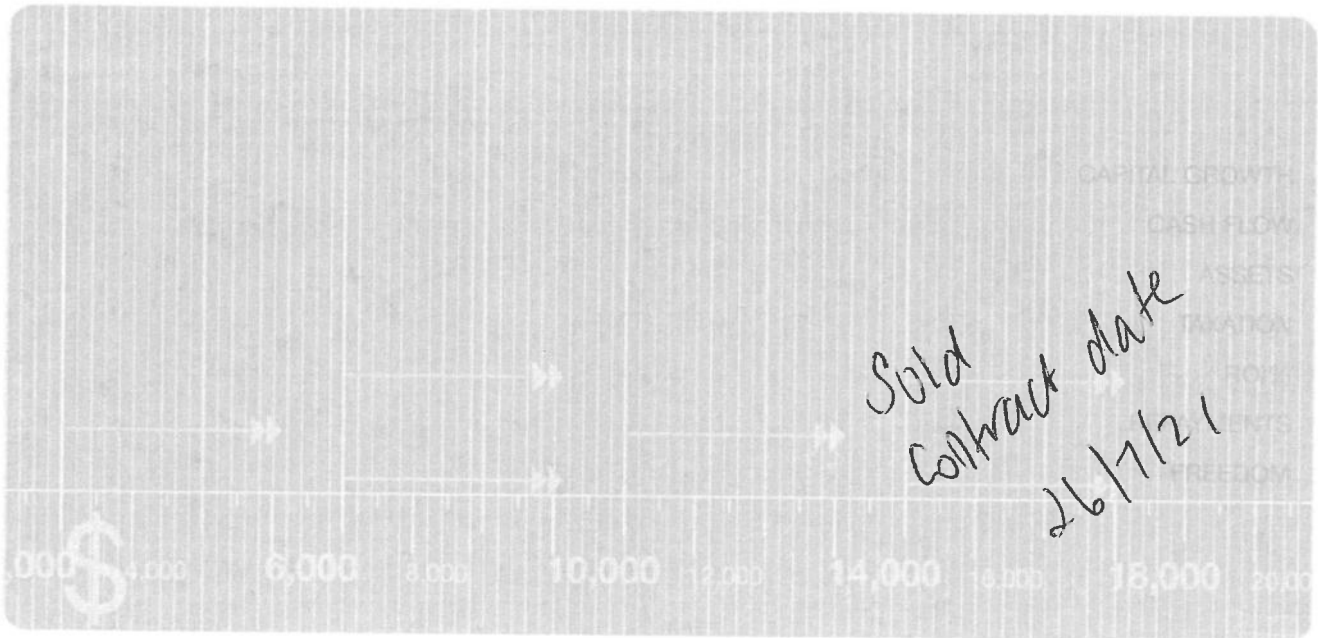
- Plant & Equipment
28 Bivone Court, Salisbury Downs SA 5108

Year	Claim	Closing WDV	15727 Total Cost
2017	3320.69	12406.31	
2018	3201.38	9204.93	
2019	2596.97	6607.96	
2020	1785.06	4822.9	
2021	1592.41	3230.49	
2022	1211.43	2019.06	
2023	757.15	1261.91	
2024	473.19	788.72	
2025	295.77	492.95	
2026	184.87	308.08	
2027	115.54	192.54	
2028	72.2	120.34	
2029	45.13	75.21	
2030	28.79	46.42	
2031	18	28.42	
2032	11.87	16.55	
2033	7.57	8.98	
2034	4.28	4.7	
2035	1.76	2.94	
2036	2.94	0	

Contract date
Sold 26/7/21

$$* \frac{1211.43}{\text{day}} \times \frac{26}{\text{day}} = \underline{\underline{\$86.29}}$$

POSTED



A TAX DEPRECIATION SCHEDULE

PROFESSIONALLY PREPARED FOR JOB #86189

Client Name:JK McKain Property Fund

This depreciation schedule is applicable only to

Lot 28 Bivone Court SALISBURY DOWNS SA 5108.

This property was first available to let on 17/08/2016.

Depreciation calculations for the first financial year are based on 317 days.

▶ A **CASH FLOW**
 solution for
 property investors

depreciator



» Contents	P02
» A note from the Head Quantity Surveyor	P03
» Official information and disclaimers	P04
» Definition of Terms	P06
Summary tables of total depreciation over 20 years	
» Prime Cost Method & Diminishing Value Method Definitions	P07
» Diminishing Value Method Summary	P08
» Prime Cost Method Summary	P09
» Comparative Graph	P10
» Captial Allowances	P11
Diminishing Value Method calculations	
» Depreciating Assets	P12
» Low Value Pool	P14
Prime Cost Method	
» Depreciating Assets	P16
» Low Value Pool	P18

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A note
from the
Head Quantity Surveyor

Dear JK McKain Property Fund Pty Ltd ,

To begin... thank you for choosing Depreciator.

I'd like to offer you some tips when reading through your Tax Depreciation Schedule. The tables of most interest to you will be the summaries on pages 8 & 9. These set out the depreciation claimable over 20 years using the Diminishing Value or Prime Cost methods. The calculations pages that make up the bulk of the report list all your assets.

There are 3 areas of depreciation that are taken into account when compiling a complete Tax Depreciation Schedule:

(i) **The Building Allowance.** This is the actual building – walls, doors, windows, plumbing, wiring etc. Buildings constructed after 18th July 1985, can be depreciated, as can renovations carried out after this date.

(ii) **Depreciating Assets.** These can be loosely classed as anything that can be easily removed from the property, such as appliances, furnishings, floor coverings etc. Items worth under \$300 are written-off in the first year.

(iii) **The Low Value Pool.** Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37.5% each year in subsequent years.

Finally, if you are pleased with the results in this report, the greatest compliment you can pay us is to refer us to your colleagues and friends. And yes, we do have a referral rewards programme.

We look forward to hearing from you when you purchase your next investment, or renovate this one.

Sincerely,
The team at Depreciator
Registered Tax Agent #: 26741008
Staff are members of the Australian Institute of Quantity Surveyors (AIQS)

depreciator



Official information and Disclaimers

We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process.

However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- ▶▶ The contents of the report should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.
- ▶▶ You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.
- ▶▶ This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.
- ▶▶ As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as you are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.
- ▶▶ The values of the individual items contained in this report are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.
- ▶▶ Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.
- ▶▶ Your report may be deemed inaccurate if your investment property is altered in the future in any way. The rates may differ and depreciation values may be construed as invalid by the Australian Taxation Office. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

» Official information and Disclaimers

- » This report has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- » Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- » The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- » Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- » Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- » This schedule was compiled from information given to us by you, and from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule.
- » It is your responsibility to adjust any items that are sold or disposed of that are included in this report.

Definition of Terms

Depreciating Assets	Formerly known as "Plant and Articles", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or builtin.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than \$300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than \$300.
Low Value Pool	Low Cost Assets have a starting value of between \$300 and \$1,000. These are depreciated at 18.75% in the first year, and 37.5% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below \$1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than \$1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than \$1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at \$5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim \$500 every year for 10 years.

100 ÷ 10 years = 10%

The 10% rate is then applied to the \$5,000 value to result in a \$500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
\$500.00	\$500.00	\$500.00	\$500.00	\$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same carpet would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

200 ÷ 10 years = 20%

Year 1	Year 2	Year 3	Year 4	Year 5
\$1000.00	\$800.00	\$640.00	\$512.00	\$409.60

Diminishing Value Method Summary

NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Depreciating Assets	2257.39	1473.48	884.20	714.57	247.07	0.00	0.00	0.00	0.00	0.00
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Value Pool	1063.30	1727.90	1712.77	1070.49	1345.34	1211.43	757.15	473.19	295.77	184.87
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Allowance	3241.06	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Depreciation	6561.75	6933.21	6328.80	5516.89	5324.24	4943.26	4488.98	4205.02	4027.60	3916.70

	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Depreciating Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Value Pool	115.54	72.20	45.13	28.79	18.00	11.87	7.57	4.28	1.76	2.08
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Allowance	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Depreciation	3847.37	3804.03	3776.96	3760.62	3749.83	3743.70	3739.40	3736.11	3733.59	3733.91

Building Allow 3731.83 / 365 x 26 days = \$265-82
 sold 26/7/21

POSTED

Prime Cost Method Summary

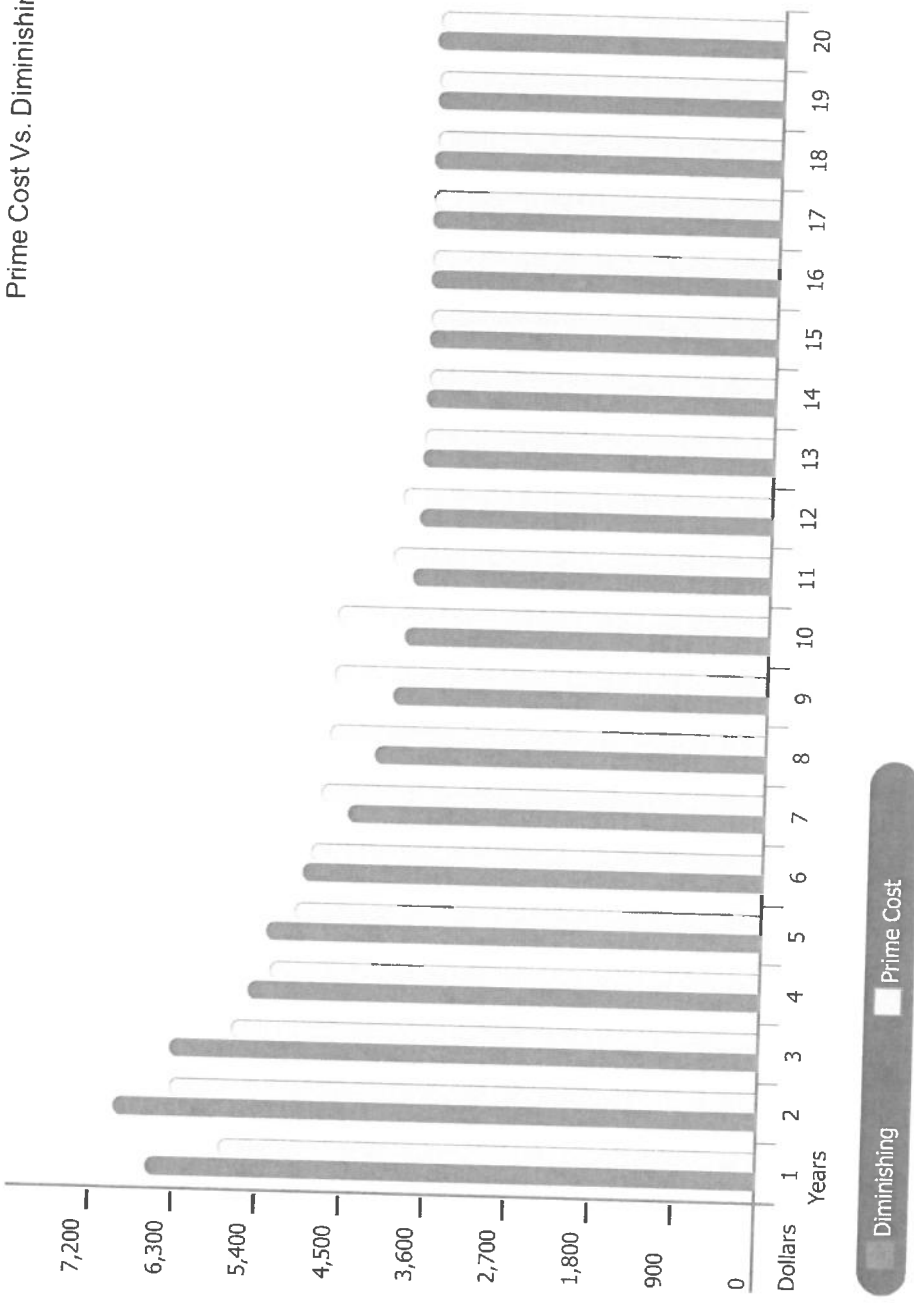
NOTES ▶▶ The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Depreciating Assets	1490.69	882.79	882.79	882.79	882.79	882.79	882.79	882.79	882.79	882.79
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	1063.30	1727.90	1079.92	674.96	421.85	263.66	164.78	102.97	64.37	40.24
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3241.06	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	5795.05	6342.52	5694.54	5289.58	5036.47	4878.28	4779.40	4717.59	4678.99	4654.86

	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Depreciating Assets	335.03	252.09	33.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Low Value Pool	25.15	15.72	9.81	6.72	4.21	3.26	2.18	0.00	0.00	0.00
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Building Allowance	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83	3731.83
Common Area	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>
Total Depreciation	4092.01	3999.64	3774.72	3738.55	3736.04	3735.09	3734.01	3731.83	3731.83	3731.83

Comparative Graph

Prime Cost Vs. Diminishing Value Methods



Job #56180 Lot 28 Bivona Court
Comparative Graph P10

Building Allowances Calculator [Years 1-20]

Years 1-10	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Your Property	\$3241.06	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Years 11-20	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Your Property	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83	\$3731.83
Common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTES ▶▶ Your property's estimated construction cost in 2016 is \$149273.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 17-08-2016.

Diminishing Value 'Depreciating Assets' Calculator [Years 1-10]

Cost Element	Rate	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances											
Cooktop	16.67%	LVA									
Dishwasher	20.00%	LVA									
Oven	16.67%	173.99	171.34								
Rangehood	16.67%	LVA									
Electrical Services											
Ceiling Fans	40.00%	LVA									
Garage door / boom gate motors	20.00%	218.34	207.73								
Fire Services											
Smoke Detectors	100.00%	202.00									
Floor Coverings											
Carpet	20.00%	369.98	352.00	281.60	225.28	LVA					
Hydraulic Services											
Hot Water Service	16.67%	263.88	259.85	216.55	180.45	LVA					
Mechanical Services											
Exhaust Fans	20.00%	LVA									
Split System	20.00%	507.20	482.56	386.05	308.84	247.07	LVA				
Other											
Bathroom Accessories - freestanding	100.00%	298.00									
Garbage bins	100.00%	224.00									
Window Coverings											
Blinds & Venetians	20.00%	LVA									
Blinds & Venetians	20.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

9-15

Diminishing Value 'Depreciating Assets' Calculator [Years 11-20]

Element	Cost	Rate	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances												
Cooktop	878.00	16.67%										
Dishwasher	984.00	20.00%										
Oven	1202.00	16.67%										
Rangehood	520.00	16.67%										
Electrical Services												
Ceiling Fans	1215.00	40.00%										
Garage door / boom gate motors	1257.00	20.00%										
Fire Services												
Smoke Detectors	202.00	100.00%										
Floor Coverings												
Carpet	2130.00	20.00%										
Hydraulic Services												
Hot Water Service	1823.00	16.67%										
Mechanical Services												
Exhaust Fans	324.00	20.00%										
Split System	2920.00	20.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Window Coverings												
Blinds & Venetians	855.00	20.00%										
Blinds & Venetians	895.00	20.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

Diminishing Value 'Low Value Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances										
Cooktop	164.62	267.52	167.20	104.50	65.31	40.82	25.51	15.94	9.97	6.23
Dishwasher	184.50	299.81	187.38	117.12	73.20	45.75	28.59	17.87	11.17	6.98
Oven			321.25	200.78	125.49	78.43	49.02	30.64	19.15	11.97
Rangehood	97.50	158.44	99.02	61.89	38.68	24.18	15.11	9.44	5.90	3.69
Electrical Services										
Ceiling Fans	1215.00	370.20	231.37	144.61	90.38	56.49	35.30	22.06	13.79	8.62
Garage door / boom gate motors	1257.00		311.60	194.75	121.72	76.07	47.55	29.71	18.57	11.61
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00									
Hydraulic Services										
Hot Water Service	1823.00				337.93	211.20	132.00	82.50	51.57	32.23
Mechanical Services										
Exhaust Fans	324.00				338.35	211.47	132.17	82.60	51.63	32.27
Split System	2920.00	60.75	98.72	61.70	24.10	15.06	9.42	5.88	3.68	2.30
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	160.31	260.51	162.82	101.76	39.75	24.84	15.53	9.70	6.07
Blinds & Venetians	895.00	167.81	272.70	170.43	106.52	41.61	26.01	16.25	10.16	6.35

* denotes that the item price was supplied by the client

9-17

Diminishing Value 'Low Value Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/27 → 30/6/28 → 30/6/29 → 30/6/30 → 30/6/31 → 30/6/32 → 30/6/33 → 30/6/34 → 30/6/35 → 30/6/36
Appliances	
Cooktop	3.89 2.43 1.52 0.95 0.60 0.99
Dishwasher	4.36 2.73 1.70 1.06 0.67 0.42
Oven	7.48 4.67 2.92 1.83 1.14 0.71 0.69
Rangehood	2.31 1.44 0.90 0.56 0.94 0.45 0.74
Electrical Services	
Ceiling Fans	5.39 3.37 2.10 1.32 0.82 0.51 0.86
Garage door / boom gate motors	7.26 4.53 2.84 1.77 1.11 0.69 0.43 0.72
Fire Services	
Smoke Detectors	202.00
Floor Coverings	
Carpet	2130.00 20.14 12.59 7.87 4.92 3.07 1.92 1.20 0.75 0.47 0.78
Hydraulic Services	
Hot Water Service	1823.00 20.17 12.60 7.88 4.92 3.08 1.92 1.20 0.75 0.47 0.79
Mechanical Services	
Exhaust Fans	324.00 1.44 0.90 0.56 0.93
Split System	2920.00 35.34 22.09 13.81 8.63 5.39 3.37 2.11 1.32 0.82 0.51
Other	
Bathroom Accessories - freestanding	298.00
Garbage bins	224.00
Window Coverings	
Blinds & Venetians	855.00 3.79 2.37 1.48 0.93 0.58 0.96
Blinds & Venetians	895.00 3.97 2.48 1.55 0.97 0.60 0.38 0.63

* denotes that the item price was supplied by the client

9-18

Prime Cost 'Depreciating Assets' Calculator [Years 1-10]

Cost Element	Rate	→ 30/6/17	→ 30/6/18	→ 30/6/19	→ 30/6/20	→ 30/6/21	→ 30/6/22	→ 30/6/23	→ 30/6/24	→ 30/6/25	→ 30/6/26
Appliances											
Cooktop	8.33%	LVA									
Dishwasher	10.00%	LVA									
Oven	8.33%	86.99									
Rangehood	8.33%	LVA	100.17	100.17	100.17	100.17	100.17	100.17	100.17	100.17	100.17
Electrical Services											
Ceiling Fans	20.00%	LVA									
Garage door / boom gate motors	10.00%	109.17	125.70	125.70	125.70	125.70	125.70	125.70	125.70	125.70	125.70
Fire Services											
Smoke Detectors	100.00%	202.00									
Floor Coverings											
Carpet	10.00%	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00	213.00
Hydraulic Services											
Hot Water Service	8.33%	131.94	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92	151.92
Mechanical Services											
Exhaust Fans	10.00%	LVA									
Split System	10.00%	253.60	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00
Other											
Bathroom Accessories - freestanding	100.00%	298.00									
Garbage bins	100.00%	224.00									
Window Coverings											
Blinds & Venetians	10.00%	LVA									
Blinds & Venetians	10.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

9-19

Prime Cost 'Depreciating Assets' Calculator [Years 11-20]

Element	Cost	Rate	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34	→ 30/6/35	→ 30/6/36
Appliances												
Cooktop	878.00	8.33%										
Dishwasher	984.00	10.00%										
Oven	1202.00	8.33%	100.17	100.17	13.14							
Rangehood	520.00	8.33%										
Electrical Services												
Ceiling Fans	1215.00	20.00%										
Garage door / boom gate motors	1257.00	10.00%	16.53									
Fire Services												
Smoke Detectors	202.00	100.00%										
Floor Coverings												
Carpet	2130.00	10.00%	28.01									
Hydraulic Services												
Hot Water Service	1823.00	8.33%	151.92	151.92	19.94							
Mechanical Services												
Exhaust Fans	324.00	10.00%										
Split System	2920.00	10.00%	38.40									
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Window Coverings												
Blinds & Venetians	855.00	10.00%										
Blinds & Venetians	895.00	10.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
 * denotes that the item price was supplied by the client

Prime Cost 'Low Cost Pool' Calculations [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/17 →	30/6/18 →	30/6/19 →	30/6/20 →	30/6/21 →	30/6/22 →	30/6/23 →	30/6/24 →	30/6/25 →	30/6/26 →
Appliances										
Cooktop	164.62	267.52	167.20	104.50	65.31	40.82	25.51	15.94	9.97	6.23
Dishwasher	184.50	299.81	187.38	117.12	73.20	45.75	28.59	17.87	11.17	6.98
Oven										
Rangehood	97.50	158.44	99.02	61.89	38.68	24.18	15.11	9.44	5.90	3.69
Electrical Services										
Ceiling Fans	227.81	370.20	231.37	144.61	90.38	56.49	35.30	22.06	13.79	8.62
Garage door / boom gate motors										
Fire Services										
Smoke Detectors	202.00									
Floor Coverings										
Carpet	2130.00									
Hydraulic Services										
Hot Water Service	1823.00									
Mechanical Services										
Exhaust Fans	324.00	98.72	61.70	38.56	24.10	15.06	9.42	5.88	3.68	2.30
Split System	2920.00									
Other										
Bathroom Accessories - freestanding	298.00									
Garbage bins	224.00									
Window Coverings										
Blinds & Venetians	855.00	260.51	162.82	101.76	63.60	39.75	24.84	15.53	9.70	6.07
Blinds & Venetians	895.00	272.70	170.43	106.52	66.58	41.61	26.01	16.25	10.16	6.35

* denotes that the item price was supplied by the client

9-21

Prime Cost 'Low Cost Pool' Calculations [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

Cost Element	→ 30/6/27 → 30/6/28	→ 30/6/28 → 30/6/29	→ 30/6/29 → 30/6/30	→ 30/6/30 → 30/6/31	→ 30/6/31 → 30/6/32	→ 30/6/32 → 30/6/33	→ 30/6/33 → 30/6/34	→ 30/6/34 → 30/6/35	→ 30/6/35 → 30/6/36
Appliances									
Cooktop	3.89	1.52	0.95	0.60	0.99				
Dishwasher	4.36	1.70	1.06	0.67	0.42	0.69			
Oven									
Rangehood	2.31	0.90	0.56	0.94					
Electrical Services									
Ceiling Fans	5.39	2.10	1.32	0.82	0.51	0.86			
Garage door / boom gate motors									
Fire Services									
Smoke Detectors	202.00								
Floor Coverings									
Carpet	2130.00								
Hydraulic Services									
Hot Water Service	1823.00								
Mechanical Services									
Exhaust Fans	1.44	0.56	0.93						
Split System									
Other									
Bathroom Accessories - freestanding	298.00								
Garbage bins	224.00								
Window Coverings									
Blinds & Venetians	855.00	3.79	2.37	1.48	0.93	0.58	0.96		
Blinds & Venetians	895.00	3.97	2.48	1.55	0.97	0.60	0.38	0.63	

* denotes that the item price was supplied by the client

JK McKain SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Mckain, Joshua Douglas - Accumulation (MCKJOS00001A)</u>					
24/05/2022	AIA AUSTRALIA . 68139111 28/05/22 13		938.02		938.02 DR
24/05/2022	AIA AUSTRALIA . 68139135 28/05/22 13		1,543.74		2,481.76 DR
			2,481.76		2,481.76 DR
<u>(Life Insurance Premiums) Mckain, Kathleen May - Accumulation (MCKKAT00001A)</u>					
19/04/2022	CLEARVIEWLIFEINV 518240599013993754 13		277.30		277.30 DR
			277.30		277.30 DR
Total Debits:			2,759.06		
Total Credits:			0.00		

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AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

02 February 2023

Certificate of Currency
A summary of your benefits is contained below.
Any questions? Call 1800 333 613

Dear Policyholder,

Product: TERM LIFE (SUP)
Policy Number: 68139111
Policy Owner: JK MCKAIN P/L ATF JK MCKAIN SM
Commence Date: 28/05/2020

Life Insured: MCKAIN, MR JOSHUA
Date Paid to: 28/05/2023

Please keep this with your policy documents which provide a full description of the terms and conditions of your insurance policy.

Summary of Policy Benefits

Benefits	Sum Insured \$	Current Premium \$	Stamp Duty \$	Total Premium \$
P19B, Superannuation Life Cover, Stepped, Expiry age 100	771,750.00	364.66		364.66
P19B, Super TPD Maximiser, Any Occ, Stepped, Expiry age 70	771,750.00	484.51		484.51

Policy Fee: \$88.85

Total Annual Premium \$938.02

This document is provided for information purposes only. The benefit sum insured and premiums are current as of the date of issue. The document serves as a summary only and does not provide any details or create additional rights or entitlements under the policy.

It is important to note that certain benefits have policy terms that change over time and these changes are not reflected in the benefit description, including:

- Level premium structure switching to Stepped at the Policy Anniversary prior to your 65th or 70th birthday;
- Double Crisis Recovery benefit converting to a Crisis Recovery benefit instead of expiring at its expiry date;
- Eligible TPD and Crisis Recovery benefits converting to a Loss of Independence (LOI) definition at the Policy Anniversary prior to your 65th or 70th birthday.

For full details please refer to your Product Disclosure Statement, Policy Document, Policy Upgrade information, and correspondence regarding your policy terms received from us.

Should you have any enquiries concerning your policy, please do not hesitate to contact our office on 1800 333 613 or speak with your adviser.

Kind Regards,
AIA Australia.

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AIA Australia Limited
(ABN 79 004 837 861 AFSL 230043)

PO Box 6111
Melbourne VIC 3004
Phone : 1800 333 613
Fax : 1800 832 266

AIA.COM.AU

02 February 2023

Certificate of Currency
A summary of your benefits is contained below.
Any questions? Call 1800 333 613

Dear Policyholder,

Product: SPLIT INC PROT
Policy Number: 68139135
Policy Owner: JK MCKAIN P/L ATF JK MCKAIN SM
Commence Date: 28/05/2020

Life Insured: MCKAIN, MR JOSHUA
Date Paid to: 28/05/2023

Please keep this with your policy documents which provide a full description of the terms and conditions of your insurance policy.

Summary of Policy Benefits

Benefits	Sum Insured \$	Current Premium \$	Stamp Duty \$	Total Premium \$
P19B, SuperSplit Inc Prot, Indem, 2 yr ben, 30 day wait, Stepped	6,565.80	1,355.84	122.03	1,477.87
P19B, SuperSplit Claim Esc, Indem, 2 yr ben, 30 day wait, Stepped	6,565.80	60.43	5.44	65.87

Policy Fee: \$0.00

Total Annual Premium \$1,543.74

This document is provided for information purposes only. The benefit sum insured and premiums are current as of the date of issue. The document serves as a summary only and does not provide any details or create additional rights or entitlements under the policy.

It is important to note that certain benefits have policy terms that change over time and these changes are not reflected in the benefit description, including:

- Level premium structure switching to Stepped at the Policy Anniversary prior to your 65th or 70th birthday;
- Double Crisis Recovery benefit converting to a Crisis Recovery benefit instead of expiring at its expiry date;
- Eligible TPD and Crisis Recovery benefits converting to a Loss of Independence (LOI) definition at the Policy Anniversary prior to your 65th or 70th birthday.

For full details please refer to your Product Disclosure Statement, Policy Document, Policy Upgrade information, and correspondence regarding your policy terms received from us.

Should you have any enquiries concerning your policy, please do not hesitate to contact our office on 1800 333 613 or speak with your adviser.

Kind Regards,
AIA Australia.

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Certificate of Currency

Policy details

Policy number 518240599	Policy start date 17 Apr 2020
Owner(s) JK McKain Super Fund Pty Ltd A T F JK MCKAIN SMSF	Policy status In-Force
	Paid to date 17 Apr 2023

Premium details

Frequency	Yearly
Total instalment premium	\$277.30

Benefit details for person insured Kathleen Mckain (17 Feb 1980, Female, Non Smoker)

Benefit	Benefit Amount	Premium Type	Benefit Payment Type (IP)	Waiting Period (IP)	Benefit Period (IP)	Instalment Premium
Life Cover	\$205,350	Stepped	N/A	N/A	N/A	\$141.70
TPD Cover (Any) linked to Life Cover	\$205,350	Stepped	N/A	N/A	N/A	\$135.60

\$277-30

Need help?

Your Adviser

Samuel Young

Contact number: 07 5561 8800 0425 761 255

 Email: jspring@simmonsivingstone.com.au

Customer Service Centre

132 979

8am to 7pm (Sydney time), Monday to Friday

life@clearview.com.au

Not all details of your policy are listed in this document. For full details, please refer to your most recent policy certificate.

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< QANTAS PREMIER PLATINUM X-7177

Transactions Statements Manage

1 Sep 2021

BIG W 0246 NORTHLAKES AU SHOPPING - GENERAL SHOPPING -\$114.05

31 Aug 2021

POST NORTH LAKES POSNO NORTH LAKES AU BUSINESS - POSTAGE AND SHIPPING -\$49.00

Mailing sale of Bivore property

TORQUE TOYOTA MANGO HILL AU BILLS - CAR MAINTENANCE -\$338.99

BEACHHOUSE NORTHLAKES MANGO HILL AU FOOD - EATING OUT -\$5.57

SUSHI D LITE NORTH LAKES AU FOOD - EATING OUT -\$11.20

2 x \$49.

POST NORTH LAKES POSNO NORTH LAKES AU BUSINESS - POSTAGE AND SHIPPING -\$49.00

BPAY PAYMENTS TRANSFERS - CREDIT CARD PAYMENTS \$4,000.00

NORTH PINE CHRISTIAN C DAKENBA AU EDUCATION -\$102.00

THE TRUSTEE FOR GENESI CABOOLTURE AU FOOD - EATING OUT -\$5.20

Home

Shop

\$

insights

More

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