SELF MANAGED SUPER FUND

COMPUTER FILE INDEX & JOURNALS

CLIENT: THE PHIPPS SUPERANNUATION FUND **CODE:** PHI11

Superfund STS: YES/NO

GST: Y

INDUSTRY:

| Schedule Reference | INDEX | Tick if Applicable |
|-----------------------|---|-----------------------|
| | | |
| A-1 | TRIAL BALANCE | Х |
| A-2 | QUERIES/ NOTES | Х |
| A-3 | Journal entries | |
| B-1 | PROFIT & LOSS | Х |
| B-2 | BALANCE SHEET | Х |
| B-3 | MEMBERS ACCOUNTS | Х |
| C-1 | TAXATION | Х |
| D-1 | CASH/ TERM DEPOSITS | Х |
| E-1 | INVESTMENTS/ SHARE PORTFOLIO | х |
| F-1 | PROPERTY | |
| G-1 | OTHER ASSETS | |
| H-1 | LIABILITIES | х |
| J-1 | TRUST DEED EXTRACTS | |
| K-1 | INVESTMENT STRATEGY | |
| L-1 | MINUTES | |
| L-2 | MINUTES | |
| L-3 | MINUTES | |
| | | |
| | | |
| M-1 | CONTRIBUTIONS | X |
| N-1 | INTEREST RECEIVED | X |
| 0-1 | DIVIDENDS RECEIVED | Х |
| P-1 | RENT RECEIVED | X |
| | | |
| | | |
| Q | EXPENSES | Х |
| Q-1 | ACCOUNTANCY - ACTURIAL CERT - ATO LEVY - AUDIT FEES | Х |
| Q-4 | BANK FEES - DIRECT INVESTMENT | |
| Q-6 | BODY CORPORATE LEVIES | |
| Q-32 | ELECTRICITY | |
| Q-45 | LAND TAX | |
| Q-47 | ADVERTISING & MARKETING | |
| Q-52 | RATES AND TAXES | |
| Q-58 | WATER CHARGES | |
| Q-60 | PENSION | |

ABN 31 408 114 123

| | | 2021 \$ Dr | 2021 \$ Cr | 2020 \$ Dr | 2020 \$ Cr |
|---------|--|---------------|---------------|-----------------------|---------------|
| | Income | | | | |
| 0550 | Dividends - franked | | 681.79 | 0-1 | 688.60 |
| 0575 | Interest received | | 9,880.83 | N-1 | 31,963.80 |
| 0602 | Profit/Loss on sale of other assets | | | 15,222.66 | |
| 0700.02 | Rent Received- Loton Street | | 52,793.70 | P-1 | 51,645.79 |
| 0700.03 | Rent Received- Beaufort St | | 19,415.82 | P-2 | 18,964.68 |
| 0700.04 | Rent Received- Woodbridge | | 16,450.00 | P-3 | 16,403.29 |
| 0700.05 | Rent Received-Donsborough | | 14,715.67 | P-4 | • |
| 0716.01 | Employers contributions | | 22,639.37 | | 25,000.00 |
| 0716.02 | Employers contributions | | 19,756.10 | M-1 | 25,000.00 |
| 0750.01 | Members non concessional contributions | | • | | 2,901.34 |
| 0940 | Changes in NMV | | 18,727.29 | E-1 | 8,715.06 |
| 0970 | Changes in NMV - Property | | - | E-1 137,500.00 | , |
| | Expenses | | | | |
| 1510 | Accountancy | 4,125.00 | \ | 3,958.00 | |
| 1515 | Actuarial fees | 110.00 | Q-1 | 110.00 | |
| 1535 | Audit fees | 495.00 | | 495.00 | |
| 1545 | Bank Fees And Charges | 13.25 | / | 7.50 | |
| 1615 | Depreciation- Low Value Pool | 12.08 | Q-2 | 19.34 | |
| 1616 | Depreciation - buildings | 1,378.00 | Q-2 Q-2 | 1,387.00 | |
| 1617 | Depreciation - other | 1,476.00 | Q-5 | 1,826.00 | |
| 1685 | Supervisory levy | 259.00 / | | 259.00 | |
| 1987.03 | Insurance | 315.00 | • | 299.00 | |
| 1987.04 | Insurance | 355.00 | | 299.00 | |
| 1987.05 | Insurance | 837.00 | | 277.00 | |
| 1990.03 | Levies | 5,334.75 | Q-7 - Q-10 | 3,381.10 | |
| 1990.04 | Levies | 3,392.80 | Q-7 - Q-10 | 4,241.00 | |
| 1991.02 | Management agent fees | 1,081.32 | | 1,226.44 | |
| 1991.03 | Management agent fees | 6,096.64 | | 5,415.24 | |
| 1991.04 | Management agent fees | 4,110.50 | | 2,290.47 | |
| 1991.05 | Management agent fees | 6,116.31 | | , | |
| 1994.03 | Repairs and Maintenance | 199.00 | , | | |

ABN 31 408 114 123

| | | 2021 | 2021 | 2020 | 2020 |
|---------|--------------------------------|------------|------------|--------------|-------|
| | | \$ Dr | \$ Cr | \$ Dr | \$ Cr |
| 1994.05 | Repairs and Maintenance | 734.80 | \ | | |
| 1995.02 | Rates and taxes | | | 3,093.84 | |
| 1995.03 | Rates and taxes | 1,520.88 | | 1,494.65 | |
| 1995.04 | Rates and taxes | 1,385.14 | Q-7 - Q-10 | 1,517.34 | |
| 1995.05 | Rates and taxes | 1,024.83 | | | |
| 1996.03 | Water | 1,144.91 | | 1,144.91 | |
| 1996.04 | Water | 855.82 | | 906.47 | |
| 1996.05 | Water | 749.93 | / | | |
| 1998.01 | Income tax expense - earnings | 5,736.90 | N | 6,639.81 | |
| 1998.02 | Income tax expense - earnings | 70.73 | B-3.8 | 166.14 | |
| 1999.01 | Income tax expense - contrib'n | 3,395.90 | B-5.0 | 3,750.00 | |
| 1999.02 | Income tax expense - contrib'n | 2,963.42 | / | 3,750.00 | |
| | Current Assets | | | | |
| 2000 | B'west 072805-4 | 677,340.32 | D-25 | 212,073.83 | |
| 2002 | Bankwest Term Deposit | 500,000.00 | D-35 | 1,500,000.00 | |
| 2050 | Cash on hand | 250.00 | | 250.00 | |
| 2090 | Sundry Debtors | 3,339.87 | G-1/G-2 | 1,782.50 | |

ABN 31 408 114 123

| Improvements at Cost - | | | 2021 \$ Dr | | 2021 \$ Cr | 2020 \$ Dr | 2020 \$ Cr |
|--|-----|------------------------------|---------------|------|---------------|---------------------|---------------|
| 2520 Shares in listed companies 31,613.04 E-2 12,885.75 135 St Michaels Parkway, 2815 Dunsborough 498,476.65 F-1 2816 3/919 Beaufort St, Inglewood 362,500.00 F-13 362,500.00 2817 Lot 1, 12 Loton Ave, Midland 560,000.00 F-14 555,000.00 28/5 Wallsend Road, 2819 Woodbridge 300,000.00 F-15 300,000.00 Improvement at Cost - 2820 Beaufort St 2,992.00 2,992.00 Less: Accumulated depreciation Improvements at Cost - 2821 Loton Avenue 49,847.06 49,847.06 Less: Accumulated depreciation 15,481.00 49,554.70 Eass: Accumulated depreciation 9,554.70 9,554.70 Less: Accumulated depreciation Fixtures & Fittings - 2826 depreciation 900.00 4,5 Improvement at Cost - Dunsborough 900.00 4,5 Less: Accumulated depreciation 5,583.00 4,5 Less: Accumulated depreciation 5,583.00 4,5 Less: Accumulated depreciation 5,206.00 4,7 2828 depreciation 5,206.00 4,7 2839 Less: Accumulated depreciation 5,206.00 4,7 2860 Low value pool 20.14 Q-2 32.22 Current Liabilities | | Non Current Assets | | | | | |
| 135 St Michaels Parkway, 2815 Dunsborough 498,476.65 F-1 2816 3/919 Beaufort St, Inglewood 362,500.00 F-13 362,500.00 28/5 Wallsend Road, 300,000.00 F-15 300,000.00 28/5 Wallsend Road, 300,000.00 F-15 300,000.00 28/5 Wallsend Road, 28/92.00 29/92.00 2 | 520 | | 31,613.04 | E-2 | | 12,885.75 | |
| 2815 Dunsborough 498,476.65 F-1 2816 3/919 Beaufort St, Inglewood 362,500.00 F-13 362,500.00 2817 Lot 1, 12 Loton Ave, Midland 560,000.00 F-14 555,000.00 28/5 Wallsend Road, 2819 Woodbridge 300,000.00 F-15 300,000.00 Improvement at Cost - 2820 Beaufort St 2,992.00 2,992.00 Less: Accumulated depreciation 285.00 Q-2 2821 depreciation 285.00 Q-2 2822 Loton Avenue 49,847.06 49,847.06 Less: Accumulated depreciation 15,481.00 49,554.70 Less: Accumulated depreciation 5,583.00 4,5 Improvement at Cost - 2826 depreciation 900.00 Q-4 2827 Dunsborough 900.00 Q-4 2828 depreciation Fixtures & Fittings- Beaufort 2828 Fittings- Beaufort 2839 depreciation 5,206.00 4,7 2860 Low value pool 20.14 Q-2 32.22 Current Liabilities | | • | ŕ | | | , | |
| 2817 Lot 1, 12 Loton Ave, Midland 28/5 Wallsend Road, Woodbridge 300,000.00 F-15 300,000.00 Improvement at Cost - 2820 Beaufort St Less: Accumulated depreciation Less: Accumulated depreciation Exercise Accumulated depreciation Fixtures & Fittings - Woodbridge 2824 depreciation Fixtures & Fittings - Woodbridge 2825 Woodbridge 2826 depreciation 15,481.00 2827 Dunsborough Poo.00 2828 depreciation Fixtures & Fittings - Securify Beaufort St Less: Accumulated depreciation Fixtures & Fittings - Securify Beaufort St Less: Accumulated depreciation Fixtures & Fittings - Securify Beaufort Securify Beaufo | 815 | | 498,476.65 | F-1 | | | |
| 28/5 Wallsend Road, Woodbridge Improvement at Cost - 2820 Beaufort St Less: Accumulated depreciation Less: Accumulated depreciation East: Accumulated depreciation East: Accumulated depreciation East: Accumulated depreciation Eixtures & Fittings - Woodbridge Less: Accumulated depreciation East: Accumulated depreciation East: Accumulated depreciation East: Accumulated depreciation East: Accumulated depreciation Fixtures & Fittings - 8,699.42 Current Liabilities 300,000.00 E-15 300,000.00 2,992.00 2,992.00 2,992.00 49,847.06 49,847.06 49,847.06 49,847.06 49,847.06 49,847.06 49,847.06 49,847.06 49,847.06 40,847.06 40,847.06 41,11 41,11 42,11 43,11 44,11 44,11 45,11 4 | 816 | 3/919 Beaufort St, Inglewood | 362,500.00 | F-13 | | 362,500.00 | |
| 2819 Woodbridge 300,000.00 F-15 300,000.00 Improvement at Cost - 2820 Beaufort St 2,992.00 2,992.00 Less: Accumulated 2821 depreciation 285.00 2-2 2823 Loton Avenue 49,847.06 Less: Accumulated depreciation 15,481.00 9,554.70 Less: Accumulated depreciation 5,583.00 4,5 Improvement at Cost - 2826 depreciation 5,583.00 4,5 Improvement at Cost - 2827 Dunsborough 900.00 Less: Accumulated depreciation 7.00 4,5 Exitures & Fittings - 2828 depreciation 5,583.00 4,5 Less: Accumulated 4,5 Less: Accumulated 5,206.00 4,7 2839 depreciation 5,206.00 4,7 Current Liabilities | 817 | Lot 1, 12 Loton Ave, Midland | 560,000.00 | F-14 | | 555,000.00 | |
| 2820 Beaufort St | 819 | | 300,000.00 | F-15 | | 300,000.00 | |
| 2821 depreciation 285.00 2 Improvements at Cost - Loton Avenue 49,847.06 2-3 Less: Accumulated depreciation 15,481.00 14,1 Fixtures & Fittings - Woodbridge 9,554.70 2-5 Less: Accumulated depreciation 5,583.00 4,5 Improvement at Cost - Dunsborough 900.00 2-4 Less: Accumulated depreciation 7.00 2-4 Less: Accumulated depreciation 5,206.00 4,7 Less: Accumulated 4,7 Less: Accumulated 5,206.00 4,7 Current Liabilities | 820 | | 2,992.00 | | | · · | |
| 2823 Loton Avenue 49,847.06 Less: Accumulated depreciation 15,481.00 2824 depreciation 15,481.00 Eixtures & Fittings - 9,554.70 Less: Accumulated depreciation 5,583.00 Less: Accumulated depreciation 900.00 Less: Accumulated depreciation 7.00 Eas: Accumulated depreciation 7.00 Eixtures & Fittings- Beaufort 8,699.42 Less: Accumulated depreciation 5,206.00 Current Liabilities 49,847.06 49,847.06 15,481.00 9,554.70 9,554.70 Q-5 4,5 4,5 4,5 4,5 4,7 2828 depreciation 7,119.42 Less: Accumulated depreciation 5,206.00 4,7 2839 depreciation 20.14 Q-2 32.22 Current Liabilities | 821 | | | | 285.00 | Q-2 | 210.00 |
| depreciation 15,481.00 14,1 Fixtures & Fittings - Woodbridge 9,554.70 9,554.70 Less: Accumulated depreciation 5,583.00 4,5 Improvement at Cost - Dunsborough 900.00 Q-4 Less: Accumulated depreciation 7.00 Q-4 2828 depreciation 7.00 Q-4 Less: Accumulated 4 2835 St 8,699.42 7,119.42 Less: Accumulated 4 2839 depreciation 5,206.00 4,7 2860 Low value pool 20.14 Q-2 32.22 Current Liabilities | 823 | | 49,847.06 | | | | |
| 2825 Woodbridge 9,554.70 Less: Accumulated 5,583.00 A,5 Improvement at Cost - 2827 Dunsborough 900.00 Less: Accumulated 4 2828 depreciation 7.00 Fixtures & Fittings- Beaufort 8,699.42 Less: Accumulated 4 2839 depreciation 5,206.00 Current Liabilities 9,554.70 4,5 4,5 4,5 Accumulated 7,00 A-4 2840 Current Liabilities | 824 | | | | 15,481.00 | Q-3 | 14,185.00 |
| 2826 depreciation 5,583.00 4,5 Improvement at Cost - 2827 Dunsborough 900.00 Less: Accumulated depreciation 7.00 Fixtures & Fittings- Beaufort St 8,699.42 Less: Accumulated depreciation 5,206.00 2839 depreciation 5,206.00 Current Liabilities | 825 | • | 9,554.70 | | | 9,554.70 | |
| Dunsborough Less: Accumulated depreciation Fixtures & Fittings- Beaufort St Less: Accumulated depreciation Less: Accumulated depreciation Less: Accumulated 2839 depreciation Low value pool Current Liabilities 900.00 7,00 7,119.42 7,119.42 Q-6 4,7 2860 Current Liabilities | 826 | | | | 5,583.00 | Q-5 | 4,565.00 |
| 2828 depreciation 7.00 Fixtures & Fittings- Beaufort 2835 St 8,699.42 7,119.42 Less: Accumulated 2839 depreciation 5,206.00 4,7 2860 Low value pool 20.14 Q-2 32.22 Current Liabilities | 827 | | 900.00 | | | 7 | |
| 2835 St | 828 | | | | 7.00 | Q-4 | |
| 2839 depreciation 5,206.00 4,7 2860 Low value pool 20.14 Q-2 32.22 Current Liabilities | 835 | - | 8,699.42 | | | 7,119.42 | |
| Current Liabilities | 839 | | | | 5,206.00 | | 4,748.00 |
| | 860 | Low value pool | 20.14 | Q-2 | | 32.22 | |
| 3126 Sundry Creditors 4,785.00 C-5 4,8 | | Current Liabilities | | | | | |
| | 126 | Sundry Creditors | | | 4,785.00 | C-5 | 4,810.00 |
| 3325 Taxation 2,133.59 C-2 1,815.63 | 325 | Taxation | 2,133.59 | | | C-2 1,815.63 | |
| 3380 GST payable control account 1,546.07 H-1 1,8 | 380 | GST payable control account | | | 1,546.07 | H-1 | 1,898.81 |

ABN 31 408 114 123

| | | 2021 | 2021 | 2020 | 2020 |
|---------|-----------------------------------|--------------|--------------|--------------|--------------|
| | | \$ Dr | \$ Cr | \$ Dr | \$ Cr |
| | Equity | | | | |
| 4000.01 | Opening balance - Members fund | | 1,579,812.08 | | 1,592,523.26 |
| 4000.02 | Opening balance - Members fund | | 60,175.87 | | 39,848.24 |
| 4000.04 | Opening balance - Members fund | | 1,345,448.35 | | 1,408,682.15 |
| 4050.04 | Transfers from accumulation phase | | 60,175.87 | | |
| 4070.02 | Transfers to pension phase | 60,175.87 | B-3.8 | | |
| 4080.04 | Benefits paid | 135,433.24 | B-3.9 | 36,500.00 | |
| | | 3,258,565.81 | 3,258,565.81 | 3,252,753.02 | 3,252,753.02 |
| | Net Profit | | 124,770.66 | 19,117.35 | |

Discussion for Job : W & L Phipps Superannuation Fund

| Client | Time | Status | Note | Edit | File |
|--|------------------------|------------|---|------|------|
| D Baker & Associates Chartered Accountants and Business Advisors | 05/08/2021 15:19:34 | New Job | Good afternoon, Please can you complete the 2021 tax return, financial statements, working papers and member statements. We are waiting on term deposit statements 29, 30, 33 & 34 and will upload these when received from our client. Thank you. | | L |

Discussion for Job : W & L Phipps Superannuation Fund

| Client | Time | Status | Note | Edit | File |
|--|------------------------|----------------------|--|------|------|
| D Baker & Associates Chartered Accountants and Business Advisors | 06/08/2021 07:38:24 | Additional documents | Additional information-super contributions | | |

Discussion for Job : W & L Phipps Superannuation Fund

| Client | Time | Status | Note | Edit | File |
|--|------------------------|----------------------|---|------|------|
| D Baker & Associates Chartered Accountants and Business Advisors | 18/08/2021 12:44:38 | Additional documents | Please find attached the missing term deposit statements received now. Thank you. | | |

Query List

| Item | Account | Query | Answer |
|------|------------------------|---|--|
| 1 | Contribution | Please note that currently we split \$25,000 employer contribution deposited on 31/08/2020 with narration "L&W PHIPPS" as 50/50 for Wayne and Linda. Please advise if there is any adjustment. | Correct |
| | | Contribution | Odrect |
| 2 | Rental income | Please provide us with Lease Agreement of new tenant for Stores of 1/12 (Lot 193) Loton Avenue, Bellevue from Apr 2021 with amount \$1,906.66 per month to confirm rental income and GST (if any). Please note that rental income received from W&L Phipps Pty Ltd only from Jul 2020 to Mar 2021. | See attached. |
| | | Rent store | |
| 3 | Holding Statements | Please provide us with login detail of Eagers Automotive Limited (APE) (HIN, PC - New HIN I*****5205 instead of the old I*****5208) to get information from registry website. Otherwise, please provide us with holding confirmation at 30/06/2021 to confirm closing balance. | Hin no -l 0150005205 |
| 4 | Pension | Please note that total pension payment in this year was \$135,200 with the following payment below. We recorded \$35,200 for Linda as per minimum pension caculation. With \$100,000 withdrawn on 10/09/2020. Please confirm whether we should commence pension for Wayne on 01/07/2020 with whole balance (he is 67 years in 2021FY) OR treat as lump sum payment for him. In case commencement of pension, please refer to pension spreadsheet to confirm pension split. Otherwise, please advise us. - \$100,000 "Drawing L&W" paid on 10/09/2020 D3 - \$35,200 "Linda Withdrawal" paid on 11/06/2021 D23 | Please allocate full pension to Linda Phipps only. |
| | | <u>Pension</u> | |
| 5 | Rental Expenses | Please provide us with tax invoices of following expenses: - \$329.85 "Land Tax Wallsend Landor Beaufort" paid on 18/01/2021 - \$75.30 "Geographe Bay Maintenance Dunsboroug" paid on 07/06/2021. | See attached invoices |
| 6 | Property Valutation | Please note that we remain market value of following properties as per last year (These valuation reports have market price in Nov 2020) - 1/12 (Lot 193) Loton Avenue, Bellevue - \$555,000 - Unit 3/919 Beaufort Street INGLEWOOD - \$362,500 - Unit 28/5 Wallsend Road MIDLAND - \$300,000 Otherwise, please provide us with market value report of above properties in case they should be revalued at 30 Jun 2021. | 1/12 (Lot 193) Loton Avenue, Bellevue - \$555,000 - see attached latest valuation. Unit 3/919 Beaufort Street INGLEWOOD - \$362,500 see attached latest valuation. Unit 28/5 Wallsend Road MIDLAND - \$300,000 - Please use November 2020 valuation. |
| | | | |
| | | | |

Employer Contribution

| Date | Narration | Total | Wayne Phipps (Employer Contribution) | Linda Phipps (Employer Contribution) | Ref |
|----------|-------------------------------|-----------|---|---|-----|
| 04/08/20 | QUICKSUPER QUICKSPR2748377780 | 1,995.00 | 1,092.50 | 902.50 | |
| 31/08/20 | L & W PHIPPS | 25,000.00 | 12,500.00 | 12,500.00 | |
| 02/09/20 | QUICKSUPER QUICKSPR2769162347 | 1,596.00 | 874.00 | 722.00 | |
| 25/09/20 | QUICKSUPER QUICKSPR2785554267 | 1,596.00 | 874.00 | 722.00 | |
| 04/11/20 | QUICKSUPER QUICKSPR2531519415 | 1,995.00 | 1,092.50 | 902.50 | |
| 30/11/20 | QUICKSUPER QUICKSPR2833810031 | 1,596.00 | 874.00 | 722.00 | |
| 23/12/20 | QUICKSUPER QUICKSPR2852070559 | 1,596.00 | 874.00 | 722.00 | |
| 01/02/21 | QUICKSUPER QUICKSPR2879244386 | 1,995.00 | 1,092.50 | 902.50 | |
| 01/03/21 | QUICKSUPER QUICKSPR2901625160 | 1,596.00 | 874.00 | 722.00 | |
| 29/03/21 | QUICKSUPER QUICKSPR2924319958 | 1,596.00 | 874.00 | 722.00 | |
| 14/04/21 | QUICKSUPER QUICKSPR2936859938 | 79.80 | 43.70 | 36.10 | |
| 29/04/21 | QUICKSUPER QUICKSPR2949304898 | 399.00 | 218.50 | 180.50 | |
| 05/05/21 | QUICKSUPER QUICKSPR2954265230 | 624.87 | 624.87 | | |
| 02/06/21 | QUICKSUPER QUICKSPR2976172553 | 730.80 | 730.80 | | |
| | | 42,395.47 | 22,639.37 | 19,756.10 | |

| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874,00 |
|----------------------|----|--------------------------------|-----|-------------|--------|
| | | | 9.0 | TOTAL | 874.00 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 722.00 |
| | | | | TOTAL | 722.00 |
| | | | | 5-1 00 | 400 40 |

| CHIERO WAYAN FOWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 1,092.50 |
|----------------------|----|------------------------------------|---------------|-------------|----------|
| PHIPPS, WAYNE EDWARD | 34 | The Filipps Superallituation Fulla | midatori Punu | TOTAL | 1,092.50 |
| DUIDOG LINOA | 52 | The Phinns Superannuation Fund | 52 | Employer SG | 902.50 |
| PHIPPS, LINDA | 32 | The Phipps Superannuation Fund | 102 | TOTAL | 902.50 |
| Secretarian | 40 | | 744705000 | Employer SG | 568,48 |

874.00 722.00

1,596.00

1,092.50 902.50 **1,995.00**

| Date | Trans No | | Chq/Rec Description | Code | Gross | Net | GST |
|------|--------------------|---|---------------------|------|-----------|-----------|----------|
| | 06/07/20 000000011 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 03/08/20 000000019 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 02/09/20 000000033 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 28/09/20 000000040 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 04/11/20 000000058 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 01/12/20 000000063 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 04/01/21 000000076 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 01/02/21 000000089 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 05/03/21 000000105 | R | Rent Store | | 2,500.00 | 2,272.73 | 227.27 |
| | 30/04/21 000000125 | R | Rent #12B Store | | 1,906.66 | 1,733.33 | 173.33 |
| | 28/05/21 000000132 | R | Rent #12A Store | | 1,906.66 | 1,733.33 | 173.33 |
| | 28/06/21 000000142 | R | DN Rent 12A | | 1,906.66 | 1,733.33 | 173.33 |
| | | | | | 28,219.98 | 25,654.53 | 2,565.45 |

Please note that rental income received from W&L Phipps Pty Ltd only from Jul 2020 to Mar 2021

| Client End Client Year | Dbaker W&L Phipps Pty Ltd 2021 | | | |
|------------------------------|--------------------------------------|------------|----------|-----------|
| Date | Narration | Gross | GST | Net |
| 06/07/2020 | L & W rent July 2020 | 8,000.00 | 727.27 | 7,272.73 |
| 06/07/2020 | Rent store July 2020 | 2,500.00 | 227.27 | 2,272.73 |
| 03/08/2020 | L & W RENT (AUGUST 2020) | 8,000.00 | 727.27 | 7,272.73 |
| 03/08/2020 | RENT STORE AUGUST 2020 | 2,500.00 | 227.27 | 2,272.73 |
| 02/09/2020 | L & W Phipps Rent September 2020 | 8,000.00 | 727.27 | 7,272.73 |
| 02/09/2020 | Rent Sept 2020 storeroom | 2,500.00 | 227.27 | 2,272.73 |
| 28/09/2020 | L & W rent October 2020 | 8,000.00 | 727.27 | 7,272.73 |
| 28/09/2020 | Store Rent Oct 2020 | 2,500.00 | 227.27 | 2,272.73 |
| 03/11/2020 | L & W RENT NOV 2020 | 8,000.00 | 727.27 | 7,272.73 |
| 04/11/2020 | RENT STORE NOV 2020 | 2,500.00 | 227.27 | 2,272.73 |
| 01/12/2020 | L& WRENT | 8,000.00 | 727.27 | 7,272.73 |
| 01/12/2020 | RENT DEC 2020 STORE | 2,500.00 | 227.27 | 2,272.73 |
| 04/01/2021 | L & W RENT JAN 2021 | 8,000.00 | 727.27 | 7,272.73 |
| 04/01/2021 | STORE RENT JAN 2021 | 2,500.00 | 227.27 | 2,272.73 |
| 01/02/2021 | L & W RENT (FEBRUARY 2021) | 8,000.00 | 727.27 | 7,272.73 |
| 01/02/2021 | RENT STORE FEB 2021 | 2,500.00 | 227.27 | 2,272.73 |
| 01/03/2021 | L & W RENT MARCH 2021 | 8,000.00 | 727.27 | 7,272.73 |
| 05/03/2021 | RENT STORE MARCH 2021 | 2,500.00 | 227.27 | 2,272.73 |
| 26/03/2021 | L & W RENT | 8,000.00 | 727.27 | 7,272.73 |
| | Total Rent - Business Premises | 102,500.00 | 9,318.18 | 93,181.82 |
| | | | | |

| Account | Name Account | DOB | Opening Balance 01/07/2020 | Aged at 01/07/2020 | minimum Pension |
|-------------|----------------|----------|-------------------------------|--------------------|-----------------|
| Pension 1 | Linda Phipps | 24/08/52 | 1,345,448.35 | 69 | 33,640.00 |
| Pension 2 | Wayne Phipps | 04/04/54 | 1,579,812.08 | 67 | 39,500.00 |
| | Total | | 2,925,260.43 | | 73,140.00 |
| Minimum Pe | ension | | | | 73,140.00 |
| Pension pay | ment in 2021FY | | | | - |

 Wayne - Commence pension on 01/07/2020
 Minimum pension
 Case 1 Pension paymment
 Pension paymment
 Pension paymment

 Linda
 19,818.00
 100,000.00
 19,818.00

 19,230.00
 35,200.00
 115,382.00

 135,200.00
 135,200.00

| Age | Minimum % withdrawal for the 2008–09, 2009–10 and 2010–11 income years for certain pensions and annuities | Minimum % withdrawal for the 2011–12 and 2012–13 income years for certain pensions and annuities | Minimum % withdrawal (in all other cases) | Reduced rates by 50% for the 2019- 20 and 2020- 21 income years (%) |
|---------------|---|--|---|--|
| Under 65 | 2% | 3% | 4% | 2% |
| 65–74 | 2.5% | 3.75% | 5% | 2.5% |
| 75–79 | 3% | 4.5% | 6% | 3% |
| 80–84 | 3.5% | 5.25% | 7% | 3.5% |
| 85–89 | 4.5% | 6.75% | 9% | 4.5% |
| 90–94 | 5.5% | 8.25% | 11% | 5.5% |
| 95 or more | 7% | 10.5% | 14% | 7% |

Discussion for Job : W & L Phipps Superannuation Fund

| Client | Time | Status | Note | Edit | File |
|--|------------------------|----------------------|---|------|------|
| D Baker & Associates Chartered Accountants and Business Advisors | 24/09/2021 13:53:21 | Additional documents | Attached find Actuarial certificate to complete the tax. Please transfer on 1/7/2020 the total balance of Linda Phipps accumulation phse of \$6017587 to the Pension Phase. Please reallocated the earnigs for the year for the Accumulation and pension phse of all members after this transfer. we have also attached all the lease agreements if you could include these in the working paper file under the rental income section. We wait to receive the final working paper file together with the completed tax return and members statements. | | |



Suite 705/84 Pitt Street Sydney NSW 2000

GPO Box 5311 Sydney NSW 2001

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

24 September 2021

Certificate No. 280791.1

The Trustees
Phipps Superannuation fund

Dear Trustees.

SECTION 295-390 ACTUARIAL CERTIFICATE

This Actuarial Certificate is prepared for Phipps Superannuation fund for the financial year ending 30 June 2021. It complies with The Institute of Actuaries of Australia Professional Standard 406.

Information I have relied upon

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

You have stated that:

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

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

Exempt proportion

The fund had unsegregated assets during these periods:

1 July 2020 to 30 June 2021

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

| | Start of year | End of year | Average |
|---|---------------|--------------|-------------|
| Unsegregated Retirement Income Stream Liabilities | \$1,345,448 | \$1,307,125* | \$1,319,293 |
| Unsegregated Superannuation liabilities | \$2,985,436 | \$2,969,959* | \$2,921,053 |
| Exempt Proportion | | | 45.16% |

^{*}Estimate

The estimated net assets at 30 June 2021 were \$2,969,959.

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

I certify that **45.16%** of investment income earned by the fund during the year ended 30 June 2021 and relating to unsegregated assets, is exempt from tax. The specific exempt percentages for each member are:

| | Tax exempt % | Taxable % |
|--------------|--------------|-----------|
| Wayne Phipps | 0.00% | 54.42% |
| Linda Phipps | 45.16% | 0.42% |
| Reserves | 0.00% | 0.00% |
| Total | 45.16% | 54.84% |

Adequacy

By definition, the value of assets and liabilities of account based income streams must be equal. Therefore I am satisfied that the value of assets at 30 June 2021 is sufficient to meet the fund's liabilities as they fall due.

Yours sincerely,

Greg Einfeld MEc, MBA

a R Einsteld

Fellow of the Institute of Actuaries of Australia

APPENDIX 1: INFORMATION YOU HAVE PROVIDED

Fund details

| Fund name | Phipps Superannuation fund |
|--|------------------------------|
| Fund ABN | 31408114123 |
| Trustee Type | Individual |
| Number of Trustees | 2 |
| Trustee name | Wayne Phipps Linda Phipps |
| Financial Year | 2020-2021 |
| Fund established during the financial year? | No |
| Fund wound up during the financial year? | No |
| Are there any assets segregated by election? | No |

Member details

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

Opening Balances

| Name | Non Retirement Balance | Retirement Balance | Fund Reserves |
|--------------|------------------------|--------------------|---------------|
| Wayne Phipps | \$1,579,812.00 | \$0.00 | N/A |
| Linda Phipps | \$60,176.00 | \$1,345,448.00 | N/A |
| Reserve | N/A | N/A | \$0.00 |

Member Cash (External) Transactions

| Transaction Type | Date | Amount | Member |
|---------------------------|------------|--------------|--------------|
| Concessional Contribution | 31/12/2020 | \$22,639.00 | Wayne Phipps |
| Concessional Contribution | 31/12/2020 | \$19,756.00 | Linda Phipps |
| Retirement Withdrawal | 10/09/2020 | \$100,000.00 | Linda Phipps |
| Retirement Withdrawal | 11/06/2021 | \$35,200.00 | Linda Phipps |
| Retirement Withdrawal | 18/01/2021 | \$233.24 | Linda Phipps |

Non Cash (Internal) Transactions

| Transaction Type | Date | Member | Amount |
|-------------------------------------|------------|--------------|----------------|
| Retirement Pension Commutation | 01/07/2020 | Linda Phipps | Entire Balance |
| Account Based Pension Commencements | 02/07/2020 | Linda Phipps | \$1,405,624.00 |

Other Super Funds Opening Balances

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

Closing Balances

| Date | Amount | |
|-----------|-----------------|--|
| 30/6/2021 | \$2,969,959.00* | |

^{*}Estimate

APPENDIX 2: A-2.13

Description of Member Cash Transaction Types

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

Description of Non-Cash Transaction Types

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

APPENDIX 3: ASSUMPTIONS A-2.14

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

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

ABN 31 408 114 123

Detailed Operating Statement For the year ended 30 June 2021

| | Note | 2021 \$ | | 2020 \$ |
|--|------|------------|-------------|--------------|
| Revenue | | | | |
| Employers contributions | | 22,639.37 | 1. . | 25,000.00 |
| Employers contributions | | 19,756.10 | M-1 √ | 25,000.00 |
| Members non concessional contributions | | 0.00 | | 2,901.34 |
| Dividends - franked | | 681.79 | 0-1 | 688.60 |
| Interest received | | 9,880.83 | N-1 | 31,963.80 |
| Profit/Loss on sale of other assets | | 0.00 | | (15,222.66) |
| Changes in NMV | | 18,727.29/ | ↑ E-1 | 8,715.06 |
| Changes in NMV - Property | | 5,000.00 | | (137,500.00) |
| Rent Received- Loton Street | | 52,793.70 | P-1 | 51,645.79 |
| Rent Received- Beaufort St | | 19,415.82 | P-2 | 18,964.68 |
| Rent Received- Woodbridge | | 16,450.00 | P-3 | 16,403.29 |
| Rent Received-Donsborough | | 14,715.67 | P-4 | 0.00 |
| Total revenue | | 180,060.57 | _ | 28,559.90 |
| Expenses | | | | |
| Accountancy | | 4,125.00 | lack | 3,958.00 |
| Actuarial fees | | 110.00 | Q-1 | 110.00 |
| Audit fees | | 495.00 | | 495.00 |
| Bank Fees And Charges | | 13.25 | \bigvee | 7.50 |
| Depreciation- Low Value Pool | | 12.08 | Q-2 | 19.34 |
| Depreciation - buildings | | 1,378.00 | Q-2 | 1,387.00 |
| Depreciation - other | | 1,476.00 | Q-5 | 1,826.00 |
| Supervisory levy | | 259.00 | | 259.00 |
| Insurance | | 315.00 | \ | 299.00 |
| Insurance | | 355.00 | | 299.00 |
| Insurance | | 837.00 | Q-7 | 0.00 |
| Levies | | 5,334.75 | Q-1 | |
| Levies | | 3,392.80 | | 4,241.00 |
| Management agent fees | | 1,081.32 | | 1,226.44 |
| Management agent fees | | 6,096.64 | | 5,415.24 |
| Management agent fees | | 4,110.50 | | 2,290.47 |
| Management agent fees | | 6,116.31 | | 0.00 |
| Repairs and Maintenance | | 199.00 | , | 0.00 |

ABN 31 408 114 123

Detailed Operating Statement For the year ended 30 June 2021

| | Note | 2021 | 2020 |
|---|------|------------|------------------------|
| | | \$ | \$ |
| Repairs and Maintenance | | 734.80/ | 0.00 |
| Rates and taxes | | 0.00 | 3,093.84 |
| Rates and taxes | | 1,520.88 | 1,494.65 |
| Rates and taxes | | 1,385.14 | 1,517.34 |
| Rates and taxes | | 1,024.83 | Q-7 - Q-10 0.00 |
| Water | | 1,144.91 | 1,144.91 |
| Water | | 855.82 | 906.47 |
| Water | | 749.93 | 0.00 |
| Total expenses | | 43,122.96 | 33,371.30 |
| Benefits Accrued as a Result of Operations | | | |
| Before Income Tax | | 136,937.61 | (4,811.40) |
| Income tax expense | | 12,166.95 | 14,305.95 |
| Benefits Accrued as a Result of Operations | | 124,770.66 | (19,117.35) |

ABN 31 408 114 123

Detailed Balance Sheet as at 30 June 2021

| | 2021 \$ | | 2020 \$ |
|--------------------------------------|--------------|---------|-----------------------|
| Investments | | | |
| Shares in listed companies | 31,613.04 | E-2 | 12,885.75 |
| Total Investments | 31,613.04 | _ | 12,885.75 |
| Other Assets | | | |
| B'west 072805-4 | 677,340.32 | D-25 | 212,073.83 |
| Bankwest Term Deposit | 500,000.00 | D-35 | 1,500,000.00 |
| Cash on hand | 250.00 | | 250.00 |
| Sundry Debtors | 3,339.87 | G-1 | 1,782.50 |
| 135 St Michaels Parkway, Dunsborough | 498,476.65 | F-1 | 0.00 |
| 3/919 Beaufort St, Inglewood | 362,500.00 | F-12 | 362,500.00 |
| Lot 1, 12 Loton Ave, Midland | 560,000.00 | F-13 | 555,000.00 |
| 28/5 Wallsend Road, Woodbridge | 300,000.00 | F-14 | 300,000.00 |
| Improvement at Cost - Beaufort St | 2,992.00 / | \$2,707 | 2,992.00 |
| Less: Accumulated depreciation | (285.00) | / (Q-2) | (210.00) |
| Improvements at Cost - Loton Avenue | 49,847.06 / | \$34,36 | 6.06 49,847.06 |
| Less: Accumulated depreciation | (15,481.00) | /(Q-3) | (14,185.00) |
| Fixtures & Fittings - Woodbridge | 9,554.70 / | \$3,971 | .70 9,554.70 |
| Less: Accumulated depreciation | (5,583.00) | /(Q-5) | (4,565.00) |
| Improvement at Cost - Dunsborough | 900.00 / | \$893 | 0.00 |
| Less: Accumulated depreciation | (7.00) | /(Q-4) | 0.00 |
| Fixtures & Fittings- Beaufort St | 8,699.42 / | | .42 7,119.42 |
| Less: Accumulated depreciation | (5,206.00) | /(Q-6) | (4,748.00) |
| Low value pool | 20.14 | Q-2 | 32.22 |
| Total other assets | 2,947,358.16 | _ | 2,977,443.73 |
| Total assets | 2,978,971.20 | _ | 2,990,329.48 |
| Liabilities | | | |
| Sundry Creditors | 4,785.00 | C-16 | 4,810.00 |
| Taxation | (2,133.59) | C-2 | (1,815.63) |
| GST payable control account | 1,546.07 | H-1 | 1,898.81 |
| Total liabilities | 4,197.48 | | 4,893.18 |
| Net Assets Available to Pay Benefits | 2,974,773.72 | | 2,985,436.30 |

ABN 31 408 114 123

Detailed Balance Sheet as at 30 June 2021

| | 2021 | 2020 |
|---|---------------------------|--------------|
| | \$ | \$ |
| Represented by: | | |
| Liability for Accrued Members' Benefits | | |
| Allocated to members' accounts | 2,974,773.72 B-3.8 | 2,985,436.30 |
| | 2,974,773.72 | 2,985,436.30 |

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

| | 2021 | 2020 |
|--|--------------|-----------------------|
| | \$ | \$ |
| Wayne Phipps - Accumulation Phase | | |
| Opening balance - Members fund | 1,579,812.08 | 1,592,523.26 |
| Allocated earnings | 52,378.39 | (30,222.71) |
| Employers contributions | 22,639.37 | 25,000.00 |
| Members non concessional contributions | 0.00 | B-3.8 2,901.34 |
| Income tax expense - earnings | (5,736.90) | (6,639.81) |
| Income tax expense - contrib'n | (3,395.90) | (3,750.00) |
| Balance as at 30 June 2021 | 1,645,697.04 | 1,579,812.08 |
| Withdrawal benefits at the beginning of the year | 1,579,812.08 | 1,592,523.26 |
| Withdrawal benefits at 30 June 2021 | 1,645,697.04 | 1,579,812.08 |

Withdrawal Benefit

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

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

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

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

Withdrawing Funds

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

Eligible Rollover Fund

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

2021 2020 \$ \$

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

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

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

In each case the Fund will transfer these benefits to [INSERT DETAILS]. If you would like further details about this fund, or if your benefits have been transferred to it, please contact:

The Administrator

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

Contact Details

As required by the Superannuation Industry (Supervision) Regulations 1994, should you require any assistance in understanding your entitlement benefits or wish to obtain further details of your investment and entitlements, please contact, Wayne E Phipps or write to The Trustee THE PHIPPS SUPERANNUATION FUND.

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

| | 2021 | | 2020 |
|---|---------------------|-------|------------|
| | \$ | | \$ |
| Linda Phipps - Accumulation Phase | | | |
| | (0.175.07) | | 20.040.24 |
| Opening balance - Members fund | 60,175.87 | | 39,848.24 |
| Allocated earnings | 645.76 | | (756.23) |
| Employers contributions | 19,756.10 | | 25,000.00 |
| Income tax expense - earnings | (70.73) | B-3.8 | (166.14) |
| Income tax expense - contrib'n | (2,963.42) | | (3,750.00) |
| Transfers to pension phase Commenced Pension on 01/ | 07/2020 (60,175.87) | | 0.00 |
| Balance as at 30 June 2021 | 17,367.71 | | 60,175.87 |
| | | | |
| Withdrawal benefits at the beginning of the year | 60,175.87 | | 39,848.24 |
| Withdrawal benefits at 30 June 2021 | 17,367.71 🗸 | | 60,175.87 |

Withdrawal Benefit

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

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

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

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

Withdrawing Funds

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

Eligible Rollover Fund

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

2021 2020 \$ \$

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

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

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

In each case the Fund will transfer these benefits to [INSERT DETAILS]. If you would like further details about this fund, or if your benefits have been transferred to it, please contact:

The Administrator

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

Contact Details

As required by the Superannuation Industry (Supervision) Regulations 1994, should you require any assistance in understanding your entitlement benefits or wish to obtain further details of your investment and entitlements, please contact, Wayne E Phipps or write to The Trustee THE PHIPPS SUPERANNUATION FUND.

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

| | | 2021 | 2020 |
|--|--------------|--------------|---------------------------------|
| | | \$ | \$ |
| Linda Phipps - Pension Phase | | | |
| Opening balance - Members fund | | 1,345,448.35 | 1,408,682.15 |
| Transfers from accumulation phase | | 60,175.87 | Commenced Pension on 01/07/2020 |
| Allocated earnings | | 41,517.99 | (26,733.80) |
| Benefits paid B-3.8 | _ | (135,433.24) | (36,500.00) |
| Balance as at 30 June 2021 | _ | 1,311,708.97 | 1,345,448.35 |
| Withdrawal benefits at the beginning of the year | | 1,345,448.35 | 1,408,682.15 |
| Withdrawal benefits at 30 June 2021 | \downarrow | 1,311,708.97 | 1,345,448.35 |

Withdrawal Benefit

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

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

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

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

Withdrawing Funds

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

Eligible Rollover Fund

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

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

2021 2020 \$ \$

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

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

In each case the Fund will transfer these benefits to [INSERT DETAILS]. If you would like further details about this fund, or if your benefits have been transferred to it, please contact:

The Administrator

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

[INSERT DETAILS].

Contact Details

As required by the Superannuation Industry (Supervision) Regulations 1994, should you require any assistance in understanding your entitlement benefits or wish to obtain further details of your investment and entitlements, please contact, Wayne E Phipps or write to The Trustee THE PHIPPS SUPERANNUATION FUND.

ABN 31 408 114 123

Member's Information Statement For the year ended 30 June 2021

| | 2021 | 2020 |
|---|--------------|--------------|
| | \$ | \$ |
| Amounts Allocatable to Members | | |
| Yet to be allocated at the beginning of the year | 0.00 | 0.00 |
| Benefits accrued as a result of operations as per the operating statement | 124,770.66 | (19,117.35) |
| Γransfers from accumulation phase | 60,175.87 | 0.00 |
| Transfers to pension phase | (60,175.87) | 0.00 |
| Benefits paid | (135,433.24) | (36,500.00) |
| Amount allocatable to members | (10,662.58) | (55,617.35) |
| Allocation to members | | |
| Wayne Phipps - Accumulation Phase | 65,884.96 | (12,711.18) |
| Linda Phipps - Accumulation Phase | (42,808.16) | 20,327.63 |
| Linda Phipps - Pension Phase | (33,739.38) | (63,233.80) |
| Total allocation | (10,662.58) | (55,617.35) |
| Yet to be allocated | 0.00 | 0.00 |
| | (10,662.58) | (55,617.35) |
| Members Balances | | |
| Wayne Phipps - Accumulation Phase | 1,645,697.04 | 1,579,812.08 |
| Linda Phipps - Accumulation Phase | 17,367.71 | 60,175.87 |
| Linda Phipps - Pension Phase | 1,311,708.97 | 1,345,448.35 |
| Allocated to members accounts | 2,974,773.72 | 2,985,436.30 |
| Yet to be allocated | 0.00 | 0.00 |
| Liability for accrued members benefits | 2,974,773.72 | 2,985,436.30 |

Member Movement Worksheet

| | | | | Ref |
|---|-------------|-----------------|-----------|-------|
| Benefits accrued as a result of operation | | 136,937.61 | B-1.2 | |
| Less: Contributions by Employer - Wayn | (22,639.37) | | M-1 | |
| Less: Contributions by Employer - Linda | | (19,756.10) | | M-1 |
| Allocated Earnings | | | 94,542.14 | |
| Gross tax | | | 12,166.95 | C-1 |
| Less: Income Tax on Contributions | | (6,359.32) | | |
| | | | 5,807.63 | |
| | | Opening balance | | |
| Wayne Phipps (Accumulation) | 04/04/54 | 1,579,812.08 | 0.53 | B-3.1 |
| Linda Phipps (Accumulation) | 24/08/52 | 60,175.87 | 0.02 | B-3.3 |
| Linda Phipps (Pension) | 24/08/52 | 1,345,448.35 | 0.45 | B-3.5 |
| | | 2,985,436.30 | 1.00 | |

| Member Account | Wayne Phipps (Accumulation) | Linda Phipps (Accumulation) | Linda Phipps (Pension) | Total | Ref |
|---------------------------------|--------------------------------|--------------------------------|---------------------------|--------------|--------------|
| Openning balance | 1,579,812.08 | 60,175.87 | 1,345,448.35 | 2,985,436.30 | |
| Commenced Pension on 01/07/2020 | - | (60,175.87) | 60,175.87 | - | |
| Balance after commence Pension | 1,579,812.08 | - | 1,405,624.22 | 2,985,436.30 | A-2.12/A-2.8 |
| Internal Transfer | | | | - | |
| Internal Transfer | | | | - | |
| Contributions by Employer | 22,639.37 | 19,756.10 | | 42,395.47 | M-1 |
| Contributions by Member | - | | | - | |
| Benefit Paid | | | (135,433.24) | (135,433.24) | B-3.9 |
| Allocated Earnings | 52,378.39 | 645.76 | 41,517.99 | 94,542.14 | |
| Income Tax on Contribution | (3,395.90) | (2,963.42) | | (6,359.32) | |
| Income Tax on Earnings | (5,736.90) | (70.73) | | (5,807.63) | |
| | 65,884.96 | (42,808.16) | (33,739.38) | | |
| TOTAL | 1,645,697.04 | 17,367.71 | 1,311,708.97 | 2,974,773.72 | |

Pension Paid

| | | | Ref |
|----------|---|------------|------------|
| 10/09/20 | Drawing L&W | 100,000.00 | D3/A-2.4#4 |
| 11/06/21 | Linda Withdrawal | 35,200.00 | D23/A-2.4# |
| 18/01/21 | Land tax for property 19 Landor GDNS Midland 6056 | 233.24 | P-81 |
| | Total | 135,433.24 | |

Tax Reconciliation Worksheet

| Benefits accrued as a result of operation | Amount 136,937.61 | Ref B-1.2 | | |
|---|---|------------------|--|------|
| Less: | Member Non Concessional Contribution Change in MV | 23,727.29 | 22 727 20 | E-1 |
| Add: | Profit/Loss on Sale of assets | | 23,727.29 | |
| Gross Taxable Income Exempt Pension Income | | | 113,210.00 (32,097.00) 81,113.00 | |
| Gross tax(15%) | | | 12,166.95 | |
| Less: Franking Credit Less: Foreign Tax Credit Less: TFN Credit | | 204.54 - - | | 0-1 |
| Less: PAYG Instalment | | 14,096.00 | 44 000 54 | C-16 |
| Add: Supervisory Levy | | 259.00 | 14,300.54 | |
| | | | 259.00 | |

Amount due for 2020-2021 (1,874.59)

| Tax Exempt | | 45.16% A2.10 | | |
|-----------------------------|---------------------|-------------------------|------------------------|--|
| Description | Amount | Exempt Amount | Taxable Amount | |
| Income | | | | |
| Employers contributions | 22,639.37 / | - | 22,639.37 | |
| Employers contributions | 19,756.10 | - | 19,756.10 | |
| Dividends - franked | 681.79 | 307.90 | 373.89 | |
| Interest received | 9,880.83 | 4,462.18 | 5,418.65 | |
| Rent Received- Loton Street | ↑ 52,793.70 | 23,841.63 | 28,952.07 | |
| Rent Received- Beaufort St | \$103,375.19 | 8,768.18 | 10,647.64 | |
| Rent Received- Woodbridge | 16,450.00 | 7,428.82 | 9,021.18 | |
| Rent Received- Donsborough | <u> </u> | B-1.1-2 6,645.60 | 8,070.07 | |
| | 156,333.28 | 51,454.31 | 104,878.97 | |
| Expenses | | | | |
| Depreciation | 2,866.08 | 1,294.32 | 1,571.76 | |
| Audit fee | 495.00 | 223.54 | 271.46 | |
| Investment Expenses | 35,254.63 | 15,920.99 | 19,333.64 | |
| Management fee | 4,248.25 | 1,918.51 | 2,329.74 \$2,58 | |
| ATO Levy | 259.00 | - | 259.00 | |
| | 43,122.96 | 19,357.36 | 23,765.60 | |
| Net Income | 113,210.32 | 32,096.95 | 81,113.37 | |

Income tax

| Opening balance | | (1,815.63) | Ref |
|--|--------------------|------------|------------|
| 2020 Tax refundable 2020 Levy | 1,556.63 259.00 | | C-14 |
| 2021 Income Tax Franking Credit Foreign Tax Credit | (204.54) | 12,166.95 | C-1 O-1 |
| TFN Credit PAYG Instalment | (14,096.00) | (2,133.59) | C-16 |
| Total provision for income tax | | (2,133.59) | |

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Self-managed superannuation fund annual return

2021

2021

Return year

Who should complete this annual return?

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

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

The SMSE annual return cannot be used to notify us of a

| _ | | | |
|---|--|--|---|
| e | ction A: Fund information Tax file number (TFN) The Tax Office is authorised by law to reque | 797 740 750 est your TFN. You are not obliged to quote y | our TEN but not quoting it could increase t |
| | | annual return. See the Privacy note in the De | |
| | Name of self-managed superannuat | | |
| | | THE PHIPPS SUPERANNUATION | FUND |
| | | | |
| | Australian business number (ABN) | 31 408 114 123 | |
| | Current postal address | C/- D BAKER & ASSOCIATES | PTY LTD |
| | | PO Box 310 | |
| | | MIDLAND | WA 6936 |
| | Annual return status Is this an amendment to the SMSF's 2021 r Is this the first required return for a newly re | | |
| | Is this an amendment to the SMSF's 2021 r Is this the first required return for a newly re SMSF auditor | egistered SMSF? B N | |
| | Is this an amendment to the SMSF's 2021 relationship is the substitution of the SMSF's 2021 relationship is the substitution of the SMSF auditor. | | |
| | Is this an amendment to the SMSF's 2021 r Is this the first required return for a newly re SMSF auditor Auditor's name Title | egistered SMSF? B N | |
| | Is this an amendment to the SMSF's 2021 relationship in the second of th | egistered SMSF? B N MR BOYS | |
| | Is this an amendment to the SMSF's 2021 relationship in the second of th | egistered SMSF? B N MR BOYS | |
| | Is this an amendment to the SMSF's 2021 relationship in the second of th | egistered SMSF? B N MR BOYS TONY | |
| | Is this an amendment to the SMSF's 2021 relationship in the second of th | egistered SMSF? B N MR BOYS TONY | |
| | Is this an amendment to the SMSF's 2021 relationship Is this the first required return for a newly result of the second of the s | MR BOYS TONY 100 014 140 041 0712708 | |
| | Is this an amendment to the SMSF's 2021 relationship Is this the first required return for a newly result of the second of the s | MR BOYS TONY 100 014 140 041 0712708 | SA 5000 |
| | Is this an amendment to the SMSF's 2021 relationship Is this the first required return for a newly result of the second of the s | MR BOYS TONY 100 014 140 041 0712708 PO Box 3376 RUNDLE MALL | SA 5000 |
| | Is this an amendment to the SMSF's 2021 relationship Is this the first required return for a newly result of the second of the s | MR BOYS TONY 100 014 140 041 0712708 PO Box 3376 RUNDLE MALL | |
| | Is this an amendment to the SMSF's 2021 relationship Is this the first required return for a newly result of the second of the s | MR BOYS TONY 100 014 140 041 0712708 PO Box 3376 RUNDLE MALL Date audit was completed A 25/09 | 9/2021 |

| 7 | | ectronic funds trans e need your self-manage | | nstitution details to pay | any super payments and tax re | efunds owing to you. |
|---|--|--|---|---|--|---|
| | A | | stitution account deta | - | le a tax agent account here. | |
| | | Fund BSB number (must be six digits) | 306041 | Fund account number | 0728054 | |
| | | . , | or example, J&Q Citizen A | TF J&Q Family SF) | | |
| | | Phipps Super | Fund | | | |
| | | I would like my tax refu | unds made to this account | Print Y for yes or N for no. | If Yes, Go to C. | |
| | B Financial institution account details for tax refunds Use Agent Trust Account? | | | | | |
| | | BSB number | or tax refunds. You can pro | ovide a tax agent accou Account number | 10334994 | |
| | | | | | 10001331 | |
| | | , | or example, J&Q Citizen A | | | |
| | | D Baker & Ass | ociates Trust A | .CC | | |
| | С | Electronic service | address alias | | | |
| | | Provide the electronic | service address (ESA) iss ataESAAlias). See instruc | ued by your SMSF mes | ssaging provider | |
| | | (i oi example, sivisi de | italoggias). See institut | uons for more imormatic | JII. | |
| | | | | | | |
| | | | | | Fund's tax file n | umber (TFN) 797 740 750 |
| 8 | St | atus of SMSF | Australian superannuat | ion fund A | Fund benef | fit structure B A Code |
| | | | rust deed allow acceptand ment's Super Co-contribu Low Income Super Contr | tion and | | |
| 9 | Wa | as the fund wound ι | up during the income | | | |
| | N | Print Y for yes or N for no. | If yes, provide the dat which fund was wound | | Have all ta | ax lodgment a lodgment been met? |
| 10 | Dic | empt current pension of the fund pay retirement the income year? | on income It phase superannuation in | ncome stream benefits | to one or more members | Y Print Y for yes or N for no. |
| | | | for current pension income at | | st the minimum benefit paymer | nt under |
| | If | No, Go to Section B: In | come | | | |
| | If | Yes Exempt current p | ension income amount | A 51, | 454 C-1 | |
| Which method did you use to calculate your exempt current pension income? | | | | | | |
| | Segregated assets method Unsegregated assets method X Was an actuarial certificate obtained? D Y Print Y for yes | | | | | |
| | | | | | | |
| | ı | Did the fund have any o | ther income that was asso | | Print Y for yes or N for no. | tion B: Income |
| | | | | | y assessable income, includinç ole expenses. (Do not complete | g no-TFN quoted contributions. e Section B: Income.) |

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

SMSF Return 2021

THE PHIPPS SUPERANNUATION FUND

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Section B: Income

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

| Income | Did you have a capital gains tax (CGT) event during the year? | Frint Y for yes or N for no. \$10,000 or you e the deferred notion and attach a Cap | elected to use the CGT relief in 2017 and onal gain has been realised, complete bital Gains Tax (CGT) schedule 2021. | |
|-----------------|--|---|--|----------|
| | Have you applied an exemption or rollover? | Print Y for yes or N for no. | , , | |
| | | Net capital gain | Α | |
| | | Gross rent and other leasing and hiring income | B 103,375 | P1-P |
| | | Gross interest | C 9,881 | N-1 |
| | | Forestry managed investment scheme income | | |
| | foreign income | | | Loss |
| D1 | | Net foreign income | D | |
| | Austr | alian franking credits from a New Zealand company | | |
| | | Transfers from foreign funds | - | Numbe |
| 0-11-41- | | Gross payments where ABN not quoted | | Loss |
| | on of assessable contributions sable employer contributions | Gross distribution from partnerships | | L033 |
| R1 | 42,395 M-1 ssable personal contributions | * Unfranked dividend amount | | |
| R2 | 0 | * Franked dividend amount | K 477 | \ O-1 |
| | N-quoted contributions | * Dividend franking credit | L 205 | / / |
| , | nust be included even if it is zero) | * Gross trust distributions | M | Code |
| insurar | fer of liability to life nce company or PST | Assessable contributions | | |
| R6 | 0 | (R1 plus R2 plus R3 less R6) | | |
| Calculatio | on of non-arm's length income | | | |
| | on-arm's length private mpany dividends | | | Code |
| U1 | | * Other income | S | |
| plus * Net no | on-arm's length trust distributions | *Assessable income due to changed tax status of fund | | |
| plus * Net ot | her non-arm's length income | Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) | 0 | |
| instructions to | andatory label In is entered at this label, check the Do ensure the correct tax So been applied. | GROSS INCOME (Sum of labels A to U) | W 156,333 | Loss |
| | . 200 арриом. | Exempt current pension income | Y 51,454 | C-1 |
| | | TOTAL ASSESSABLE INCOME (W less Y) | V 104,879 | Loss |

FN: 797 740 750 **C-6**

Fund's tax file number (TFN)

797 740 750

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

| | | DEDUCTIONS | | NON-DEDU | CTIBLE EXPENSES | 3 |
|---|----------------------|------------------------------------|------|--------------|-------------------|---------------------|
| Interest expens within Austra | ses alia A1 | | | A2 | | \uparrow |
| Interest expens overse | ses eas B1 | | | B2 | | |
| Capital wor expenditu | rks ure D1 | | | D2 | | |
| Decline in value depreciating asset | e of ets E1 | 1,572 | | E2 | 1,294 | |
| Insurance premiums membe | s – ers F1 | | | F2 | | |
| SMSF auditor f | fee H1 | 271 | | H2 | 224 | |
| Investment expens | ses [1 | 19,334 | | 12 | 15,921 | C-1 |
| Management a administration expens | and J1 | 2,589 | | J2 | 1,919 | |
| Forestry manag investment scheme exper | ged nse U1 | | | U2 | | |
| Other amoun | nts L1 | | Code | L2 | Co | de |
| Tax losses deduct | ted M1 | | | | | _ |
| | | L DEDUCTIONS 23,766 | | | JCTIBLE EXPENSES | |
| | N | (Total A1 to M1) | | Y (To | tal A2 to L2) | |
| | #TAXA | BLE INCOME OR LOSS | Loss | TOTAL SMS | F EXPENSES 43,124 | |
| #This is a mandatory label. | | ASSESSABLE INCOME DTAL DEDUCTIONS) | less | | (N plus Y) | \neg \downarrow |

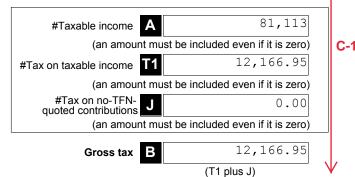
Section D: Income tax calculation statement

#Important:

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

13 Calculation statement

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



TFN: 797 740 750 $C_{-Page \ 5 \ of \ 11}$

| eign income tax offset | i |
|---|---|
| 1 | Non-refundable non-carry |
| pates and tax offsets | forward tax offsets |
| 2 | C 0.00 |
| | (C1 plus C2) |
| | SUBTOTAL 1 |
| | T2 12,166.95 |
| | (B less C –cannot be less than zero) |
| | (B 1633 O -Califfor BC 1633 that 2610) |
| ly stage venture capital | |
| ted partnership tax offset | |
| | 1 |
| ly stage venture capital limited partnership offset carried forward from previous year | Non-refundable carry forward tax offsets |
| 2 | D 0.00 |
| ly stage investor tax offset | (D1 plus D2 plus D3 plus D4) |
| 3 | (P P |
| ly stage investor tax offset | SUBTOTAL 2 |
| ríed forward from previous year | T3 12,166.95 |
| | |
| 4 | |
| | (T2 less D –cannot be less than zero) |
| | |
| mplying fund's franking credits tax offset | |
| | |
| Implying fund's franking credits tax offset 204.54 TFN tax offset | |
| mplying fund's franking credits tax offset 204.54 | |
| Inplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset | |
| mplying fund's franking credits tax offset 204.54 TFN tax offset | (T2 less D –cannot be less than zero) |
| mplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset loration credit tax offset | (T2 less D –cannot be less than zero) Refundable tax offsets |
| mplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset | (T2 less D –cannot be less than zero) Refundable tax offsets E 204.54 |
| mplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset loration credit tax offset | (T2 less D –cannot be less than zero) Refundable tax offsets |
| mplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset loration credit tax offset | (T2 less D –cannot be less than zero) Refundable tax offsets E 204.54 |
| mplying fund's franking credits tax offset 204.54 TFN tax offset onal rental affordability scheme tax offset loration credit tax offset | (T2 less D –cannot be less than zero) Refundable tax offsets E 204.54 |

G

Fund's tax file number (TFN) 797 740 750 Credit for interest on early payments – amount of interest **H1** Credit for tax withheld – foreign resident withholding (excluding capital gains) **H2** Credit for tax withheld – where ABN or TFN not quoted (non-individual) **H3** Credit for TFN amounts withheld from payments from closely held trusts **H5** Credit for interest on no-TFN tax offset **H6** Credit for foreign resident capital gains withholding amounts Eligible credits **C-1** 0.00 **H8** (H1 plus H2 plus H3 plus H5 plus H6 plus H8) #Tax offset refunds 0.00 (Remainder of refundable tax offsets). (unused amount from label Ean amount must be included even if it is zero) **PAYG** instalments raised 14,096.00 Κ Supervisory levy 259.00 Supervisory levy adjustment for wound up funds M Supervisory levy adjustment for new funds Z Total amount of tax refundable 1,874.59 S (T5 plus G less H less I less K plus L less M plus N) #This is a mandatory label. Section E: Losses Losses Tax losses carried forward If total loss is greater than \$100,000, to later income years complete and attach a Losses schedule 2021. Net capital losses carried 20,552 forward to later income years

14

Net capital losses brought forward from prior years

20,552 Non-Collectables Collectables 0

C-33

Net capital losses carried forward to later income years

20,552 0

C-9 Page 7 of 11

Section F / Section G: Member Information

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

| | | On the Difference of the | the Deeleastic | Manaka Mari | | | | |
|-----------------------------------|--------------------------------|---|--|-------------------|-------|--|--|--|
| Title | MR | See the Privacy note in Member'sTFN 624 | | Member Number | r | | | |
| Family name | PHIPPS | Monitor off it 021 | | | | | | |
| - | WAYNE | Account status O Code | | | | | | |
| First given name | AA7.2 T TATE | WALLAND | | | | | | |
| Other given names | | 16 | | | | | | |
| | Date of birth 04/04/1954 | If deceased, date of death | | | | | | |
| Contributions | | OPENING ACCOUNT BALAN | CE 1,579, | ,812.08 | \ | | | |
| Refer to instruction | ns for completing these labels | | Proceeds from primary re | esidence disposal | | | | |
| Employer contribu | | | Receipt date | | | | | |
| A A | 22,639.37 | | H1 | | | | | |
| ABN of principal of | | | Assessable foreign supe | erannuation | | | | |
| A1 | employer | | fund amount | | | | | |
| Personal contribu | itions | | Non-assessable foreign fund amount | superannuation | | | | |
| | ess retirement exemption | | J | | | | | |
| C Small busine | ss retirement exemption | | Transfer from reserve: assessable amount | | | | | |
| CGT small busine exemption amount | ess 15-year nt | | Transfer from reserve: | | | | | |
| D | | | non-assessable amount | | | | | |
| Personal injury el | ection | | | | B-3.8 | | | |
| Ε | | | Contributions from non-com | plying funds | | | | |
| Spouse and child | I contributions | | | Construction or | | | | |
| Other third party | contributions | | Any other contributions (Super Co-contributions a Income Super Contribution | and low | | | | |
| G | | | M | | | | | |
| | TOTAL CONTRIBU | TIONS N 22,63 | 9.37 | | | | | |
| | | (Sum of labels A to | M) | | | | | |
| Other transaction | ns | | | | | | | |
| | ase account balance | Allocated earnings or losses | O 43, | ,245.59 Loss | | | | |
| | e account balance | Inward rollovers and transfers | Р | | | | | |
| - Non CDBIS | 0.00 | Outward rollovers and transfers | Q | | | | | |
| S2 Retirement phase | e account balance | Lump Sum payment | R1 | Code | | | | |
| - CDBIS | 0.00 | Income stream payment | R2 | Code | | | | |
| 0 TR | tlS Count | CLOSING ACCOUNT BALANCE | S 1,645, S1 plus S2 plus S3 | ,697.04 | | | | |
| | | Accumulation phase value | | ,697.00 | | | | |
| | | Retirement phase value | X2 | | | | | |
| | | Outstanding limited recourse borrowing arrangement amount | Υ | | / | | | |

TFN: 797 740 750 - 10 Page 8 of 10

Fund's tax file number (TFN) See the Privacy note in the Declaration. Member Number MRS Member'sTFN 629 075 467 Title PHIPPS Family name Account status LINDA First given name 0 Code Other given names If deceased, 24/08/1952 Date of birth date of death 1,405,624.22 OPENING ACCOUNT BALANCE **Contributions** Proceeds from primary residence disposal Refer to instructions for completing these labels Employer contributions Receipt date 19,756.10 Assessable foreign superannuation ABN of principal employer fund amount Α1 Personal contributions Non-assessable foreign superannuation fund amount В CGT small business retirement exemption Transfer from reserve: C assessable amount CGT small business 15-year exemption amount Transfer from reserve: **B-3.8** non-assessable amount D Personal injury election Contributions from non-complying funds and previously non-complying funds Ξ Spouse and child contributions Any other contributions (including Super Co-contributions and low Income Super Contributions) Other third party contributions G M 19,756.10 **TOTAL CONTRIBUTIONS** (Sum of labels A to M) Other transactions Accumulation phase account balance 39,129.60 Allocated earnings or losses 0 17,367.71 Ρ Inward rollovers and transfers Retirement phase account balance - Non CDBIS Q Outward rollovers and transfers 1,311,708.97 S2 Code Lump Sum payment R1 Retirement phase account balance - CDBIS Code 135,433.24 0.00 Μ Income stream payment R2 S3 0 TRIS Count CLOSING ACCOUNT BALANCE S 1,329,076.68 S1 plus S2 plus S3 17,367.71 **X1** Accumulation phase value 1,311,708.97 **X2** Retirement phase value

Outstanding limited recourse borrowing arrangement amount

C-11 TFN: 797 740 750 **-11**

Section H: Assets and liabilities

| 1 | 5 | ۸ | C | e | Ε. | rs. |
|---|---|---|---|---|----|-----|
| | | | | | | |

| 15a | Australian managed investments | Listed trusts | Α | | |
|-----|---|--|---|-----------|-----------------|
| | | Unlisted trusts | В | | |
| | | Insurance policy | С | | |
| | | Other managed investments | D | | |
| 15b | Australian direct investments | Cash and term deposits | E | 1,177,590 | |
| _ | | Debt securities | | | |
| | Limited recourse borrowing arrangements Australian residential real property | Loans | G | | |
| | J1 | Listed shares | Н | 31,613 | |
| | Australian non-residential real property J2 | Unlisted shares | | | B-2.1/ B-2.2 |
| | Overseas real property J3 | Limited recourse borrowing arrangements | J | 0 | _ |
| | Australian shares J4 | Non-residential real property | K | 1,766,428 | |
| | Overseas shares | Residential real property | L | | |
| | J5 | Collectables and personal use assets | М | | |
| | Other J6 | Other assets | 0 | 3,340 | |
| | Property count | | | | |
| | J7 | | | | |
| | Other investments | Crypto-Currency | N | | |
| | | | | | • |
| 15d | Overseas direct investments | Overseas shares | Р | | |
| | | Overseas non-residential real property | Q | | |
| | | Overseas residential real property | R | | |
| | | Overseas managed investments | S | | |
| | | Other overseas assets | Т | | |
| | | TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T) | U | 2,978,971 | |
| 15e | In-house assets | | | | . V |
| | Did the fund have a loan to, related parties (kr at th | lease to or investment in, nown as in-house assets) le end of the income year A Print Y for yes or N for no. | | | |
| 15f | Limited recourse borrowing arrangements | | | | • |
| | If the fund had bo | an LRBA were the LRBA prrowings from a licensed financial institution? Print Y for yes or N for no. | | | |
| | | s or related parties of the sonal guarantees or other security for the LRBA? B Print Y for yes or N for no. | | | |

16 LIABILITIES

| | | | | Borrowings for limited recourse borrowing arrangements |
|---|-----------|---|------------------|--|
| | | | | Permissible temporary borrowings V2 |
| B | 0 | Borrowings V | | Other borrowings V3 |
| | 2,974,773 | osing account balances from Sections F and G) | Total member clo | (total of |
| | | Reserve accounts X | | , |
| | 4,198 | Other liabilities Y | | |
| | 2,978,971 | TOTAL LIABILITIES Z | | |

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

| Total TOFA gains | Н | |
|-------------------|---|--|
| Total TOFA losses | | |

Section J: Other information

Family trust election status

| year A | If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2020–21 income year, write 2021). |
|---------|--|
| tion, B | If revoking or varying a family trust election, print R for revoke or print V for variation, |

Interposed entity election status

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

| nore elections this year, write the earliest income year being I terposed entity election or revocation 2021 for each election | | |
|--|---|--|
| revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2021. | D | |
| | | |

C-13 IFN: 797 740 750 -113

Section K: Declarations

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

| Authorised trustee's, director's or public | c officer's siç | gnature | | | | | | |
|--|-----------------|---------------|--------------------|----------------|-------------|------|-------------------|---|
| | | | | | | Date | Day Month 25/09/2 | |
| Preferred trustee or director con | tact detail | ls: | | | | | | |
| | Title | MR | | | | | | |
| Fa | mily name | PHIPPS | | | | | | |
| First g | iven name | WAYNE | | | | | | |
| Other give | en names | EDWARD | | | | | | |
| | | Area code | Number | | | | | |
| Pho | ne number | 08 | 92501993 | | | | | |
| Ema | ail address | wayne@wa | ynephipps. | com.au | | | | |
| Non-individual trustee name (if a | applicable) | | | | | | | |
| | | | | | | | | |
| ABN of non-individ | ual trustae | | | | | | | |
| ABIN OF HOH-INGING | uai ii usiee | | | | | | | |
| | | Time taken to | o prepare and co | mplete this an | nual return | | Hrs | |
| | | | | | | L | | |
| The Commissioner of Taxation, as R provide on this annual return to main | - | | - | | | | tails which yo | u |
| provide on the dimedian team to main | | | | | | | | |
| TAX AGENT'S DECLARATION: | | | | | | | | |
| I, TBA | | | | | | | | |
| declare that the Self-managed sup by the trustees, that the trustees has | | | | | | | | |
| the trustees have authorised me to | | | otating that the h | normation pro- | | | Day Month Y | |
| Tax agent's signature | | | | | Da | r | 25/09/20 | |
| | | | | | | | | |
| Tax agent's contact details Title | Mr | | | | | | | |
| | | | | | | | | ٦ |
| Family name | Mosbach | | | | | | | _ |
| First given name | Farrel: | L | | | | | | |
| Other given names | | | | | | | | |
| Tax agent's practice | D BAKE | R & ASSOC | IATES PTY | LTD | | | | |
| Tax agent's phone number | Area code | Number 927466 | 637 |] | | | | |
| Tax agent s priorie number | | | | Doforana: | number PHT | 1 1 | | |
| Lay anent number | | | | RUBIEDICA | THE PERMIT | 1 1 | | 1 |

Print | Australian Taxation Office



C-14

Agent D BAKER & ASSOCIATES PTY LTD Client THE PHIPPS SUPERANNUATION

FUND

ABN 31 408 114 123 **TFN** 797 740 750

Income tax 551

| Date generated | 05/08/2021 |
|----------------|------------|
| Overdue | \$0.00 |
| Not yet due | \$0.00 |
| Balance | \$0.00 |

Transactions

8 results found - from 05 August 2019 to 05 August 2021 sorted by processed date ordered newest to oldest

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|--|------------|-------------|---------|
| 19 Jul 2021 | 16 Aug 2021 | Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20 | | \$0.00 | \$0.00 |
| 23 Jun 2021 | 23 Jul 2021 | Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18 | | \$0.00 | \$0.00 |
| 21 Jun 2021 | 19 Jul 2021 | Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19 | | \$0.00 | \$0.00 |
| 4 May 2021 | 1 Jun 2021 | Client initiated amended Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18 | | \$0.00 | \$0.00 |
| 14 Jan 2021 | 19 Jan 2021 | EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20 | \$1,556.63 | | \$0.00 |

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|--|------------|-------------|---------------|
| 14 Jan 2021 | 14 Jan 2021 | Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20 | | \$1,556.63 | \$1,556.63 CR |
| 4 Mar 2020 | 3 Mar 2020 | Payment received | | \$961.13 | \$0.00 |
| 11 Feb 2020 | 18 May 2020 | Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19 | \$961.13 | | \$961.13 DR |

2 of 2



Agent D BAKER & ASSOCIATES PTY LTD Client THE PHIPPS SUPERANNUATION

FUND

ABN 31 408 114 123 **TFN** 797 740 750

Activity statement 001

| Date generated | 05/08/2021 |
|----------------|------------|
| Overdue | \$0.00 |
| Not yet due | \$0.00 |
| Balance | \$0.00 |

Transactions

16 results found - from 05 August 2019 to 05 August 2021 sorted by processed date ordered newest to oldest

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|---|------------|-------------|---------------|
| 13 Jul 2021 | 12 Jul 2021 | Payment received | | \$4,785.00 | \$0.00 |
| 9 Jul 2021 | 28 Jul 2021 | Original Activity Statement for the period ending 30 Jun 21 | \$4,785.00 | | \$4,785.00 DR |
| 9 Jul 2021 | 28 Jul 2021 | - GST | \$1,261.00 | | |
| 9 Jul 2021 | 28 Jul 2021 | - PAYG Instalments | \$3,524.00 | | |
| 22 Apr 2021 | 21 Apr 2021 | Payment received | | \$4,416.00 | \$0.00 |
| 20 Apr 2021 | 28 Apr 2021 | Original Activity Statement for the period ending 31 Mar 21 | \$4,416.00 | | \$4,416.00 DR |
| 20 Apr 2021 | 28 Apr 2021 | - GST | \$1,422.00 | | |
| 20 Apr 2021 | 28 Apr 2021 | - PAYG Instalments | \$2,994.00 | | |
| 1 Mar 2021 | 26 Feb 2021 | Payment received | | \$5,210.00 | \$0.00 |
| 24 Feb 2021 | 2 Mar 2021 | Original Activity Statement for the period ending 31 Dec 20 | \$5,210.00 | | \$5,210.00 DR |
| 24 Feb 2021 | 2 Mar 2021 | - GST | \$1,421.00 | | |

Total PAYG Instalments = (3,789 + 3,789 + 2,994 + 3,524) = \$14,096

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|---|------------|-------------|---------------|
| 24 Feb 2021 | 2 Mar 2021 | - PAYG Instalments | \$3,789.00 | | |
| 21 Oct 2020 | 28 Oct 2020 | Original Activity Statement for the period ending 30 Sep 20 | \$5,209.00 | | \$0.00 |
| 21 Oct 2020 | 28 Oct 2020 | - GST | \$1,420.00 | | |
| 21 Oct 2020 | 28 Oct 2020 | - PAYG Instalments | \$3,789.00 | | |
| 12 Oct 2020 | 9 Oct 2020 | Payment received | | \$5,209.00 | \$5,209.00 CR |
| 27 Jul 2020 | 28 Jul 2020 | Original Activity Statement for the period ending 30 Jun 20 | \$4,810.00 | | \$0.00 |
| 27 Jul 2020 | 28 Jul 2020 | - GST | \$831.00 | | |
| 27 Jul 2020 | 28 Jul 2020 | - PAYG Instalments | \$3,979.00 | | |
| 14 Jul 2020 | 13 Jul 2020 | Payment received | | \$4,810.00 | \$4,810.00 CR |
| 6 May 2020 | 28 Apr 2020 | Original Activity Statement for the period ending 31 Mar 20 | \$6,206.00 | | \$0.00 |
| 6 May 2020 | 28 Apr 2020 | - GST | \$1,430.00 | | |
| 6 May 2020 | 28 Apr 2020 | - PAYG Instalments | \$4,776.00 | | |
| 22 Apr 2020 | 21 Apr 2020 | Payment received | | \$6,206.00 | \$6,206.00 CR |
| 10 Feb 2020 | 28 Feb 2020 | Original Activity Statement for the period ending 31 Dec 19 | \$5,000.00 | | \$0.00 |
| 10 Feb 2020 | 28 Feb 2020 | - GST | \$1,420.00 | | |
| 10 Feb 2020 | 28 Feb 2020 | - PAYG Instalments | \$3,580.00 | | |
| 3 Feb 2020 | 31 Jan 2020 | Payment received | | \$5,000.00 | \$5,000.00 CR |
| 30 Oct 2019 | 28 Oct 2019 | Original Activity Statement for the period ending 30 Sep 19 | \$4,773.00 | | \$0.00 |
| 30 Oct 2019 | 28 Oct 2019 | - GST | \$1,193.00 | | |
| 30 Oct 2019 | 28 Oct 2019 | - PAYG Instalments | \$3,580.00 | | |

2 of 3

| Processed date | Effective date | Description | Debit (DR) | Credit (CR) | Balance |
|----------------|----------------|-------------|------------|-------------|---------------|
| 22 Oct 2019 | 21 Oct 2019 | Payment | | \$4,773.00 | \$4,773.00 CR |

3 of 3

→ 015078

THE PHIPPS SUPERANNUATION FUND PO BOX 1318 MIDLAND WA 6056

HOW TO LODGE

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- individuals and sole traders can lodge online via their myGov account.
- Businesses can use the secure portal or Standard Business Reporting (SBR) enabled software.

If lodging by paper:

- a print clearly using a black pen
- use whole dollars or '0' (zero)
- do not use n/a, nil, negative figures or symbols.

Office use only

1 0

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Business activity statement

July to September 2020

40 675 248 887 Document ID

> 31 408 114 123 ABN

28 Oct 2020 Form due on

28 Oct 2020 Payment due on

Cash GST accounting method

Contact phone number

Authorised contact person who completed the form

Total sales

PHIPPS

| යිගගල්න | and | services | tax | igsti |
|---------|-----|----------|-----|-------|

| for the QUARTER | from 1 | Jul 2020 to | 30 Sep | 2020 |
|-----------------|--------|-------------|--------|------|

Complete Option 1 OR 2 OR 3 (indicate one choice with an X)

| | | 7 |
|--|---------------------|---|
| Option 1: Calculate GST a | nd report quarterly | |
| Total sales (G1 requires 1A completed) | \$ 62\B0 | 0 |
| Does the amount shown at G1 include GST? (indicate with X) | Yes No | |
| Export sales 62 | \$ | |
| Other GST-free sales G3 | \$ | 0 |

| Report GST on sales at 1A and GST on purchase | aí | 18 |
|---|----|----|
| in the Summary section over the page | | |

Capital purchases G10 \$

| | @> 2 G | (G1 requires 1A completed) G1 \$ |
|--|--------|--|
| and the second control of the second control | | Does the amount shown at G1 include GST? Yes No (indicate with X) |
| | | Report GST on sales at 1A and GST on purchases at 18 in the Summary section over the page |
| | | |
| | | Option 3: Pay GST instalment amount quarterly |
| | | G21 \$ |
| | | Write the G21 amount at 1A in the Summary section ov (leave 1B blank) |

| Option 3: Pay GST instalment amount quarterly |
|---|
| G21 \$ |

rite the G21 amount at 1A in the Summary section over the page ave 18 blank)

Option 2: Calculate GST quarterly and report annually

OR if varying this amount, complete 600, 923, 624

Estimated net GST for the yea

Varied amount payable for the quarter

ķŊ G23

Write the G23 amount at 1A in the Summary section over the page

OŐ

(leave 1B blank) Reason code for variation

NAT 4189-11.2019 [DE-9137]

149ATBA_Form_A_QLD_219/015078/015078/13

HOW TO PAY

Your payment reference number (PRN) is: 31408 114 123 5160

BPAY®

Biller code: 75556

Ref: 314081141235160

Telephone & Internet Banking - BPAY®

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

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on 1300 898 089.

A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit ato.gov.au/paymentoptions

HOW TO LODGE

This form can be lodged online. Visit ato.gov.au/general/online-services



| a 5000 Ass. CATA ST. P. CARRORA STATES | ALOGU AT HODAMARDA GENT RODAMIGROPARA |
|--|---|
| No liability due for this period | for the QUARTER from 1 Jul 2020 to 10 Sec 1020 |
| Total salary, wages and W1 \$ | Complete Option 1 OR 2 (indicate one choice with X) Option 1: Pay a PAYG instalment amount quarterly |
| Amount withheld from 1912 \$ | ATO Instalment amount 37 \$ 3789 From 2019 assessment |
| Amount withheld where no ABN is quoted W4 \$ | Write the T7 amount at 5A in the Summary section below OR if varying this amount, complete T8, T9, T4 |
| Other amounts withheld (excluding any amount shown at W2 or W4) | Varied amount payable T9 \$ |
| Total amounts withheld | Write the T9 amount at 5A in the Summary section below |
| (W2 + W4 + W3) W5 & | Reason code for variation T4 |
| | Option 2: Calculate PAYG Instalment using income times rate |
| Heason for varying (G24 & T4) Code Obligation Change in investments 21 PAYG only | PAYG instalment income T1 \$ |
| Current business structure not continuing 22 GST & PAYG Significant change in trading conditions 23 GST & PAYG | ATO instalment rate \$\frac{12}{08}\$ \text{Notional tax} \\ \frac{12.76}{\sqrt{s15,159 from 2019}} \\ \text{osc sassessment} \end{assessment} |
| Internal business restructure 24 GST & PAYG Change in legislation or product mix 25 GST & PAYG | New varied rate 13% |
| Financial market changes 26 GST & PAYG Use of income tax losses 27 PAYG only | T1 x T2 (or x T3) T1 1 \$ |
| | Reason code for variation T4 |
| Summary | |
| Amounts you owe the ATO | Amounts the ATO owes you |
| GST on sales or GST instalment 1A \$ (420.00 | GST on purchases 15 \$.DQ |
| PAYG tax withheld 4 \$ | Do not complete 1B if using GST instalment amount (Option 3) |
| PAYG income tax instalment 5A \$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | Credit from PAYG income tax instalment variation |
| Deferred company/fund instalment | |
| 1A + 4 + 5A + 7 & 8 \$ 5209.00 | 18 + 58 88 \$ |
| Payment or refund? | |
| then write the result of 8A minus 8B at 9. This ampayable to the ATO. (indicate with X) No, then write the result of 8B minus 8B at 9. This ampayable to the ATO. No, then write the result of 8B minus 8A at 9. This ampayable to you (or offset against any other tax | 9 \$ 5 2 9 PQ |
| Declaration I declare that the information given on this form is true and correct, and that I am authorised to make this declaration. The tax invoice requirements have been met. | Return this completed form to Australian Taxation Office |
| Signature duda Phipps Date 26, 10, 20 | Locked Bag 1936 ALBURY NSW 1936 |
| Taxation laws authorise the ATO to collect information including personal information about personal information go to ato.gov.au/privacy. Activity statement instructions are available | individuals who may complete this form. For information about privacy and from ato gov.au or can be ordered by phoning 13 28 68. |
| PAYMENT SLIP - 60 | ATO code 0000 0156 03 |
| Australian Government Australian Taxation Office THE PHIPPS SUPERANNUATION F | UND |
| | ABN 31 408 114 123 |
| | Amount paid \$ 5209 .00 |
| • | PRN Code 31408 114 123 5160 |

Australian Taxation Office Locked Bag 1936 ALBURY NSW 1936

| Management | Man

→ 014241

THE PHIPPS SUPERANNUATION FUND PO BOX 1318

MIDLAND WA 6056

This form can be lodged online. Visit

ato.gov.au/general/online-services

Individuals and sole traders can

HOW TO LODGE

OO.

If lodging by paper:

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- use whole dollars or '0' (zero)
- a do not use n/a, nii, negative figures or symbols.

Office use only

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Business activity statement

October to December 2020

40 707 977 227 Document ID

> 31 408 114 123 A8N

02 Mar 2021 Form due on

02 Mar 2021 Payment due on

Cash GST accounting method

Contact phone number

08925019

| 100gs offinio the areas of the second market | figures or symbols. | • | |
|--|--|---------------------------|-------------|
| Businesses can use the secure portal | ngules of symbolor | | |
| or Standard Business Reporting | | Authorised contact person | LINDA PHIPP |
| | | h - appointment the form | |
| (SBR) enabled software. | | WHO COMPLETED THE TOTAL | |
| (001) 0,1231 | the state of the s | | |

| (SBR) enabled software. | | | | | | |
|-------------------------|--------|----------|-----|-------|--|--|
| ഭരത്തിയ | മന്നരി | services | fax | (GST) | | |

lodge online via their myGov account.

| | | | | | - | $\alpha \alpha \alpha \alpha$ |
|-------------------------------|-----|----------|-----|------|------|-------------------------------|
| for the OHARTER from | 4 ^ | ~ የ ማስማበ | +^ | ~ 1 | 1100 | 711711 |
| 1 4 h a (1) A W E W 10 ft | | | ··· | 10 3 | ~~~ | |

| - | Complete Option 1 OR 2 OR 3 (indicate one choice with an X) | | | | | | | |
|---|---|-------|----|--------|-------|---|--|--|
| | Option 1: Calculate GST and report quarterly | | | | | | | |
| | Total | sales | G1 | \$ 756 | 30.00 | É | | |

(G1 requires 1A completed) Does the amount shown at G1 include GST? (indicate with X)

Export sales

Other GST-free sales Capital purchases



Non-capital purchases G11 \$

| G3 | \$ |
|----|----|
| | |

Report GST on sales at 1A and GST on purchases at 1B in the Summary section over the page

| _ | |
|---|---|
| | Option 2: Calculate GST quarterly and report annual |
| | |

Total sales (G1 requires 1A completed)

Does the amount shown at G1 include GST?

(indicate with X) Report GST on sales at 1A and GST on purchases at 1B in the Summary section over the page

Option 3: Pay GST instalment amount quarterly

Write the G21-amount at 1A in the Summary section over the page (leave 18 blank)

OR if varying this amount, complete 670)

Estimated net GST for the yea

Varied amount payable

G23 \$

ØØ.

dő.

for the quarter Write the G23 amount at 1A in the Summary section over the page (leave 1B blank)

Reason code for variation

G24

| | <u>s.</u> | |
|--|-----------|--|
|--|-----------|--|

NAT 4189-11.2019 [DE-9137]

149ATBA_Form_A_QLD_231/014241/014241/3

HOW TO PAY

Your payment reference number (PRN) is: 31408 114 123 5160

BPAY®



Biller code: 75556

Ref: 314081141235160

Telephone & Internet Banking – BPAY®

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

CREDIT OR DEBIT CARD

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A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit ato.gov.au/paymentoptions

HOW TO LODGE

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| No liability due for this period | for the QUARTER from 1 Oct 2020 to \$1,000 2020 |
|---|---|
| Total salary; wags and W1. \$ | Complete Option 1 GR 2 (indicate one choice with X) X Option 1: Pay a PAYG instalment amount quarterly |
| Amount with held from payments shown at W1 W2 \$ | ATO Instalment amount 77 \$ 3789 From 2019 assessment Write the T7 amount at 5A in the Summary section below |
| Amount withheld where no ABN is quoted W4 \$ | OR if varying this amount, complete 18, 19, 14 Estimated tax for the year 18 \$ |
| Other amounts withheld (excluding any amount W3 \$ | Varied amount payable T9 \$ |
| Total amounts withheld W5 \$ 0000000000000000000000000000000000 | Reason code for variation T4 |
| Write the W5 amount at 4 in the Summary section below | OR CONTRACTOR OF THE PROPERTY |
| Reason for varying (G24 & T4) Code Obligation | Option 2: Calculate PAYG instalment using income times rate PAYG instalment income T1 \$ |
| Change in investments 21 PAYG only Current business structure not continuing 22 GST & PAYG | T2 |
| Significant change in trading conditions 23 GST & PAYG Internal business restructure 24 GST & PAYG | OR New varied rate T3not Complete % |
| Change in legislation or product mix 25 GST & PAYG Financial market changes 26 GST & PAYG | 11 × 12 (01 × 13) |
| Use of Income tax losses 27 PAYG only | Write the T11 amount at 5A in the Summary section below |
| | Reason code for variation 📆 🔲 |
| Summary Amounts you owe the ATO | Amounts the ATO owes you |
| GST on sales or GST instalment 1A \$ 4 4 2 1 30 | GST on purchases 18 \$ |
| PAYG tax withheld 4 \$ | |
| PAYG income tax instalment 5Å \$ 3789.00 | Credit from PAYG income tax 5B \$ |
| Deferred company/fund 7 instalment | |
| 1A + 4 + 5A + 7 & A \$ 5 5 2 1 0 DQ | 18 + 58 68 \$ |
| Paymont or refund? Then write the result of 8A minus 8B at 9. This are | mount is Your payment or refund amount |
| Is 8A more than 6B? Yes, payable to the ATC. (indicate with X) Then write the result of 88 minus 6A at 9. This at | 9 \$ 5 2 7 0 M |
| No, refundable to you (or offset against any other tax | x debt you have). |
| Declaration I declare that the information given on this form is true and correct, and that I am authorised to make this declaration. The tax invoice requirements have been met. | Return this completed form to Australian Taxation Office |
| Signature duda / Kupips Date 19,2,21 | Locked Bag 1936 ALBURY NSW 1936 |
| Taxation laws authorise the ATO to collect information including personal information about personal information go to ato.gov.au/privacy. Activity statement instructions are available. | individuals who may complete this form. For information about privacy and e from ato gov.au or can be ordered by phoning 13 28 66. |
| PAYMENT SLIP - 60 | ATO code 0000 0156 03 |
| Australian Government Australian Taxotion Office THE PHIPPS SUPERANNUATION F | -OND ABN 31 408 114 123 |
| | Amount paid \$ 5 2 1 0 .00 |
| | PRN Code 31408 114 123 5160 |
| Australian Taxation Office | |
| Locked Bag 1936 ALBURY NSW 1936 | |

15600<

→ 014893

HOW TO LODGE

If lodging by paper:

figures or symbols.

print clearly using a black pen

use whole dollars or '0' (zero)

do not use n/a, nil, negative

THE PHIPPS SUPERANNUATION FUND PO BOX 1318 MIDLAND WA 6056

1

Office use only 0

1

Business activity statement

January to March 2021

Document ID 40 738 933 892

0

ABN 31 408 114 123

Form due on 28 Apr 2021

Payment due on

28 Apr 2021

GST accounting method

Cash

Contact phone number

0894621802

Authorised contact person who completed the form

PHIPPS

| | | | | Comprise the same | - |
|------|-------|-------|-------|-------------------|-------|
| G00(| ds an | d ser | vices | tax | (GST) |

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ato.gov.au/general/online-services

Individuals and sole traders can

or Standard Business Reporting

(SBR) enabled software.

Capital purchases

Non-capital purchases G11 \$

lodge online via their myGov account.

Businesses can use the secure portal

for the QUARTER from 1 Jan 2021 to 31 Mar 2021

| Complete Option 1 0R 2 0R 3 (Indicate one choice with an X) | | | | |
|--|----------------------|----|--|--|
| Option 1: Calculate GST a | and report quarterly |] | | |
| Total sales (G1 requires 1A completed) G1 | \$ 1565000 | O | | |
| Does the amount shown at G1 include GST? (Indicate with X) | Yes No | | | |
| Export sales G2 | \$ | | | |
| Other GST-free sales G3 | \$ | OF | | |
| | [| | | |

Report GST on sales at 1A and GST on purchases at 18 in the Summary section over the page

G10 \$

| | |
|---------|-----|
| V 19 | 500 |

| Option 2: Calculate GST | quarterly and report annually |
|--|-------------------------------|
| Total sales (G1 requires 1A completed) G1 | \$ |
| Does the amount shown | |

(indicate with X) Report GST on sales at 1A and GST on purchases at 1B in the Summary section over the page

| | Option 3: Pay | GST | instalment amount quarterly |
|--|---------------|-----|-----------------------------|
|--|---------------|-----|-----------------------------|

G21 S Write the G21 amount at 1A in the Summary section over the page (leave 1B blank)

OR if varying this amount, complete Series

| Estimated net GST for the yea | QW. | S. S. | S 01 | 3ri | O)77 | | | |].dq |
|----------------------------------|-----|----------|------|--------------|---------------|---|---|---|------|
| Varied amount payable | G23 | \$ | | \mathbb{T} | $\neg \Gamma$ | 7 | 7 | 7 | 7.65 |

Write the G23 amount at 1A in the Summary section over the page (leave 1B blank)

Reason code for variation

_149ATBA_Form_A_QLD_245/014893/014893/i3

HOW TO PAY

Your payment reference number (PRN) is: 31408 114 123 5160

SPAY[®]



NAT 4189-11.2019 [DE-9137]

Biller code: 75556

Ref: 314081141235160

Telephone & Internet Banking - BPAY® Contact your bank or financial institution

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

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To pay by phone, call the Government EasyPay service on 1300 898 089. A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit ato.gov.au/paymentoptions

HOW TO LODGE

This form can be lodged online. Visit ato.gov.au/general/online-services



| a was de com bas saseache | B ATES TOR EXPENSE OF THE PARTY. |
|--|--|
| No liability due for this period | for the QUARTER from 1 Jan 2021 to 3 Ma 2021 |
| Total salary, wages and W1 \$ 000 | Complete Option 1 OR 2 (indicate one choice with A) |
| | X Option 1: Pay a PAYG instalment amount quarterly |
| Amount withheld from M2 \$ | ATO instalment amount 77 \$ 2994 From 2020 assessment |
| Amount withheld where | Write the 17 amount at 5A in the Summary section below |
| no ABN is quoted W4 \$06 | OR if varying this amount, complete T8, T9, T4 |
| Other amounts withheld | Estimated tax for the year T8 \$ |
| (excluding any amount W3 \$ | Varied amount payable 19 \$ |
| Showit at 44.7 of 44.4) | for the quarter 19 \$ |
| Total amounts withheld W5 \$ 100000000000000000000000000000000000 | [][] |
| (W2 + W4 + W3) Write the W5 amount at 4 in the Summary section below | |
| The same of the sa | OR I |
| | Option 2: Calculate PAYG instalment using income times rate |
| Reason for varying (G24 & T4) Code Obligation | PAYG instalment income 11 \$ |
| Change in investments 21 PAYG only | |
| Current business structure not continuing 22 GST & PAYG Significant change in trading conditions 23 GST & PAYG | 72% |
| Internal business restructure 24 GST & PAYG | New varied rate 73 150 % |
| Change in legislation or product mix 25 GST & PAYG | OR Naw varied rate 73 ot Contion % |
| Financial market changes 26 GST & PAYG | T1 x T2 (or x T3) T1 x 10 5 |
| Use of income tax losses 27 PAYG only | Write the T11 amount at 5A in the Summary section below |
| | |
| | Reason code for variation 14 |
| Summary | |
| Amounts you owe the ATO | Amounts the ATO owes you |
| GST on sales or GST instalment 1A \$ 1 1 4 2 2 00 | GST on purchases 1B \$.DC |
| | Do not complete 1B if using GST instalment amount (Option 3) |
| PAYG tax withheld 4 \$ | |
| PAYG income tax instalment 5A \$ 2994.00 | Credit from PAYG income tax 56 \$ |
| Deferred company/fund instalment | |
| 1A + 4 + 5A + 7 8A \$ 4 4 1 6 00 | 18 ÷ 58 &B \$ |
| Payment or refund? | |
| then write the result of 8A minus 8B at 9. This are | nount is Your payment or refund amount |
| Is 8A more than 6B? Yes, payable to the ATO. | 9 \$ 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| (indicate with X) No. then write the result of 88 minus 8A at 9. This am | nount is |
| teruntiable to you (or offset against any offset tax | |
| Declaration I declare that the information given on this form is true and correct, and that I am authorised to make this declaration. The tax invoice requirements have been met. | Return this completed form to Australian Taxation Office |
| · · · · · · · · · · · · · · · · · · · | Locked Bag 1936 |
| Signature duda / hipps Date 24/4/21 | ALBURY NSW 1936 |
| Taxation laws authorise the ATO to collect information including personal information about in personal information go to ato.gov.au/privacy. Activity statement instructions are available | individuals who may complete this form. For information about privacy and from ato.gov.au or can be ordered by phoning 13 28 66. |
| PAYMENT SLIP - 60 | ATO and a 0000 0456 03 |
| Australian Government THE PHIPPS SUPERANNUATION F | ATO code 0000 0156 03 |
| Australian Government Australian Taxation Office | |
| | ABN 31 408 114 123 |
| | |
| | Amount paid \$ 4476 .0 |
| | |
| | PRN Code 31408 114 123 5160 |

Australian Taxation Office Locked Bag 1936 ALBURY NSW 1936

→ 015572

THE PHIPPS SUPERANNUATION FUND PO BOX 1888 643 MIDLAND WA 6056

KALAMUNDA, WA

HOW TO LODGE

na terr centre conjectura de la si

- i egyetine ett ede vetes tat exign of the value of yacr scools Eyer esses can use the secure social Gibbar Barbir SSS englad with Mr.
- if Adging by basen
- in print display using a black penin osa whole dovars or '0' (sero)
- in doings use his, his, negetive Tigues of Symbols.

Office tise only

0 1



Business activity sialement

April to June 2021

40 770 169 982

31 408 114 123

Form due on 28 Jul 2021

Payment due on 28 Jul 2021

ABN

Cash GST accounting method

Contact phone number

Authorised contact person and completed the forei

PHIPPS LINDA

Goods and services tax (GST)

| | Carried Street, and any and any or of some | AND THE REAL PROPERTY AND ADDRESS OF | and the second of the | andimonto Dia | | Mancamahin co.n. | |
|-----------------------|--|--------------------------------------|-----------------------|---------------|-------|------------------|------|
| for the | QUARTER | from 1 | Apr | 2021 | to 30 | Jun | 2021 |
| and the second second | | | | | | | |
| | | | | | | | |

| Complete Option † OR 2 OR 3 (indicate one choice with an X) — | | |
|--|--|---|
| Option 1: Calculate GST and report quarterly | The second secon | Option 2: Calculate GST quarterly and report annually |
| 61 S 13876 | (CR | 100 2235 G1 S |
| Coes the street has set of the se | | Cose the anison state of the art |
| Separtical et 2 S | 4] . | His time diministry agents and mischalle |
| Comment Conference sales 63 S | (OR | Option 3: Pay GST instalment amount quarterly |
| Capital purchases G10 \$ | Ter Samuel (1973) - Sygran Common Congress of the State o | 621 5 |
| Non-capital purchases Gt1 S S | Ő. | Write the G21 amount at 1A in the Summary section over the page (leave 18 blank) |
| Report GST on sales at 1A and GST on purchases at 1B in the Summary section over the page | milita bard deniumi). After deniu metocalaria | (leave 18 blank) OR if varying this amount, complete 67 223, \$24 Estimated net 65 5 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 |
| | · | Varied amount payable G23 S DE DE |
| | | Write the G23 amount at 1A in the Summary section over the page (leave 1B blank) |
| | | Reason code for variation G24 |
| NAT-4188-11-2010 [OE-9137] | | 149ATBA_Form_A_QLD_257/015572/015572/63 |

HOW TO PAY

Your payment reference number (PRN) is: 31408 114 123 5160

BPAY®



Biller code: 75556

Ref: 314081141235160

Telephone & Internet Benking - BPAY®

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

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on 1300 898 089. A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, will alto goviate paymentop tions

HOW TO LODGE

This form can be lodged on the MRR atougottau/general/online-services

| No liability due for this period | PAYG income tax instalmento6 |
|--|--|
| Total solory wages and Wil S 100 | Complete Option 1 OR 2 (indicate one choice with X) |
| Amount withhird from W2 \$ | X Option 1: Pay a PAYG instalment amount quarterly |
| Amount withheld where no ABN is quoted W4 \$ | ATO Instalment amount 17 \$ 3524 From 2020 assessment OR if varying this amount, complete 18, 19, 14 |
| Other amounts withheld (excluding any amount . W3 \$ | Estimated tax for the year T8 \$ |
| Total amounts withhold W5 \$ | for the quarter 19 \$ |
| Write the W5 amount of 4 in the Summary section below | OB ASSESSMENT AS THE PROPERTY ASSESSMENT AS THE PROPERTY ASSESSMENT AS THE PROPERTY AS THE PRO |
| The state of the s | Option 2: Calculate PAYG instalment using income times rate |
| Reason for varying (G24 & 74) Code Obligation Change in investments 21 PAYG only Current business structure not continuing 22 GST & PAYG | PAYG instalment income T1 \$ DQ |
| Significant change in trading conditions 23 GST & PAYG Internal business restructure 24 GST & PAYG Change in legislation or product mix 25 GST & PAYG | New varied rate T3 of Complete % |
| Financial trarket changes 26 GST & PAYG Use of income tax losses 27 PAYG only | New varied rate T3not Complete % New varied rate T3not Complete % T1 x T2 (or x T3) T1 this Company at 5A in the Suppose A to the Company at 5A in the |
| | - and animial section below |
| Summary Amounts you owe the ATO | Reason code for variation T4 |
| GeT no sales | Amounts the ATO owes you |
| of GST instalment 1A \$ | GST on purchases 18 \$ |
| PAYG lax withheld 4 \$ | Do not complete 1B if using GST instalment amount (Option 3) |
| PAYG Income tax instalment 5A \$ 3 5 2 4 pg Defensed company/fund 7 | Credit from PAYG income tax installment variation 5B \$ |
| | |
| Payment or refund? | 1B + 5B 8B \$ |
| Is SA more than 86? Yes, then write the result of 8A minus 8B at 9. This and | unt is Van resident of activities |
| Indicate with X) | |
| Declaration I declare that the information given on this form is true and correct, and that I am authorised to make this declaration. The tax invoice requirements have been met. | ebt you have). Do not use symbols such as +, -, /, \$ Return this completed form to |
| Signature Rudo (h. DOS // 1 7 7 1 | Australian Taxation Office Locked Bag 1936 |
| Taxation laws authorics to 201 | ALBURY NSW 1936 |
| personal information go to ato government of including personal information about ind PAYMENT SLIP - 60 | in an govern of can be ordered by phoning 13 28 66. |
| Australian Generation of the PHIPPS SUPERANNUATION FUI | ATO code 0000 0156 03 |
| | ABN 31 408 114 123 |
| | Amount paid \$ 478500 |
| Australian Taxation Office Locked Bag 1936 | PRN Code 31408 114 123 5160 |
| ALBURY NSW 1936 | [] |

<31408114123>

000000>

15600<

TFN: 797 740 750-27

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

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

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

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

The Australian Business Register

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

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

Electronic funds transfer - direct debit

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

| to facilitate the paymer | it of your ta | xation lia | ability fr | om your nomi | nated account. | | | | | | | | | |
|--|--|---|---------------------|---|--|--------------------------------------|-------------------------|------------------------|---|-------|-----------|---------|---------|---|
| Tax file num | ber 797 | 740 | 750 | | | Year | 202 | 0 | | | | | | |
| Name of partnersl trust, fund or er | * · · · · · · · · · · · · · · · · · · · | PHI | PPS | SUPERAN | NOITAUN | FUND | | | | | | | | |
| I authorise my tax ager Important Before making this dec doubt about any aspec on tax returns. Declaration: I dec the information provi | claration ple t of the tax lare that: ded to the | ease che return, p | ck to e place al | nsure that all i | ncome has be ore the Tax Off | en disclosed a ice. The tax la | nd the tax w provide | x return i es heavy | penalties for fa | lse o | r mìslea | | | |
| Signature of pa trustee or di | artner, | | | | | | | | | - | | | | |
| nasice of a | rector | | | | | | | | Date | | | | | |
| PART B This declaration is to be | e complete | ł when a | an elect | | onic fun | | | | ent | ng lo | dged thr | ough an | approve | d |
| PART B This declaration is to be ATO electronic lodgme This declaration must be EFT, all details below in | e complete nt channel. | y the par | | ronic funds tra | ansfer (EFT) of | a refund is re | quested a | and the t | ent tax return is beir | | | | | |
| PART B This declaration is to be a to declaration is to be a to declaration must be a to declara | e complete nt channel. be signed b nust be cor | y the par npleted. | tner, tr | ronic funds tra ustee, director | ansfer (EFT) of or public office | a refund is red | quested a EFT detai | and the t | ent lax return is bein transmitted to | he T | ax Office | | | |
| PART B This declaration is to be a TO electronic lodgme This declaration must be EFT, all details below managements are should Agent's refere | e complete nt channel. e signed b nust be cor be taken v | y the par npleted. | tner, tr | ronic funds tra ustee, director | ansfer (EFT) of or public office | a refund is red | quested a EFT detai | and the t | ent lax return is bein transmitted to | he T | ax Office | | | |
| PART B This declaration is to be ATO electronic lodgme This declaration must be EFT, all details below important: Care should | e complete nt channel. be signed b nust be cor be taken v ence mber 74 | y the par npleted. Then com | tner, tr | ronic funds tra ustee, director g EFT details a | ansfer (EFT) of or public office | a refund is red er prior to the I | quested a EFT detai | and the t | ent lax return is bein transmitted to | he T | ax Office | | | |
| PART B This declaration is to be ATO electronic lodgme This declaration must be EFT, all details below no important: Care should Agent's reference | e complete nt channel. se signed b nust be con be taken we note ame D | y the par npleted. Then com 08100 Baker | npleting | ronic funds tra ustee, director EFT details a | ansfer (EFT) of or public office as the payment tes Trus | a refund is red er prior to the I | quested a EFT detai | and the t | ent lax return is bein | he T | ax Office | | | |

Client Ref: PHI11 Agent: 74081-009

TFN: 797 740 750 - 28 of 11

Return year

Self-managed superannuation fund annual return

2020

2020

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the Fund income tax return 2020 (NAT 71287)

The Self-managed superannuation fund annual return instructions 2020 (NAT 71606) (the instructions) can assist you to complete this annual return.

| yo | u to complete this annual return. | | | | |
|-----------|---|---|--|------------|------------------|
| ch via | e SMSF annual return cannot be used to r ange in fund membership. You must upda a ABR.gov.au or complete the Change of d perannuation entities form (NAT3036). | ite fund details | | | |
| Sec | ction A:Fund information | | (1) | | |
| 1 | Tax file number (TFN) | 797 740 750 | | | |
| | The Tax Office is authorised by law to required chance of delay or error in processing your | | | | uld increase the |
| 2 | Name of self-managed superannuat | | Tivacy note in the Declaration | J11. | |
| - | | | PERANNUATION FUND | | |
| | | | | | |
| | | | | | |
| 3 | Australian business number (ABN) | 31 408 114 123 | 3 | | |
| | Current neetal address | G / D D3 (MD) | ************************************** | | |
| 4 | Current postal address | | ASSOCIATES PTY L | I'D | |
| | | PO Box 310 | | | Isons |
| | | MIDLAND | | WA | 6936 |
| | Is this an amendment to the SMSF's 2020 Is this the first required return for a newly re | | N N | | |
| 6 | SMSF auditor | | | | |
| | Auditor's name Title | MR | | | |
| | Family name | BOYS | | | |
| | First given name | TONY | | | |
| | Other given names | | | | |
| | SMSF Auditor Number | 100 014 140 | | | |
| | Auditor's phone number | 041 0712708 | | | |
| | Use Agent address details? | PO Box 3376 | | | |
| | addicos details: | | | | |
| | | RUNDLE MALL | | SA | 5000 |
| | | Date audit was complet | ed A 09/12/202 | 0 | |
| | | Was Part A of the audit | report qualified ? | BN | |
| | | Was Part B of the audit | report qualified ? | E N | |
| | | If Part B of the audit rephave the reported issue | oort was qualified, s been rectified? | D | |
| | | | | | |

| 7 | Ele We | ectronic funds transfer (EFT) e need your self-managed super fund's financíal institution details to pay any super payments and tax refunds owing to you. |
|-------------|-------------|--|
| | Α | Fund's financial institution account details This account is used for super contributions and rollovers. Do not provide a tax agent account here. |
| | | Fund BSB number (must be six digits) Fund account number 0728054 |
| | | Fund account name (for example, J&Q Citizen ATF J&Q Family SF) Phipps Super Fund |
| | | I would like my tax refunds made to this account. N Print Y for yes or N for no. If Yes, Go to C. |
| | | |
| | В | Financial institution account details for tax refunds Use Agent Trust Account? |
| | | This account is used for tax refunds. You can provide a tax agent account here. |
| | | BSB number 066115 Account number 10334994 |
| | | Fund account name (for example, J&Q Citizen ATF J&Q Family SF) |
| | | D Baker & Associates Trust Acc |
| | С | Electronic service address alias |
| | | Provide the electronic service address (ESA) issued by your SMSF messaging provider (For example, SMSFdataESAAlias). See instructions for more information. |
| | | |
| | | Fund's tax file number (TFN) 797 740 750 |
| 8 | St | atus of SMSF Australian superannuation fund A Y Fund benefit structure B A Code |
| | | Does the fund trust deed allow acceptance of the Government's Super Co-contribution and |
| | | Low Income Super Contribution? |
| 9 | Wa | as the fund wound up during the income year? |
| | N | Print Y for yes If yes, provide the date on And payment and payment |
| | 1,4 | or N for no. which fund was wound up obligations been met? |
| 10 | | rempt current pension income |
| | Dic in t | If the fund pay retirement phase superannuation income stream benefits to one or more members Y Print Y for yes or N for no. |
| | To th | o claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under e law. Record exempt current pension income at Label A |
| | lf | No, Go to Section B: Income |
| | lf | Yes Exempt current pension income amount A 56,578 |
| | | Which method did you use to calculate your exempt current pension income? |
| | | Segregated assets method B |
| | | Unsegregated assets method C X Was an actuarial certificate obtained? D Y Print Y for yes |
| | I | Did the fund have any other income that was assessable? Y Print Yfor yes or N for no. If Yes, go to Section B: Income |
| | | Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. If No - Go to Section C: Deductions and non-deductible expenses. (Do not complete Section B: Income.) |
| | ſ | |
| | | you are entitled to claim any tax offsets, you can list lese at Section D: Income tax calculation statement |

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THE PHIPPS SUPERANNUATION FUND

TEN: 797 740 75 -30 of 11

Section B: Income

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

| Income | Did you have a capital gains to (CGT) event during the yea | RX G N Print Y for yes or N for no. \$10,000 or you e the deferred notice and attach a Car | lected to use the CGT relief in 2017 and onal gain has been realised, complete oital Gains Tax (CGT) schedule 2020 |
|-----------------|---|--|--|
| | Have you applied a exemption or rollove | n Print Yfor yes | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| | | Net capital gain | A |
| | | Gross rent and other leasing and hiring income | B 87,014 |
| | | Gross interest | C 31,964 |
| | | Forestry managed investment scheme income | |
| Gross f | oreign income | | loss |
| D1 | | Net foreign income | D |
| | Aus | tralian franking credits from a New Zealand company | |
| | | Transfers from foreign funds | |
| | | Gross payments where ABN not quoted | |
| 3 | on of assessable contributions sable employer contributions | Gross distribution from partnerships | Loss |
| R1 | 50,000 | * Unfranked dividend amount | |
| plus Asses | 0 | * Franked dividend amount | K 482 |
| plus#*No-TF | N-quoted contributions | * Dividend franking credit | 206 |
| (an amount m | ust be included even if it is zero) | * Gross trust distributions | M Code |
| insurar | fer of liability to life nce company or PST | | 50,000 |
| R6 | 0 | (R1 plus R2 plus R3 less R6) | R 50,000 |
| Calculatio | n of non-arm's length income | | |
| | n-arm's length private npany dividends | | Code |
| U1 | | * Other income | |
| plus * Net no | on-arm's length trust distributions | *Assessable income due to changed tax status of fund | |
| | her non-arm's length income | status or rund | |
| U3 | ser non-ann's length income | Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) | 0 |
| instructions to | andatory label at is entered at this label, check the o ensure the correct tax s been applied. | GROSS INCOME (Sum of labels A to U) | W 169,666 Loss |
| u caunem nas | э осен аррней. | Exempt current pension income | Y 56,578 |
| | | TOTAL ASSESSABLE INCOME | 113,088 Loss |

Fund's tax file number (TFN)

797 740 750

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

| | DEDUCTION2 | NON-DEDUCTIBLE EXPENSES |
|--|--|--|
| Interest expenses within Australia | A1 | A2 |
| Interest expenses overseas | B1 | B2 |
| Capital works expenditure | D1 | D2 |
| Decline in value of depreciating assets | | E2 1,528 |
| Insurance premiums - members | F1 | F2 |
| SMSF auditor fee | H1 261 | H2 234 |
| Investment expenses | 13,343 | 11,966 |
| Management and administration expenses | J1 2,407 | J2 1,927 |
| Forestry managed investment scheme expense | U1 | U2 |
| Other amounts | 6 | Code Code |
| Tax losses deducted | M1 | Variable Color Col |
| | TOTAL DEDUCTIONS | TOTAL NON-DEDUCTIBLE EXPENSES |
| | N 17,715 (Total A1 to M1) | (Total A2 to L2) |
| | | |
| | #TAXABLE INCOME OR LOSS 95,373 | TOTAL SMSF EXPENSES 33,370 |
| #This is a mandatory label. | (TOTAL ASSESSABLE INCOME TOTAL DEDUCTIONS) | less (N plus Y) |

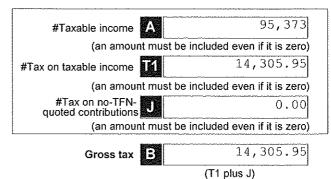
Section D: Income tax calculation statement

#Important:

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

13 Calculation statement

Please refer to the Self-managed superannuation fund annual return instructions 2020 on how to complete the calculation statement.



TFN: 797 740 750 Page 5 of 11

| Foreign income tax offset | |
|---|--|
| Rebates and tax offsets | Non-refundable non-carry forward tax offsets |
| C2 | G 0.00 |
| | (C1 plus C2) |
| | SUBTOTAL 1 14,305.95 |
| | (B less C –cannot be less than zero) |
| Early stage venture capital limited partnership tax offset | |
| Early stage venture capital limited partnership tax offset carried forward from previous year | Non-refundable carry forward tax offsets 0.00 |
| Early stage investor tax offset | (D1 plus D2 plus D3 plus D4) |
| Early stage investor tax offset carried forward from previous year | SUBTOTAL 2 14,305.95 |
| | (T2 less D –cannot be less than zero) |
| Complying fund's franking credits tax offset | |
| No-TFN tax offset | |
| National rental affordability scheme tax offset | |
| Exploration credit tax offset E4 | Refundable tax offsets 206.58 |
| | (E1 plus E2 plus E3 plus E4) |
| | #TAX PAYABLE 15 14,099.37 (T3 less E - cannot be less than zero) |
| | |

Section 102AAM interest charge

THE PHIPPS SUPERANNUATION FUND

TFN: 797 740 75 Pag3 of 11

Fund's tax file number (TFN) 797 740 75

| Constitution of the second of | |
|---|---|
| Credit for interest on early payments – amount of interest | |
| | |
| Credit for tax withheld – foreign resident withholding (excluding capital gains) | |
| Credit for tax withheld – where ABN or TFN not quoted (non-individual) | |
| H3 | |
| Credit for TFN amounts withheld from payments from closely held trusts | |
| H5 | |
| Credit for interest on no-TFN tax offset | |
| H6 | |
| Credit for foreign resident capital gains withholding amounts | Eligible credits |
| Н8 | (144 plus 132 plus 145 plus 146 plus 149) |
| | (H1 plus H2 plus H3 plus H5 plus H6 plus H8) |
| | #Tax offset refunds 0.00 |
| | (Remainder of refundable tax offsets). (unused amount from label E- |
| | an amount must be included even if it is zero) |
| | PAYG instalments raised 15,915.00 |
| | Supervisory levy |
| | L 259.00 |
| | Supervisory levy adjustment for wound up funds |
| | M |
| | Supervisory levy adjustment for new funds |
| | N |
| | |
| | Total amount of tax refundable S 1,556.63 |
| #This is a mandatory label. | (T5 plus G less H less I less K plus L less M plus N) |
| | |
| Section E: Losses 14 Losses | |
| IT LUBBED | Tay locace partial forward |
| If total loss is greater than \$100,000, complete and attach a Losses | Tax losses carried forward to later income years |
| schedule 2020. | Net capital losses carried forward to later income years |
| Net capital losses brought forward | Net capital losses carried forward |
| from prior years | to later income years |
| Non-Collectables 5,329 | 20,552 |
| Collectables 0 | 0 |
| 00001.00 | |

THE PHIPPS SUPERANNUATION FUND

FN: 797 740 750 Page 7 of 11

Section F / Section G: Member Information

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

| | | 0 | the Privacy sets in | the Declaration | Mambae Newsba- |
|--|---------------------------------|------------------|------------------------------------|--|-----------------------|
| Title | MR | -1 | the Privacy note in mber's TFN 624 | · · · · · · · · · · · · · · · · · · · | Member Number |
| Family name | PHIPPS | | | | |
| First given name | WAYNE | | | | Account status O Code |
| Other given names | | | | | Cone |
| | Date of hirth 04/04/1954 | | If deceased, | | |
| | Date of birth 04/04/1954 | | date of death | | |
| Contributions | | OPENING AC | COUNT BALAN | | 2,523.26 |
| Refer to instruction | ons for completing these labels | | | Proceeds from primar | y residence disposal |
| Employer contrib | | _ | | Receipt date | |
| A | 25,000.00 | | | | |
| ABN of principal | employer | | | Assessable foreign su fund amount | uperannuation |
| A1 | | | | | |
| Personal contribu | 2,901.34 | | | Non-assessable foreig | gn superannuation |
| B | | | | J | |
| CG1 small busine | ess retirement exemption | | | Transfer from reserve | : |
| CGT small busir | | | | K | |
| exemption amou | ınt | | | Transfer from reserve | |
| Personal injury e | lection | | | | |
| E E E | iection | | | Contributions from nor | n-complying funds |
| Spouse and child | d contributions | | | and previously non-co | omplying funds |
| | | | | Any other contribution | s (including |
| Other third party | contributions | | | Super Co-contribution Income Super Contribu | is and low utions) |
| G | | | | M | |
| | TOTAL CONTRIBUT | IONS N | 27,90 | 01.34 | |
| | | (S | um of labels A to | . М) | |
| Other transaction | ns | | | |) |
| SOURCE STATE OF THE STATE OF TH | nase account balance | Allocated ea | rnings or losses | o 4 | 0,612.52 L |
| | .,579,812.08 | Inward rollover | s and transfers | P | |
| - Non CDBIS | se account balance | Outward rollover | s and transfers | 0 | |
| S2 | 0.00 | | np Sum payment | | Code |
| - CDBIS | se account balance | | | | Code |
| 53 | 0.00 | Income | stream payment | R2 | |
| ОТЕ | RIS Count | CLOSING ACC | OUNT BALANCE | S 1,57 | 9,812.08 |
| | | | | S1 plus S2 plus S | S3 |
| | | Accumulat | ion phase value | X1 | |
| | | Retirem | nent phase value | X2 | |
| | | Outstanding | limited recourse | Y | |
| | | porrowing arran | igement amount | | |

TEN: 797 740 750 - 358 of 19

Fund's tax file number (TFN) See the Privacy note in the Declaration. Member Number MRS Member'sTFN 629 075 Title PHIPPS Family name Account status LINDA 0 First given name Code Other given names If deceased, 24/08/1952 Date of birth date of death 1,448,530.39 Contributions OPENING ACCOUNT BALANCE Proceeds from primary residence disposal Refer to instructions for completing these labels Employer contributions Receipt date 25,000.00 Н Assessable foreign superannuation ABN of principal employer fund amount **A1** Personal contributions Non-assessable foreign superannuation fund amount В CGT small business retirement exemption Transfer from reserve: C assessable amount CGT small business 15-year exemption amount Transfer from reserve: D non-assessable amount Personal injury election Contributions from non-complying funds and previously non-complying funds Ε Spouse and child contributions E Any other contributions (including Super Co-contributions and low Income Super Contributions) Other third party contributions \mathbf{G} 25,000.00 **TOTAL CONTRIBUTIONS** (Sum of labels A to M) Other transactions Accumulation phase account balance 31,406.17 Allocated earnings or losses O 60,175.87 Inward rollovers and transfers Retirement phase account balance - Non CDBIS Q Outward rollovers and transfers 1,345,448.35 $\mathfrak{S}2$ Code Retirement phase account balance - CDBIS Lump Sum payment 36,500.00 **S**3 Income stream payment R2 0 TRIS Count 1,405,624.22 CLOSING ACCOUNT BALANCE S S1 plus S2 plus S3 \mathbf{X} 60,175.87 Accumulation phase value 1,345,448.35 X2Retirement phase value Outstanding limited recourse borrowing arrangement amount

Section H: Assets and liabilities 15 ASSETS

| 15a | Australian managed investments | Listed trusts | A | |
|-----|---|---|------------------------------|---|
| | | Unlisted trusts | В | |
| | | Insurance policy | C | |
| | | Other managed investments | D | |
| 15b | Australian direct investments | Cash and term deposits | E 1,712,324 | |
| | | Debt securities | | |
| | Limited recourse borrowing arrangements Australian residential real property | Loans | G | |
| | J1 | Listed shares | H 12,886 | |
| | Australian non-residential real property J2 | Unlisted shares | | _ |
| | Overseas real property | Limited recourse borrowing arrangements | 0 | |
| | Australian shares J4 | Non-residential real property | K 1,263,337 | |
| | Overseas shares | Residential real property | | |
| | J5 | Collectables and personal use assets | M | |
| | Other J6 | Other assets | 0 1,782 | |
| | Property count | | | |
| L | | | | |
| 15c | Other investments | Crypto-Currency | N | |
| 15d | Overseas direct investments | Overseas shares | P | |
| | | Overseas non-residential real property | 0 | |
| | | Overseas residential real property | R | |
| | | Overseas managed investments | S | |
| | | Other overseas assets | | |
| | | TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T) | U 2,990,329 | |
| 15e | In-house assets | | | |
| | | d have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year | | |
| 15f | Limited recourse borrowing arrangements | | | |
| | | If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? | Print Y for yes or N for no. | |
| | | Did the members or related parties of the fund use personal guarantees or other security for the LRBA? | Print Y for yes or N for no. | |

16 LIABILITIES

| Borrowings for limited recourse borrowing arrangements V1 Permissible temporary borrowings V2 Other borrowings V3 | Borrowings | 0 |
|--|---|--------------------|
| (total of all C | Total member closing account balances LOSING ACCOUNT BALANCEs from Sections F and G) | W 2,985,436 |
| ` | Reserve accounts | X |
| | Other liabilities | Y 4,893 |
| | TOTAL LIABILITIES | Z 2,990,329 |
| Section I: Taxation of financial arra 17 Taxation of financial arrangements (TC | _ | |
| | Total TOFA gains | |
| | Total TOFA losses | 1 |
| Section J: Other information Family trust election status | | |
| If the trust or fund has made, or is maki specified of the election | ng, a family trust election, write the four-digit income year in (for example, for the 2019–20 income year, write 2020). | A |
| ir revoking or varying a fam | ily trust election, print R for revoke or print V for variation, ch the Family trust election, revocation or variation 2020. | 8 |
| or fund is making one or mor specified and complete an Inter If rev | ection, write the earliest income year specified. If the trust re elections this year, write the earliest income year being posed entity election or revocation 2020 for each election oking an interposed entity election, print R, and complete d attach the Interposed entity election or revocation 2020. | M |

TFN: 797 740 756 7381 of 11

Section K: Declarations

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

| Authorised trustee's, director's or public | officer's si | gnature | | | | | | | |
|---|---------------------------------------|--|----------|--|---------------------------------------|--|--------------|---|--------------|
| | | | | | · · · · · · · · · · · · · · · · · · · | | Date | 09/12/ | |
| Preferred trustee or director con | tact detai | ls: | | | | | J | | |
| | Title | MR | | | | | | | |
| Fai | mily name | PHIP | PS | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | |
| First gi | ven name | WAYN | Ε | · · · · · · · · · · · · · · · · · · · | | · · · · · · · · · · · · · · · · · · · | | | |
| Other giv | en names | EDWA | RD | | | | | | |
| | | Area cod | le | Number | | ~ | | | |
| Phor | ne number | 08 | | 92501993 | 3 | J | | | |
| Ema | il address | wayn | e@way | nephipps | .com.au | | | | |
| Non-individual trustee name (if a | pplicable) | | | | | | | ······································ | |
| | | | | | | | | | |
| | | | | | | j | · ··· · · · | | |
| ABN of non-individu | al trustee | L | | | | J | | | |
| | | T: | 4-1 4 | | | 41-1- | 1 4 | Hrs | |
| | | Time | taken t | o prepare ar | ia complete | tnis annua | ı return | | |
| The Commissioner of Taxation, as | | | | | | | | | |
| which you provide on this annual r | eturn to m | aintain | the inte | grity of the r | egister. For | further info | rmation, i | refer to the | instruction |
| TAX AGENT'S DECLARATION: | ·············· | ************************************** | | | | | | | |
| D BAKER & ASSOCIATE | S PTY I | LTD | *** * | | | | | | |
| declare that the Self-managed sup | | | | | | | | | |
| by the trustees, that the trustees ha the trustees have authorised me to | | | | tating that the | information | provided to n | ne is true a | | |
| | · · · · · · · · · · · · · · · · · · · | | | | | | Dete | Day Month 09/12/ | |
| Tax agent's signature | | | | | | | Date | 03/12/ | 2020 |
| ax agent's contact details | | | | | | | | | |
| Title | Mr | | | | | | | | |
| Family name | Mosbacl | J. | | The state of the s | | | | | |
| First given name | Farrel | <u> </u> | | | ************************ | | | | **** |
| Other given names | <u> </u> | | | | · · · · · · · · · · · · · · · · · · · | | | *************************************** | |
| · | D DARRI | D c 70.1 | SCOCT. | AMEG DHV | TTD | | | | |
| Tax agent's practice | D BAKEI Area code | | mber | ATES PTY | TIL | ···· | | | |
| Tax agent's phone number | 08 | | 27466 | 37 | | | | | |
| Tax agent number | 7408100 | 09 | | | ⊸ Referenc | e number | PHI11 | | |



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

CASH MANAGEMENT ACCOUNT STATEMENT

LINDA MAGDALEN PHIPPS
Account of WAYNE EDWARD PHIPPS
PHIPPS SUPERANNUATION FUND

BSB: (Bank,State,Branch)
Account Number 072805-4
From 16/06/2020
To 15/07/2020
Statement Number 204

| DATE | PARTICULARS | DEBIT | CREDIT | BALANCE |
|------------|-------------------------------------|------------|--------------|--------------|
| 16/06/2020 | OPENING BALANCE | | | \$208,721.79 |
| 25/06/2020 | QUICKSUPER QUICKSPR2720457047 | | \$1,596.00 | \$210,317.79 |
| 25/06/2020 | Real Estate Plus RENT PAYMNT PHIPPS | | \$2,602.42 | \$212,920.21 |
| 29/06/2020 | ALL STRATA (LEVIES WOODBRIDGE) | \$848.20 | | \$212,072.01 |
| 30/06/2020 | CREDIT INTEREST | | \$1.82 | \$212,073.83 |
| 01/07/2020 | OBB BPAY FEE | \$0.50 | | \$212,073.33 |
| 01/07/2020 | OBB TRANSACTION FEE | \$0.25 | | \$212,073.08 |
| 01/07/2020 | REMITTER Radi Estates | | \$1,557.50 / | \$213,630.58 |
| 02/07/2020 | D.Baker (accounting fee) | \$275.00 - | | \$213,355.58 |
| 06/07/2020 | TERRI SCHEER (INSURANCE INGLEWOOD) | \$315.00 | | \$213,040.58 |
| 06/07/2020 | Rent store July 2020 | | \$2,500.00 | \$215,540.58 |
| 10/07/2020 | Water Corp (Inglewood service) | \$194.48 | A SE | \$215,346.10 |
| 15/07/2020 | CLOSING BALANCE | | | \$215,346.10 |

Total Debits: -\$1,633.43 Total Credits: \$8,257.74

Page 1



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

CASH MANAGEMENT ACCOUNT STATEMENT

PHIPPS SUPERANNUATION FUND Account of WAYNE EDWARD PHIPPS LINDA MAGDALEN PHIPPS

 BSB:
 306-041

 (Bank,State,Branch)
 072805-4

 Account Number
 16/07/2020

 To
 14/08/2020

 Statement Number
 205

| DATE | PARTICULARS | DEBIT | CREDIT | BALANCE |
|------------|-------------------------------------|------------|------------|--------------|
| 16/07/2020 | OPENING BALANCE | | | \$215,346.10 |
| 23/07/2020 | GOW LEVIES DUE INGLEWOOD | \$749.55 | | \$214,596.55 |
| 27/07/2020 | Real Estate Plus RENT PAYMNT PHIPPS | | \$2,574.92 | \$217,171.47 |
| 31/07/2020 | CREDIT INTEREST | | \$1.82 | \$217,173.29 |
| 31/07/2020 | BAS APRIL-JUNE 2020 AMEX | \$4,810.00 | | \$212,363.29 |
| 03/08/2020 | OBB BPAY FEE | \$0.75 | | \$212,362.54 |
| 03/08/2020 | OBB TRANSACTION FEE | \$0.25 | | \$212,362.29 |
| 03/08/2020 | RENT STORE AUG 20 | / | \$2,500.00 | \$214,862.29 |
| 03/08/2020 | REMITTER Radi Estates | | \$464.50 | \$215,326.79 |
| 03/08/2020 | REMITTER Radi Estates | | \$1,246.00 | \$216,572.79 |
| 04/08/2020 | QUICKSUPER QUICKSPR2748377780 | Law Aug | \$1,995.00 | \$218,567.79 |
| 05/08/2020 | WATER CORP (SERVICE WALLSEND) | \$145.37 | | \$218,422.42 |
| 05/08/2020 | LEVIES (PAINTING INGLEWOOD) | \$202.45 / | | \$218,219.97 |
| 14/08/2020 | CLOSING BALANCE | | | \$218,219.97 |

Total Debits: -\$5,908.37 Total Credits: \$8,782.24

Page 1

CASH MANAGEMENT A COUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period **15 Aug 20 - 15 Sep 20**

Page 1 of 1 Statement Number 206

BS2593AE01 001660-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | I | Debit | Credit | | Balance |
|-------------------------------|---|-------------------------------------|----------------------------------|--|---|---|
| 15 AUG 20 | OPENING BALANCE | | | | | 218,219.97 |
| 21 AUG 20 | CITY OF STIRLING (RATES INGLEWOOD) | | 1,453.54 | | | 216,766.43 |
| 24 AUG 20 | CITY OF SWAN WALLSEND RATES | | 1,355.87 | | | 215,410.56 |
| 25 AUG 20 | Real Estate Plus RENT PAYMNT PHIPPS | | | 2,602.42 | | 218,012.98 |
| 31 AUG 20 | CREDIT INTEREST | | | 1.84 | | |
| 31 AUG 20 | L & W PHIPPS | | | * 25,000.00 | | 243,014.82 |
| 01 SEP 20 | REMITTER Radi Estates | | | 603.45 | | |
| 01 SEP 20 | REMITTER Radi Estates | | | 1,447.50 | | |
| 01 SEP 20 | OBB BPAY FEE | | 0.50 | | | 245,065.27 |
| 02 SEP 20 | Rent Store Sept 20 | | | 2,500.00 | 1 | |
| 02 SEP 20 | QUICKSUPER QUICKSPR2769162347 | w sept 7 | 100 | 1,596.00 | | 249,161.27 |
| 10 SEP 20 | Real Estate Plus RENT PAYMNT PHIPPS | • | | 9.97 | | |
| 2 000 -000 | | | | | | |
| 10 SEP 20 | Drawings L & W 50,000 x 2 + ah | er 1 | 00,000.00 | | | 149,171.24 |
| 10 SEP 20 15 SEP 20 | CLOSING BALANCE Out toward | er 11 | 00,000.00 | | | 149,171.24 149,171.24 |
| 10 SEP 20 | CLOSING BALANCE SO, OOO * 2 Fah CLOSING BALANCE TOTAL DEBITS | uns. | 2,809.91 | | | |
| 10 SEP 20 | D D | uns. | | \$33,761.18 | | |
| 10 SEP 20 15 SEP 20 | TOTAL DEBITS | uns. | | \$33,761.18 | | |
| 10 SEP 20 15 SEP 20 | TOTAL CREDITS | uns. | | \$33,761.18 \$4,999.99 | @ | 149,171.24 |
| 10 SEP 20 | TOTAL DEBITS TOTAL CREDITS CREDIT INTEREST RATES | \$10 | 2,809.91 | | _ | 149,171.24 0.0000% p.a |
| 10 SEP 20 15 SEP 20 | TOTAL DEBITS TOTAL CREDITS CREDIT INTEREST RATES Tier 1 | \$10 \$0.00 | 2,809.91 to | \$4,999.99 | _ | 0.0000% p.a |
| 10 SEP 20 15 SEP 20 | TOTAL DEBITS TOTAL CREDITS CREDIT INTEREST RATES Tier 1 Tier 2 | \$10 \$0.00 \$5,000.00 | 2,809.91 to to | \$4,999.99 \$19,999.99 | @ | |
| 10 SEP 20 15 SEP 20 | TOTAL DEBITS TOTAL CREDITS CREDIT INTEREST RATES Tier 1 Tier 2 Tier 3 | \$0.00 \$5,000.00 \$20,000.00 | 2,809.91 to to to to | \$4,999.99 \$19,999.99 \$99,999.99 | @ | 0.0000% p.a 0.0100% p.a 0.0100% p.a |



CASH MANAGEMENT A COUNT STATEMENT

BSB Number **306-041**Account Number **072805-4**

Period **16 Sep 20 - 15 Oct 20**Page 1 of 2 Statement Number 207

BS2893AE01 001823-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

| Date | Particulars | I | Debit | Credit | | Balance |
|------------------------|---|---------------|----------|---------------------------------|---|----------------------------|
| 16 SEP 20 | OPENING BALANCE | | | | | 149,171.24 |
| 18 SEP 20 | WATER CORP (INGLEWOOD SERVICE) | | 191.34 | | | 148,979.90 |
| 25 SEP 20 | | CK 2020 | | 1,596.00 | | . ,0,5,5,50 |
| 25 SEP 20 | Real Estate Plus RENT PAYMNT PHIPPS | | | 2,602.42 | / | 153,178.32 |
| 28 SEP 20 | Store rent Oct 2020 | | | 2,500.00 | | 1007170102 |
| 28 SEP 20 | ALL STRATA (LEVIES WOODBRIDGE) | | 848.20 | | | 154,830.12 |
| 29 SEP 20 | HARVEY NORMAN (VAC WOODBRIDGE) AMEX | | 199.00 | | | 154,631,12 |
| 30 SEP 20 | CREDIT INTEREST | | | 1.50 | | 154,632.62 |
| 01 OCT 20 01 OCT 20 | REMITTER Radi Estates | | | 1,246.00 | | |
|)1 OCT 20 | REMITTER Radi Estates | | | 1,317.20 | | |
| 11 OCT 20 | OBB BPAY FEE | | 0.75 | | | |
| 9 OCT 20 | OBB TRANSACTION FEE CREDIT INTEREST EX 048-084887-0 | 0.43 | 0.25 | | | 157,194.82 |
| 9 OCT 20 | DADTIAL DAVOLT EDOLLAR IS ASSESSED. | | ~ | 7,875.00 | | |
| 5 OCT 20 | CLOSING BALANCE | | m | 1,000,000.00 | | 1,165,069.82 |
| 5 001 20 | CLOSHING BALANCE | posit an | id put | into super | | 1,165,069.82 |
| | TOTAL DEBITS | | 1,239.54 | for now | | |
| | TOTAL CREDITS | | | \$1,017,138.12 | | |
| 5 SEP 20 | CREDIT INTEREST RATES | | | | | |
| | Tier 1 | \$0.00 | to | \$4,999.99 | @ | 0.000000 ==== |
| | Tier 2 | \$5,000.00 | to | \$19,999.99 | @ | 0.0000% p.a 0.0100% p.a |
| | Tier 3 | \$20,000.00 | to | | @ | 0.0100% p.a |
| | Tier 4 | \$100,000.00 | to | | @ | 0.0100% p.a |
| | Tier 5 | \$250,000.00+ | 0.68 | , - , - , - , - , - , - , - , - | @ | 0.0100% p.a |

TRANSACTION DETAILS (Cont.)

No one likes unnecessary fees. To learn more about common fees and how to avoid them, go to **bankwest.com.au/fees**.



BUSINESS ZERO-TRAN ACCOUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period 16 Oct 20 - 4 Nov 20

Page 1 of 1

Statement Number 208

BS3093AN03 006324-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | | I | Debit | Credit | | Balance |
|-----------|-------------------------------------|-------------|---------------|----------|--------------|---|--------------|
| 16 OCT 20 | OPENING BALANCE | | | | | | 1,165,069.82 |
| 16 OCT 20 | WATER CORP SERVICE WALLSEND | | | 143.03 | | | 1,164,926.79 |
| 26 OCT 20 | Real Estate Plus RENT PAYMNT PHIPPS | | | | 2,602.42 | | 1,167,529.21 |
| 28 OCT 20 | BAS JULY - SEPT 20 AMEX | | | 5,209.00 | | | 1,162,320.21 |
| 29 OCT 20 | GOW PROPERTY (LEVY INGLEWOOD) | | | 749.55 | | | 1,161,570.66 |
| 30 OCT 20 | CREDIT INTEREST | | | | 7.07 | | 1,161,577.73 |
| 02 NOV 20 | REMITTER Radi Estates | | | | 327.20 | | |
| 02 NOV 20 | REMITTER Radi Estates | | | | 1,246.00 | | 1,163,150.93 |
| 04 NOV 20 | CREDIT INTEREST | | | | 1.59 | | |
| | CHANGED FROM CASH MANAGEMENT | ACCOUNT | | | | | |
| 04 NOV 20 | RENT STORE NOV 20 | | _ | | 2,500.00 | | |
| 04 NOV 20 | QUICKSUPER QUICKSPR2814175562 | haw | Super | | 1,995.00 | | 1,167,647.52 |
| 04 NOV 20 | CLOSING BALANCE | | | | | | 1,167,647.52 |
| | TOT | TAL DEBITS | \$ | 6,101.58 | | | |
| | ТО | TAL CREDITS | | | \$8,679.28 | | |
| 15 OCT 20 | CREDIT INTEREST RATES | | | | | | |
| | Tier 1 | | \$0.00 | to | \$4,999.99 | @ | 0.0000% p.a |
| | Tier 2 | | \$5,000.00 | to | \$19,999.99 | @ | 0.0100% p.a |
| | Tier 3 | | \$20,000.00 | to | \$99,999.99 | @ | 0.0100% p.a |
| | Tier 4 | | \$100,000.00 | to | \$249,999.99 | @ | 0.0100% p.a |
| | Tier 5 | | \$250,000.00+ | | | @ | 0.0100% p.a |



BUSINESS ZEID-9RAN ACCOUNT STATEMENT

BSB Number :

306-041

Account Number 072805-4

5 Nov 20 - 13 Nov 20

Period

Page 1 of 1

Statement Number 209

BS3183AN04 012006-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|----------|--------|--------------|
| 05 NOV 20 | OPENING BALANCE | | | 1,167,647.52 |
| 09 NOV 20 | WATER CORP INGLEWOOD SERVICE CHARGE | 191.34 | | 1,167,456.18 |
| 13 NOV 20 | CLOSING BALANCE | | | 1,167,456.18 |
| | TOTAL DEBITS | \$191.34 | | |
| | TOTAL CREDITS | | \$0.00 | |



BUSINESS ZEROTRAN ACCOUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period **14 Nov 20 - 15 Dec 20**

Page 1 of 1 Statement Number 210

BS3503AN02 005142-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|----------|--------------|--------------|
| 14 NOV 20 | OPENING BALANCE | | | 1,167,456.18 |
| 25 NOV 20 | Real Estate Plus RENT PAYMNT PHIPPS | | 2,602.42 | 1,170,058.60 |
| 30 NOV 20 | QUICKSUPER QUICKSPR2833810031 | | 1,596.00 | 1,171,654.60 |
| 01 DEC 20 | RENT STORE DEC 20 | | 2,500.00 | |
| 01 DEC 20 | REMITTER Radi Estates | | 1,557.50 | |
| 01 DEC 20 | REMITTER Radi Estates | | 1,317.20 | 1,177,029.30 |
| 04 DEC 20 | WATER CORP (SSERVICE WALLSEND) | 143.03 | | 1,176,886.27 |
| 08 DEC 20 | SPECIAL LEVY INGLEWOOD | 711.40 | | 1,176,174.87 |
| 15 DEC 20 | L&W SUPER CONTRI +0 except | | 200,000.00 | 1,376,174.87 |
| 15 DEC 20 | CLOSING BALANCE | | | 1,376,174.87 |
| | TOTAL DEBITS | \$854.43 | | |
| | TOTAL CREDITS | | \$209,573.12 | |



BUSINESS ZEROT **ACCOUNT STATEME**

BSB Number

306-041

Account Number 072805-4

Period

16 Dec 20 - 15 Jan 21

Page 1 of 1

Statement Number 211

BS0153AN04 013100-000000 (052N) THE TRUSTEES PHIPPS SUPERANNUATION FUND PO BOX 1318 MIDLAND WA 6936

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

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|--------------|------------|--------------|
| 16 DEC 20 | OPENING BALANCE | .112 | | 1,376,174.87 |
| 16 DEC 20 | LIME ACTUARIAL 5 | 110.00 | | 1,376,064.87 |
| 17 DEC 20 | REPAY MONIES FROM SUPER TO WPS | 200,000.00 🍑 | | 1,176,064.87 |
| 18 DEC 20 | D BAKER (ACCOUNTING FEES) | 3,850.00 | | 1,172,214.87 |
| 23 DEC 20 | QUICKSUPER QUICKSPR2852070559 | | 1,596.00 | ,,, |
| 23 DEC 20 | Real Estate Plus RENT PAYMNT PHIPPS | | 2,612.07 | 1,176,422.94 |
| 29 DEC 20 | LEVIES WOODBRIDGE | 848.20 | | 1,175,574.74 |
| 31 DEC 20 | STOCKER PRESTON (DEPOSIT DUN RENTAL | 10,000.00 | | 1,165,574.74 |
| 04 JAN 21 | STORE RENT JAN 21 | | 2,500.00 | |
| 04 JAN 21 | REMITTER Radi Estates | | 1,096.00 | |
| 04 JAN 21 | REMITTER Radi Estates | | 1,317.20 | 1,170,487.94 |
| 11 JAN 21 | B/CHQ 158469 | 490,126.65 🌟 | | |
| 11 IAN 21 | 1 BANK CHEQUE FEE - BWA CUSTOMER 7 | 10.00 | | 680,351.29 |
| 15 JAN 21 | CLOSING BALANCE | L. | | 680,351.29 |
| | TOTAL DEBITS | \$704,944.85 | | |
| | TOTAL CREDITS | | \$9,121.27 | |



BUSINESS ZERÓ FRAN ACCOUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period

16 Jan 21 - 15 Feb 21

Page 1 of 1

Statement Number 212

6.8. 1.00ah

BS0463AN02 005244-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | | Debit | Credit | Balance |
|-----------|-------------------------------------|--------|------------|---|---|
| 16 JAN 21 | OPENING BALANCE | | | | 680,351.29 |
| 18 JAN 21 | LAND TAX WALLSEND LANDOR BEAUFORT | | 329.85 | | |
| 18 JAN 21 | WATER CORP (SERVICE INGLEWOOD) | | 185.07 | | 679,836.37 |
| 19 JAN 21 | AVISO WA (INSURANCE ST MICHAELS DUN | | 837.00 | | 678,999.37 |
| 20 JAN 21 | CBA Tax refund | 7aviel | | 1,556.63 | 680,556.00 |
| 21 JAN 21 | AW BOYS (AUDITING SUPER FUND) | 0 5200 | 495.00 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | 680,061.00 |
| 22 JAN 21 | SMITHWICK (LEVY INGLEWOOD) | | 749.50 | | 679,311.50 |
| 25 JAN 21 | Real Estate Plus RENT PAYMNT PHIPPS | 0 | | 2,602.42 | 681,913,92 |
| 01 FEB 21 | PEXA SETTLEMENT ST | Kelyno | Lon Dung | 6. 460.82 | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, |
| 01 FEB 21 | RENT STORE FEB 21 | 1-4 | | 2,500.00 | |
| 01 FEB 21 | QUICKSUPER QUICKSPR2879244386 | | | 1,995.00 | |
| 01 FEB 21 | REMITTER Radi Estates | | | 756.50 | |
| 01 FEB 21 | REMITTER Radi Estates | | | 1,317.20 | 688,943.44 |
| 12 FEB 21 | WATER CORP (WALLSEND SERVICE) | | 138.33 | | |
| 12 FEB 21 | SMITHWICK (SPECIAL LEVY INGLEWOOD) | | 711.40 | | 688,093.71 |
| 15 FEB 21 | CLOSING BALANCE | | | | 688,093.71 |
| | TOTAL DEBIT | TS | \$3,446.15 | | |
| | TOTAL CRED | DITS | | \$11,188.57 | |



BUSINESS ZERO TRAN ACCOUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period

16 Feb 21 - 15 Mar 21

Page 1 of 1

Statement Number 213

BS0743AN02 005418-000000 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | | Debit | Credit | Balance |
|-----------|-------------------------------------|------------|------------|------------|------------|
| 16 FEB 21 | OPENING BALANCE | | | | 688,093.71 |
| 19 FEB 21 | WATER CORP (ST MICHAELS WAY) | | 5.78 | | 688,087.93 |
| 23 FEB 21 | BEDS N DREAMS (BED INGLEWOOD) ANZ | New Bedood | 1,580.00 | | 686,507.93 |
| 25 FEB 21 | Real Estate Plus RENT PAYMNT PHIPPS | ingle | | 2,622.56 | 689,130.49 |
| 26 FEB 21 | TERRY SHEER (INS WALLSEND) | | 355.00 | | |
| 26 FEB 21 | BAS OCT - DEC 2020 | | 5,210.00 | | |
| 26 FEB 21 | VIP (GARDENING ST. MICHAELS) | Super | 432.50 | | 683,132.99 |
| 01 MAR 21 | QUICKSUPER QUICKSPR2901625160 | 4-14- | | 1,596.00 | 684,728.99 |
| 02 MAR 21 | REMITTER Radi Estates | | | 92.60 | |
| 02 MAR 21 | Downsouth (WA) P RENT PAYMNT PHIPPS | | | 220.70 | |
| 02 MAR 21 | ARB LANDSCAPINT (ST. MICHAELS DUNS) | Super | 900.00 | | 684,142.29 |
| 05 MAR 21 | RENT STORE MARCH21 | | | 2,500.00 | |
| 05 MAR 21 | GEOGRAPHE PROP MAINTENANCE (ST MICH | Supor | 65.00 | | 686,577.29 |
| 08 MAR 21 | WATER CORP (SEVICE INGLEWOOD) | | 191.34 | | 686,385.95 |
| 12 MAR 21 | PROCARE LOCKSMITHS (ST. MICHAELS) | Super | 162.00 | | 686,223.95 |
| 15 MAR 21 | CLOSING BALANCE | | | | 686,223.95 |
| | TOTAL DE | EBITS | \$8,901.62 | | |
| | TOTAL C | REDITS | | \$7,031.86 | |



ACCOUNT STATEMENT

BSB Number

306-041

Account Number 072805-4

Period

16 Mar 21 - 15 Apr 21

Page 1 of 1

Statement Number 214

BS1053AN02 004895-000000 (052N) THE TRUSTEES PHIPPS SUPERANNUATION FUND PO BOX 1318 MIDLAND WA 6936

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

| Date | Particulars | | Debit | Credit | Balance |
|-----------|-------------------------------------|-----------|------------|-------------|------------|
| 16 MAR 21 | OPENING BALANCE | | 2010 | Crear | |
| 29 MAR 21 | QUICKSUPER QUICKSPR2924319958 | LXW | | 1 506 00 | 686,223.95 |
| 31 MAR 21 | LEVIES WOODBRIDGE | / | 848.20 | 1,596.00 | 687,819.95 |
| 01 APR 21 | REMITTER Radi Estates | | 3-10,20 | 1,012.50 | 686,971.75 |
| 01 APR 21 | REMITTER Radi Estates | 00.544 | | 2,571.13 | |
| 01 APR 21 | Downsouth (WA) P RENT PAYMNT PHIPPS | ST Mich | aels | 947.10 | 691,502.48 |
| 08 APR 21 | WATER CORP(SERVICE WALLSEND) | | | 547.10 | 691,359.45 |
| 09 APR 21 | CREDIT INTEREST EX 048-084887-0 | on torm o | eposi + | 1,992.01 | 693,351,46 |
| 12 APR 21 | Real Estate Plus RENT PAYMNT PHIPPS | | | 2,602.42 | 093,331,40 |
| 12 APR 21 | WATER CORP (WALLSEND SERVICE CHARGE | | 143.03 | 2,002.72 | 695,810.85 |
| 14 APR 21 | QUICKSUPER QUICKSPR2936859938 | Law | | 79.80 | 695,890.65 |
| 15 APR 21 | CLOSING BALANCE | | | Executive. | 695,890.65 |
| | TOTAL | DEBITS | \$1,134.26 | | |
| | TOTAL | CREDITS | | \$10,800.96 | |

BUSINESS ZER 21RAN ACCOUNT STATEMENT

BSB Number **306-041**

Account Number 072805-4

Period **16 Apr 21 - 14 May 21**

Page 1 of 1 Statement Number 215

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BS1343AN02 008131-000000 (052D)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 643
KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS
WAYNE EDWARD PHIPPS

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|------------|-------------|------------|
| 16 APR 21 | OPENING BALANCE | | | 695,890.65 |
| 20 APR 21 | DIVIDEND AP EAGERS LTD | | 477.25 | 696,367.90 |
| 21 APR 21 | BAS SUPER JAN - MARCH 2021 | 4,416.00 | | 691,951.90 |
| 22 APR 21 | WATER CORP 135 ST. MICHAELS | 286.54 | | 691,665.36 |
| 27 APR 21 | Real Estate Plus RENT PAYMNT PHIPPS | | 2,618.89 | 694,284.25 |
| 29 APR 21 | QUICKSUPER QUICKSPR2949304898 | | 399.00 🗸 | |
| 29 APR 21 | SMITHWICK (LEVIES INGLEWOOD) | 749.50 | | 693,933.75 |
| 30 APR 21 | RENT #12B STORE | | 1,906.66 ~ | 695,840.41 |
| 03 MAY 21 | REMITTER Radi Estates | | 1,246.00 - | |
| 03 MAY 21 | REMITTER Radi Estates | | 712.00 - | |
| 03 MAY 21 | Downsouth (WA) P RENT PAYMNT PHIPPS | | 2,252.10 | 700,050.51 |
| 05 MAY 21 | QUICKSUPER QUICKSPR2954265230 | | 624.87 | 700,675.38 |
| 07 MAY 21 | WATER CORP (SERVICE CHARGE INGLEWOO | 191.34 | | 700,484.04 |
| 14 MAY 21 | SMITHWICK (MAINTENANE LEVY INGLEWOO | 711.40 | | 699,772.64 |
| 14 MAY 21 | CLOSING BALANCE | | | 699,772.64 |
| | TOTAL DEBITS | \$6,354.78 | | |
| | TOTAL CREDITS | | \$10,236.77 | |



ACCOUNT STATEME

BSB Number

306-041

Account Number 072805-4

Period

15 May 21 - 15 Jun 21

Page 1 of 1

Statement Number 216

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B\$1663AN01 003757-000000 (052D) THE TRUSTEES PHIPPS SUPERANNUATION FUND PO BOX 643 KALAMUNDA WA 6926

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|-------------|------------|------------|
| 15 MAY 21 | OPENING BALANCE | | | 699,772.64 |
| 28 MAY 21 | RENT #12A STORE RM | | 1,906.66 | 701,679.30 |
| 01 JUN 21 | REMITTER Radi Estates | | 1,557.50 | 701,079.30 |
| 01 JUN 21 | REMITTER Radi Estates | | 1,074.00 | |
| 01 JUN 21 | Downsouth (WA) P RENT PAYMNT PHIPPS | | 1,839.59 | 706,150.39 |
| 02 JUN 21 | QUICKSUPER QUICKSPR2976172553 | | 730.80 | 706,881.19 |
| 07 JUN 21 | Geograph Bay Maintenance Dunsboroug | 75.30 | 750.00 | 706,805,89 |
| 10 JUN 21 | Real Estate Plus RENT PAYMNT PHIPPS | . 0.00 | 2,602.42 | 709,408.31 |
| 11 JUN 21 | Linda withdrawal | 35,200.00 | 2,002.12 | 674,208.31 |
| 15 JUN 21 | CLOSING BALANCE | -1/200.03 | | 674,208.31 |
| | TOTAL DEBITS | \$35,275.30 | | |
| | TOTAL CREDITS | | \$9,710.97 | |



BSB Number

306-041

Account Number 072805-4

Period

16 Jun 21 - 15 Jul 21

Page 1 of 3

Statement Number 217

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BS1963AN01 003830-000000 (052D) THE TRUSTEES PHIPPS SUPERANNUATION FUND PO BOX 643 KALAMUNDA WA 6926

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

| Date | Particulars | Debit | Credit | Balance |
|-----------|-------------------------------------|------------|-------------|------------|
| 16 JUN 21 | OPENING BALANCE | | | 674,208.31 |
| 21 JUN 21 | WATER CORP (ST MICHAELS) | 293.26 | | 673,915.05 |
| 25 JUN 21 | Real Estate Plus RENT PAYMNT PHIPPS | | 8.31 | 673,923.36 |
| 28 JUN 21 | DN RENT 12A LOTON | | 1,906.66 | 675,830.02 |
| 30 JUN 21 | REMITTER Radi Estates | | 934.50 | |
| 30 JUN 21 | REMITTER Radi Estates | | 1,424.00 | |
| 30 JUN 21 | INGLEWOOD LEVIES | 848.20 | | 677,340.32 |
| 01 JUL 21 | Downsouth (WA) P RENT PAYMNT PHIPPS | | 3,339.87 | 680,680.19 |
| 02 JUL 21 | QUICKSUPER QUICKSPR2997609768 | | 803.84 | 681,484.03 |
| 07 JUL 21 | WATER CORP (BEAUFORT SERVICE) | 200.89 | | 681,283.14 |
| 09 JUL 21 | TERRI SCHEER INGLEWOOD INSURANCE | 335.00 | | 680,948.14 |
| 12 JUL 21 | Real Estate Plus RENT PAYMNT PHIPPS | | 2,776.24 | |
| 12 JUL 21 | BAS APRIL TO JUNE 2021 | 4,785.00 | | 678,939.38 |
| 15 JUL 21 | CLOSING BALANCE | | | 678,939.38 |
| | TOTAL DEBITS | \$6,462.35 | | |
| | TOTAL CREDITS | | \$11,193.42 | |

You and your security - ePayments Code reminder

Why am I receiving this notice?

The ePayments Code applies to your electronic payment transactions, including ATM transactions, EFTPOS Transactions, Online Payments, BPAY payments, Internet Banking, Mobile Banking and Credit Card Transactions. As Bankwest is a member to this Code, we need to remind you about your Card, Pin and Online security.

Your Bankwest Card, Mobile Device, Mobile Wallet, Payment Device, Biometric Identifier, Security Token, Personal Identification Number (PIN) and Security Code are the keys to accessing your accounts electronically. Ensuring they are safe and secure from unauthorised use at all times, is very important.

We provide this notice to you as a reminder

- 1. To protect your cards, PIN, Secret Codes, Mobile Wallet, Payment Device, Biometric Identifier and Security Token.
- 2. On how to report unauthorised use, loss, and theft. Including the steps you need to take to notify us.

In these guidelines, we refer to your PIN and Security Code as your "Secret Code" while "card" refers to credit cards and debit cards.

Protecting your card

To protect your card, you should:

- · Sign your card as soon as you receive it;
- · Carry your card with you whenever possible;
- Keep your card in a safe, secure place and check regularly to ensure it has not been lost or stolen;
- Never lend your card to anybody, or give the details on your card (such as the card number or expiry date) to anyone;
- Do not allow anyone to see the details on your card when you enter them into a EFTPOS machine, ATM or other electronic equipment;
- Ensure you retrieve your card after making a transaction; and
- Destroy your card when it expires or is no longer valid by cutting it diagonally in half.

Protecting your Secret Code

To protect your Secret Code, you should:

- Memorise your Secret Code when you receive it and destroy the notice advising you of the Secret Code;
- Never disclose your Secret Code to anyone even family, friends, or persons in authority (such as a bank officer or police officer);
- Be careful to prevent anyone from seeing you enter your Secret Code into an EFTPOS machine, ATM or other electronic equipment;
- Never keep a record of your Secret Code on your card, even if it is disguised;
- Never choose a Secret Code which can be easily identified with you i.e., your name, date of birth, car registration, telephone number or anything else that could be associated with you;
- Never choose a Secret Code which has an easily retrievable combination such as 1111, 1234 or ABCD;
- If you must record your Secret Code, make a reasonable attempt to disguise it. For instance, do NOT record it in reverse order or as a series of numbers with any of them marked to indicate the Secret Code; and,
- Do not use any forms of disguise to your Secret Code that could be easily discovered by another person.

If you suspect someone else may know your Secret Code or that an unauthorised person is using your Secret Code, you should contact us immediately to request the issue of a new Secret Code.

Protecting your Mobile Wallet

To protect your Mobile Wallet, you should:

- Ensure your mobile device is locked at all times when it is not being used, and is not left unattended in a non-secure environment;
- Ensure you install and regularly update anti-virus software on the mobile device;
- Ensure that only you access the Mobile Wallet to use your card and that it is not accessed or used by anyone else; and
- Remove any card from your mobile device before disposing of your mobile device.

If your mobile device can be accessed by a Biometric Identifier, such as a fingerprint, you should ensure only your Biometric Identifier is registered on the mobile device.

Protecting your Payment Device

To protect your Payment Device, you should:

- Keep the Payment Device in a safe, secure place and check regularly to ensure it has not been lost or stolen;
- Do not keep the Payment Device with any document containing the reference numbers for nominated accounts or with other account information such as statements or cheque books; and
- Do not lend the Payment Device to anyone, or permit anyone to use the Payment Device.

Protecting your Biometric Identifier

If another person's Biometric Identifier, such as but not limited to a fingerprint, is loaded onto your mobile device, you must ensure you take immediate steps to remove this Biometric Identifier from your relevant mobile device, otherwise any transaction using that Biometric Identifier will not be an unauthorised transaction for the purposes of determining liability.

Protecting your Security Token

To protect your Security Token, you should:

Carry the Security Token whenever possible;



GOLD TERM DEPOSIT STATEMENT

9 April 2020

Account Number

048-084887-0

Period

27 Mar 20 - 9 Apr 20

Page 1 of 2

Statement Number 28

BT1003A 001952 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

Your term deposit has matured.

What do you need to do?

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

If you haven't, we'll automatically reinvest the full balance for you with the info below on 15 April 2020.

| Account number | 048-084887-0 | | | |
|-----------------------------------|----------------------------------|--|--|--|
| Account type | GOLD TERM DEPOSIT | | | |
| Deposit Amount | 1,500,000.00 | | | |
| Term | 6 months | | | |
| Interest rate | 1.05% per annum | | | |
| Start of term (commencement date) | 9 April 2020 | | | |
| End of term (maturity date) | 9 October 2020 | | | |
| Next interest payment date | 9 October 2020 | | | |
| Interest payment method | Transfer to Account 0041-0728054 | | | |

Do you still have time to manage your term deposit?

Yes, the seven calendar day grace period ends on 15 April 2020. Contact us to get started.

Important info

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

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

Thanks,

Bankwest



ACCOUNT STATEMENT

FREMANTLE BW

GOLD TERM DEPOSIT STATEMENT

THE TRUSTEES

Account Number

: 048-084887-0

PHIPPS SUPERANNUATION FUND PO. BOX 1318

Statement Period From : Statement Period To

10APR20 25SEP20

MIDLAND WA 6936

Statement Number :

29

Page

1

ACCOUNT OF: LINDA MAGDALEN PHIPPS

WAYNE EDWARD PHIPPS

Term Deposit Statement

Deposit Amount:

\$1,500,000.00

Term:

6 months

Interest Rate Applicable:

0.8500% per annum

Commencement Date:

9th October, 2020

Maturity Date:

9th April, 2021

Interest Type:

Interest At Maturity

Interest Raising Frequency:

Maturity

Next Interest Payment Date:

9th April, 2021

Interest Payment Method:

Transfer to Account 0041-0728054

Note: DR-indicates debit balance

Debit

Particulars 10APR20 OPENING BALANCE

Credit Balance 1,500,000.00

25SEP20 CLOSING BALANCE

1,500,000.00

TOTAL DEBITS

TOTAL CREDITS

ACCOUNT STATEMENT

FREMANTLE BW

THE TRUSTEES

PHIPPS SUPERANNUATION FUND

PO BOX 1318

MIDLAND WA 6936

Account Number

: 048-084887-0

Statement Period From : Statement Period To :

26SEP20 09OCT20

Statement Number:

30

Page

1

ACCOUNT OF: LINDA MAGDALEN PHIPPS

WAYNE EDWARD PHIPPS

Term Deposit Statement

Your term deposit has been actioned in accordance with your instructions.

The full account details are shown below. Please check these and contact us as soon as possible should you have any queries.

Deposit Amount:

\$500,000.00

Term:

6 months

Interest Rate Applicable:

0.8000% per annum

Commencement Date:

9th October, 2020

Maturity Date:

9th April, 2021

Interest Type:

Interest At Maturity

Interest Raising Frequency: Maturity

Next Interest Payment Date: 9th April, 2021

Interest Payment Method:

Transfer to Account 0041-0728054

Date Particulars Note: DR-indicates debit balance

Credit

Debit

Balance

26SEP20 OPENING BALANCE

1,500,000.00

90CT20 \$7,875.00 CREDIT INTEREST REDIRECTED TO

041-072805-4 90CT20 PARTIAL PAYOUT TO 041-072805-4

1,000,000.00

500,000.00

090CT20 CLOSING BALANCE

500,000.00

TOTAL DEBITS

1,000,000.00

TOTAL CREDITS

Please check all entries on this statement corefully. If you believe there has been an error or unauthorised transaction, please contact the Bankwest Customer Help Centre on 13 17 19. For further information relating to your account or dispute resolution procedures, please refer to the relevant Product Disclosure Statement, which can be obtained from your local Bankwest Branch, from the Bankwest website www.bankwest.com.au or by contacting the Bankwest Customer Help Centre on 13 17 19.



GOLD TERM DEPOSIT STATEMENT

24 March 2021

Account Number 048-084887-0

Period 10 Oct 20 - 24 Mar 21

Page 1 of 2 Statement Number 31

BT0833A 000826 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

It's time to manage your term deposit. Your term ends on 9 April 2021.

What do you need to do?

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

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

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

If you don't let us know by the end of your grace period (15 April 2021), we'll automatically reinvest the full balance for you with the info below. Keep in mind that the rate is indicative of the day this letter was printed and could change before your start date.

| A | 048-084887-0 |
|-----------------------------------|----------------------------------|
| Account number | GOLD TERM DEPOSIT |
| Account type | 500,000.00 |
| Deposit Amount | 6 months |
| Term | 0.55% per annum |
| Interest rate (indicative) | |
| Start of term (commencement date) | 9 April 2021 |
| End of term (maturity date) | 11 October 2021 |
| Next interest payment date | 11 October 2021 |
| Interest payment method | Transfer to Account 0041-0728054 |

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

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

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

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

Thanks,

TD14

Bankwest

Page 2 of 2

| Date | Particulars | D.1.1 | | |
|---------|-----------------|-------|--------|------------|
| 100CT20 | OPENING BALANCE | Debit | Credit | Balance |
| | CLOSING BALANCE | | | 500,000.00 |
| | | | | 500,000.00 |



9 April 2021

Account Number 0

048-084887-0

Period

25 Mar 21 - 9 Apr 21

Page 1 of 2

Statement Number 32

BT0993A 001135 (052N)
THE TRUSTEES
PHIPPS SUPERANNUATION FUND
PO BOX 1318
MIDLAND WA 6936

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

Your term deposit has matured.

What do you need to do?

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

If you haven't, we'll automatically reinvest the full balance for you with the info below on 15 April 2021.

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

Do you still have time to manage your term deposit?

Yes, the seven calendar day grace period ends on 15 April 2021. Contact us to get started.

Important info

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

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

Thanks,

Bankwest

| Date | Particulars | Debit | Credit | Balance |
|---------|--|-------|--------|------------|
| 25MAR21 | OPENING BALANCE | | | 500,000.00 |
| 09APR21 | \$1,992.01 CREDIT INTEREST REDIRECTED TO | | | |
| | 041-072805-4 | | | 500,000.00 |
| 09APR21 | CLOSING BALANCE | | | 500,000.00 |

Bankwest Online Banking, or call on 13 17 19

If you're a business customer, call 13 7000

10 August 2021

Account Number

048-084887-0

Period

10 Apr 21 - 10 Aug 21

Page 1 of 2

Statement Number 33

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

Account of: LINDA MAGDALEN PHIPPS WAYNE EDWARD PHIPPS

Your term deposit details

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

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

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

Important info

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

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

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

Thanks.

Bankwest

| | | 19]:}*\\:\: | | |
|---------|-----------------|-------------|--------|------------|
| Date | Particulars | Debit | Credit | Balance |
| 10APR21 | OPENING BALANCE | | | 500,000.00 |
| 10AUG21 | CLOSING BALANCE | | | 500,000.00 |

Investment Movement

| Name | Opening Value | Acquisition | Disposal | Closing Value | Change of Market Movement | Ref |
|--|---------------|-------------|----------|---------------|------------------------------|------------|
| | | | | | | |
| Shares in Listed Companies | | | | | | |
| Eagers Automotive Limited (1,909 shares) | 12,885.75 | | | 31,613.04 | 18,727.29 | E-2/E-3 |
| | | | | | | |
| | | | | | 18,727.29 | |
| | | | | | | |
| Real Estate Property | | | | | | |
| + 135 St Michaels Parkway, Dunsborough | - | 498,476.65 | | 498,476.65 | - | F-1 |
| + 3/919 Beaufort St, Inglewood | 362,500.00 | | | 362,500.00 | - | F-13/A-2.4 |
| + Lot 193 Loton Avenue | 555,000.00 | | | 560,000.00 | 5,000.00 | F-14 |
| + 28/5 Wallsend Road | 300,000.00 | | | 300,000.00 | - | F-15/A-2.4 |
| | | | | | 5,000.00 | |
| | | | | | | |
| Total | 1,230,385.75 | 498,476.65 | - | 1,752,589.69 | 23,727.29 | |

Document created: 19/09/2021 7:56 PM

Filter selected: I*****5205, All

Transactions

10150005205-6936

EAGERS AUTOMOTIVE LIMITED

Recent Transactions

Mr Wayne Edward Phipps + Mrs Linda Magdalen Phipps I******5205

FULLY PAID ORDINARY SHARES

| Date | Transaction | Movement | Running balance |
|------------|---------------------------|----------|-----------------|
| 26/08/2019 | APE TKO AHG CONSIDERATION | +1909 | 1909 |

Market value of APE = \$16.56 (E-3) x 1,909 = \$31,613.04

Watchlists **Finance Home My Portfolio** Screeners Markets **Personal Finance Cryptocurrencies** News

Eagers Automotive Limited (APE.AX)

ASX - ASX Delayed Price. Currency in AUD

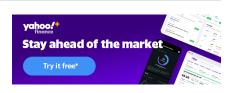
Add to watchlist

Quote Lookup

16.14 +0.20 (+1.25%) At close: 4:10PM AEST

| Summary | Chart | Conversations | Statistics | Historical | Data P | rofile | Financials | Analysis | Options |
|-----------------|-------|------------------|------------|------------|-------------|--------|-------------|----------------|---------|
| Time Period: | | 2021 - Jun 30, 2 | 021 🗸 | Show: Hist | orical Pric | es 🗸 | | Apply | |
| Currency in AUD | | | | | | | | <u></u> Downlo | oad |
| Date | | Open | High | Low | Close* | | Adj Close** | Volu | ıme |
| Jun 30, 2021 | | 16.50 | 16.73 | 16.38 | 16.56 | | 16.56 | 344,5 | 61 |

*Close price adjusted for splits. **Adjusted close price adjusted for both dividends and splits.



Sustainability

People Also Watch

Holders

| Symbol | Last Price | Change | % Change |
|--------------------------|-------------------------|---------|----------|
| ARB.AX ARB Corporation | 50.62 In Limited | +1.51 | +3.07% |
| ABC.AX Adbri Limited | 3.7200 | +0.0400 | +1.09% |
| BRG.AX Breville Group Li | 32.32 imited | +1.49 | +4.83% |
| PMV.AX Premier Investm | 27.54 lents Limited | +0.18 | +0.66% |
| ABP.AX Abacus Property | 3.3300 y Group | 0.0000 | 0.00% |

Financials >



Recommendation Trends >



Company Profile >

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

Postal Address: P.O. Box 366, Midland, W.A. 6936

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

18 January 2021

Our ref: 35837

FINAL STATEMENT

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

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

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

Postal Address: 120, Box 366, Midland, W.A. 6936

Our ref: 35837

Tel: (08) 9274 6511

Fax: (08) 9274 6818

Email: settlements@gibsonraisonsettlements.com.au.

www.gibsonraisonsettlements.com.au

18 January 2021

WE & LM Phipps 46 Lenori Road GOOSEBERRY HILL WA 6076

Dear Wayne & Linda

RE: PURCHASE OF 135 ST MICHAELS PARKWAY, DUNSBOROUGH

We are pleased to confirm that Settlement of your above purchase was completed today 18 January 2021 and we would like to take this opportunity to thank you for engaging our office to act on your behalf in this matter.

Please find enclosed our Final Settlement Statement, together with the original stamped Offer and Acceptance Contract (should you require it for future taxation purposes).

The amount of \$460.82 has been deposited into your nominated bank account direct by PEXA.

Your Certificate of Title is a Non Issue Title, therefore we enclose a copy of the title obtained from Landgate showing yourselves as registered proprietors.

If we may be of any assistance to you in the future, please do not hesitate to contact our office.

Yours faithfully GIBSON RAISON SETTLEMENTS

PETER GIBSON

Kolaran Holdings Pty Ltd (ACN 009 290 457) (Licensee) Trading as Gibson Raison Settlements An Independent Licensed Real Estate Settlement Agent TC SA725

Email: settlements@gibsonraisonsettlements.com.au Telephone: (08) 9274 6511 Facsimile: (08) 9274 6818

Trust Account

Date: 11/01/2021

Receipt No: 049110

Paid By: Bank Cheque

Ref No: 35837

From: W AND L PHIPPS

135 ST MICHAELS PARKWAY, DUNSBOROUGH

Being For:

Amount: \$490,126.65

Received with thanks

For and on behalf of Gibson Raison Settlements (ABN 86 009 290 457)

Per-





Certificate of Duty

Transfer - Residential Rate

Taxation Administration Act 2003 Section 49, Special Tax Return Arrangement

Certificate Number:

1034354512

Certificate Issue Date:

14-01-2021

Bundle ID

210124392

Client Reference:

35837

Transaction Date:

24-12-2020

Dutiable Value:

\$480,000.00

Transfer Duty:

\$16,815.00

Penalty Tax:

\$0.00

Dutiable Transaction:

Agreement To Transfer Dutiable Property

Description of Property

Land in WA:

Lot 1000, Plan 70680

Volume/Folio:

2803/407

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

Buyer(s) / Transferee(s): PHIPPS, LINDA MAGDALEN; and

PHIPPS, WAYNE EDWARD as joint tenants

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

从No





NOTICE. Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person signs the Contract WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required WARNING - If the Purchase Price is \$750,000 or more, Withholding Tax may apply to this Contract (see 2018 Ceneral Condition 3.7). WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or an attached GST Annexure Downsouth (WA) Pty Ltd trading as Stocker Preston Shop 9, Dunsborough Centrepoint PO BOX 585 Dunsborough WA 6281 As Agent for the Seller / Buyer THE BUYER (FULL NAME AND ADDRESS) WAYNE EDWARD PHIPPS AND LINDA MAGDALEN PHIPPS ATE THE PHIPPS BUYER DETAILS of 46 LENORI READ GOUSEBELLY HILL GOTE EMAIL: The Buyer consents to Notices being served at: OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions. SCHEDULE Description of the Property: The land situated at and known as MILLITAELS and being Lot 1CCCC on Deposited/Survey/Strata/Diagram/Plan 10680 Whole / Part 2803 40 Folio Property Chattels including CHATTELS INCLUDED window treatments, fixed floor coverings, light fittings assitues well which are included in the Purchase Price **GST WITHHOLDING** Is this Contract concerning the taxable supply of new residential premises or potential residential land as F YES ∰ defined in the GST Act? If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth). If YES is ticked, then the 'CST Withholding Annexure' should be attached to this Contract, PURCHASE PRICE (iii) Purchase Price: \$ Manner of Payment: A deposit of \$ of which \$ NIL is paid \$10,000 now and \$ to be paid within days of acceptance to be held by STOCKER PRESTUN TRUST ACCOUNT ("the Deposit Holder") The balance of the Purchase Price to be paid on the Settlement Date Settlement Date:) ANHARY 18114 202 FINANCE CLAUSE IS APPLICABLE FINANCE CLAUSE IS NOT APPLICABLE LENDER (vi) Signature of the Buyer if Finance Clause IS NOT applicable (NB. If blank, can be any Lender) LATEST TIME: 4pm on: AMOUNT OF LOAN: SIGNATURE OF BUYER

lan mual

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

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



000006771840



EUNDITIONS:

1. SUBJECT TO FINANCE

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

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

1.1 Buyers Obligation to Apply for Finance and Give Notice to the Seller

(a) The Buyer must:

(1) immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and

(2) use all best endeavours in good faith to obtain Finance Approval.

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

The Buyer must immediately give to the Seller or Seller Agent: (1) an Approval Notice if the Buyer obtains Finance Approval

(2) a Non Approval Notice if the Finance Application is rejected;

at any time while the Contract is in force and effect

1.2 No Finance Approval by the Latest Time: Non Approval Notic

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

(a) written Finance Approval has not been obtained or the Finance Application has been rejected; and

Seller or Seller (b) the Buyer gives a Non Approval Notice to th Agent.

1.3 No Finance Approval by the Latest Time: No Notice Civen If by the Latest Time:

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

the Buyer has not given a Non Approval Notice to the Seller or

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

1.4 Finance Approval: Approval Notice Given If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

Finance Approval has been obtained; and

the Buyer has given an Approval Notice to the Seller or Seller Agent:

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

1.5 Notice No. Given by Latest Time: Sellers Right to Terminate If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may rerminate this Contract by written Notice to the Buyer 1.6 Byver Must Keep Seller Informed: Evidence

 If requested in writing by the Seller or Seller Agent the Buyer must:

(1) advise the Seller or Seller Agent of the progress of the Finance Application; and

provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and

(3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer

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

1.7 Right To Terminate

If a Party has the right to terminate under this clause 1, then: (a) termination must be effected by written Notice to the other

Party:

(b) Clauses 23 and 24 of the 2018 General Conditions do not apply to the right to terminate;

upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;

(d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

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

Refinitions in this Clause:

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

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

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

Finance Approval means:

(a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and

(b) for the Amount of Loan; and which is unconditional or subject to terms and conditions:

(1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer;

which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or

which, if the condition is other than as referred to in paragraphs (1) and (2) above includes: an acceptable valuation of any property;

(ii) attaining a particular loan to value ratio;

(ii) the sale of another property; or

(iv) the obtaining of mortgage insurance; and has in fact been satisfied.

Latest Time means:

(a) the time and date referred to in the Schedule; or

(b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date

Lender means:

(a) the lender nominated in the Schedule; or

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

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

been obtained.

Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the

Buyer that the acceptance has been signed by the Seller. The 2018 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the express terms of this

The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

Jean metar Mes Mide KHUY

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

| | | SPECIAL CONDITIONS | | |
|---|---|---|--|-----------|
| | | | | · ^ |
| _ | Special Conditions printed below this lin | | 70686 | |
| | The Buyer acknowledges receiving a copy | of the Certificate Of Title Volume 2863 Fo | lio 407 Plan Specified Encumbranests, encumbrances and notifications thereo | nce n. |
| | | | | |
| | The Buyer(s) was made aware prior to sign contain information relevant to this Property | ning this Contract that a Property Interest Re y, affecting the use or enjoyment of the prop | port is available from Landgate which may arty, and which is not apparent on the Certific | ca |
| | of Title. | \cap | YY Y | |
| | Annexures 'A | are attached and form part of this Co | ntract. M | |
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contract for sale of land or strata title by offer and acceptance



| | | SPECIAL CON | | |
|---------------------------|---|--------------------------------|---|---------------------|
| · | The Special Conditions printed be | low this line apply to this Co | ontract. | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | · Ourse executor this Foots | ct pursuant to the Corporations Act.] | |
| | BUYER [It a corporation, then the | Date 24/12/202 | | Date |
| BUVER TO COMPLETE | & Explature | | Signatu e | Oite |
| # C | y dalde thips s | Date 24 12 2020 | | 4 |
| | THE SELLER (FULL NAME AND | ADDRESS) ACCEPTS the at | ove offer. | |
| | LIAM TAMES MC | | Λ 1 | lungbo-my |
| វ័ព | | | | 8 |
| OMPLET | | | | |
| SELLER TO COMPLETE | EMAIL: The Seller consents to Notices | | | |
| SELLE | [If a corporation, then the Seller e | Date | Signature | Qate Qate |
| | X Mam mulae | 24/12/2020 | | |
| | Signatura | issue . | | |
| | RECEIPT OF DOCUMENTS The Buyer acknowledges receipt of the f | ollowing documents: | RECEIPT OF DOCUMENTS The Seller acknowledges receipt of the following the following selection of the | owing documents: |
| La Calendaria | This offer and acceptance 2 Strata disclosure 5 attachments (if s | . 2018 General Conditions | This offer and acceptance Z. 2018 General Conditions | |
| | 4. Strata discussive d'attachments in a | | 3. | |
| ETE | Spraye anda the | pps | Signature Alam my Lac | |
| COMPL | [February | | Signature | |
| ERTO | My | | | |
| BUYER 6 SELLERTO COMPLETE | CONVEYANCER (Legal Practition | er/Settlement Agent) | | |
| BUYE | The Parties appoint their Repres to Notices being served on that i | entative named below to act | t on their behalf in respect to this tran ess. | saction and consent |
| | BUYER'S REPRESENTATIVE | | SELLER'S REPRESENTATIVE | |
| | , | and Statements | liam mcrae | |
| | Signature Y M-4 | | ** Jean milas | |
| | | | | |
| | 7 | | | |
| | | ropy | /RIGHT | |

The copyright of this Contract by Offer and Acceptance is the property of the Real Estate Institute of Western Australia (Inc.) ("REIWA") and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the REIWA" 05/20

ANNEXURE '__A___'

| The following Special Conditions form part of this Contract; 1) Timber Pest Inspection: This Contract is conditional upon a timber pest inspection report being obtained within 14 days from the Contract Date / Finance Approval / the Related Contract in becoming Unconditional, at the expense of the Buyer from a licensed pest control operator certifying that an inspection to Australian Standard AS 4349.3 Inspection Buildings – Timber Pest Inspections has been performed. If the report discloses live timber pests or timber pest damage to the Property's residential building, then the Buyer shall supply the Seller with a copy of the report. If the Seller at his own expense is unable or unwilling to eradicate, remedy or rectify such timber pest activity or damage, then the Buyer may at any time within 7 days of the date of such report, give notice in writing terminating the Contract whereupon the Contract |
|--|
| 1) Timber Pest Inspection: This Contract is conditional upon a timber pest inspection report being obtained within 14 days from the Contract Date / Finance Approval / the Related Contract in |
| This Contract is conditional upon a timber pest inspection report being obtained within 14 days from the Contract Date / Finance Approval / the Related Contract in |
| This Contract is conditional upon a timber pest inspection report being obtained within 14 days from the Contract Date / Finance Approval / the Related Contract in |
| Unconditional, at the expense of the Buyer from a licensed pest control operator certifying that an inspection to Australian Standard AS 4349.3 Inspection Buildings – Timber Pest Inspections has been performed. If the report discloses live timber pests or timber pest damage to the Property's residential building, then the Buyer shall supply the Selfer with a copy of the report. If the Selfer at his own expense is unable or unwilling to eradicate, remedy or rectify such timber pest activity or damage, then the Buyer may at any time within a copy of the report, give notice in writing terminating the Contract whereupon the Contract |
| to Australian Standard AS 4349.3 Inspection Buildings — Imper Pest Inspections has been performed. If the report discloses live timber pests or imber pest damage to the Property's residential building, then the Buyer shall supply the Seller with a copy of the report. If the Seller at his own expense is unable or unwilling to eradicate, remedy or rectify such timber pest activity or damage, then the Buyer may at any time within a standard of such report, give notice in writing terminating the Contract whereupon the Contract |
| Buyer shall supply the Seller with a copy of the report. If the Seller at his own expense is unable of unwilling to eradicate, remedy or rectify such timber pest activity or damage, then the Buyer may at any time within a contract the data of such report, give notice in writing terminating the Contract whereupon the Contract |
| to eradicate, remedy or rectify such tember pest activity or damage, then the Buyer hay at any time within a few of each of each report, give notice in writing terminating the Contract whereupon the Contract |
| The state of each report give notice in writing/eliminating the Contract whereupon the Contract |
| |
| shall be at an end and the Deposit and other monies paid pursuant to this Contract shall be repaid to the Buyer. If the Buyer does not terminate the Contract within the time specified in this Clause, then the Buyer |
| shall be deemed to have waived the benefit of this Clause. |
| |
| Limited Warranty The Seller warrants that at the time of settlement the following shall be in working order: |
| All electrical plant equipment including but not limited to: |
| a. Electrical lighting including globes |
| b. Air conditioning where installed |
| c. All power point outlets |
| d. Electric hot water system where installed e. Electric fans including exhaust fans where installed |
| f. Dishwasher where installed and included in sale |
| 2. All oas plant equipment including but not limited to: |
| a Gas hot water system where installed |
| b. Gas stove, cook tops and wall ovens where installed (not including electronic ignition) |
| c. Gas room heater where installed and included in sale 3. All plumbing including but not limited to: |
| A Wester auraby piace tens including Washers |
| b. All waste water plumbing including tollet cisterns |
| All efficient disposal systems and (where installed) septic systems, leach drains |
| d. In the case where a bore is on the property (or water is supplied from a bore on another |
| property and where such supply is the subject to written deed) all plumbing equipment, |
| valves & pipes 4. Solar hot water system where installed (including booster) |
| 5 to the case where an electronic security system is installed, all electronic equipment, sensors, |
| wiring, smoke detectors, alarm units and any other component that forms part of the electronic |
| in vertena |
| 6. In the case where the property is reticulated (either of mains or bore) all the pipe work, risers, |
| sprinkler heads and timers etc (if automatic) to be intact and working 7. In-the ease where a swimming pool or spa is installed, all pumps, cleaning and filtration systems, |
| numbing and (where installed) heating equipment |
| The Saller warrents that all improvements including but not limited to sheds, patios and pergolas are |
| approved by all Local and State Authorities and that no impending notices or work orders are current. |
| 24 12 20 |
| BUYER: 7 DATE: 21-12-20 BUYER: 7 W |
| Agammyae DATE 24/12/2020SELLER: DATE |
| SELLER: DATE: 24/12/2020SELLER: DATE: Page 1 of 3 |

3) Seller's Obligations

The Seller(s):

- a) Will provide all available keys to locks for the property to the Buyer at settlement Including any remote controls for any doors
- b) Advises that ALL BINS, including the green SULO bin and the yellow recycling bin (if applicable) are included in the sale of and will stay with the property
- c) Undertakes that the property will be handed over in a CLEAN & TIDY STATE and all rubbish will be removed from the property at settlement
- d) Acknowledges that all GAS BOTTLES at the property shall remain with the property and that the bottles are owned by the Seller/Leased by the Seller (delete as necessary)

4) Copy of Contract for Finance

The Buyer & Seller agree that if the Buyer is required to apply for finance under the terms and conditions of this Contract the Agent may, if requested, provide a COPY OF THIS CONTRACT to financial institutions involved in the finance application or their agents (including a Pinance Broker or Property Valuer)

5). Smoke Alarms and RCDs

The Seller represents and warrants to the Buyer that at Settlement:

Smoke Alarms

- a) The Property will meet the requirements of the deemed-to-satisfy provisions concerning smoke alarms or smoke hazard management under the Building Code applicable at the time of installation;
- b) Each smoke alarm necessary to meet those requirements was installed less than 10 years before the settlement date; and
- c) Each smoke alarm referred to in paragraph (b) is or will be in working order; and
- d) If a smoke alarm referred to in paragraph (b) was, at the time of its installation, required to be connected to the mains power supply to meet those requirements
 - a. The alarm is permanently connected to the mains power supply: or
 - b. If in relation to the alarm, the use of battery powered smoke alarm has been approved by the local government authority, the alarm has a 10 year battery life that can't be removed

Residual Current Devices

*Delete either 2(a) or 2(b)

- a) (i) at least two Residual Current Devices (RCDs) are installed to the residential premises
 - (ii) the RCDs protect all power points and lighting final sub circuits to comply with the Electricity Regulations 1947 ("the Regulations); or
- b) the Seller has received an exemption from Energy Safety (see attached). The exemption has been granted because the residential premises do not have a switchboard or the switchboard does not accommodate two BCDs and an inspector (under the Regulations) has provided a written notice that it is impractical to install two RODs, but the Seller has installed one RCD to the residential premises.
- c) residential premises means premises that constitute or are intended to constitute a place of residence at the Property

| . A refugi | 144 J. 45 11 11 | and the second section of the section of the second section of the secti | state of the state |
|------------|-----------------|--|--|
| BLVED. VA | NA | DATE: 24-12- WBUYER: Y Whipps | DATE: 24-12-2 |
| BOTER: FO | -/- | \$ 2 | g to see the second |
| SELLER: X | Acam mulae | DATE:24/12/2020 ELLER: | DATE: |

6) Service of Notices

The Buyer and Seller hereby consent to Notices, pursuant to the Contract for sale of the Property being

served by any of the following:

Buyer Email: 1

wayne phops @ und. nut. or

Buyer Postal Address: \

Seller Email:

liam_mcrae@hotmail.com

Seller Postal Address:

Buyer acknowledgements

The Buyer acknowledges having been advised by Stocker Preston before entering into the Contract to seek their own independent professional taxation and legal advice:,

- a) In relation to the Goods and Services Tax implications of the Contract;
- b) On the selection of an appropriate buying entity and on the Stamp Duty implications of that selection on the Contract; and
- c) In regard to the CGT (Capital Gains Tax) implications of that Contract.

The Buyer herby confirms that they have not relied on statements made by or advice from Stocker Preston in relation to the above tax treatment and implications of the transaction

DATE: 24-12- W BUYER: Yorde

DATE: 24-12- W SELLER: X Jammu

DATE: 24/12/2020



TAX INVOICE

Wayne Phipps

Super.

Invoice Date 1 Mar 2021

Invoice Number INV-0117

ABN

ARB Landscaping Trust

5 Wagon Ent

BROADWATER WA 6280

AUSTRALIA WGIP #4002

St. Michaels' Duns Improvements small gence

| Description | Quantity | Unit Price | GST | Amount AUD |
|--|--|--|--|---|
| material 11 sleepers \$178 4 galv posts. \$196 8 bags concrete \$64 | 1.00 | 398.18 | 10% | 398,18 |
| labour 6hrs 6am to 12pm pick up material to completion | 6.00 | 70,00 | 10% | 420.00 |
| supply and install pine sleeper retainingwall/ devider, as discussed with the client | erektira erika arrektira gummegma erikam gelagere mu | ene a primi na na kanada na maja na maja mina a a a a a a a a a a a a a a a a a a | hart til det er skjæmmet til delig socker megger soc | aan ka ka mada iya ka |
| | The second s | the state of the second se | Subtotal | 818,18 |
| | 970-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1- | TOTAL G | ST 10% | 81.82 |
| | | то | TAL AUD | 900.00 |

Due Date: 5 Mar 2021 Account Name Mr Aron R Brown BSB 066-508 Acc NO 10425849

All Material remains the property of A.R.B Landscaping & Fencing until full payment has been received. Over due Invoices Will Incur a \$10 Admin Fee Over due more then 30 days will incur a late fee 10% of the total invoice

Paid 2/3/21 63 me



30th November 2020

Syzanne. r Cdbaker. wm, au

Linda and Wayne Phipps 46 Lenori Road Gooseberry Hill 6076

Dear Linda and Wayne,

MARKET ASSESSMENT - 3/919 Beaufort Street Inglewood

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

We emphasise we have taken into consideration recent comparable sales evidence, together with other relevant factors such as complex size, age and condition of property, internal sam, and other comparable sales and available listings at this time.

PRICE ESTIMATE

In view of the above, we feel your property should sell in the vicinity of \$350,000 - \$375,000*

We hope we can be of service with the sale of your property and should you have any queries whatsoever whilst preparing to sell, please do not hesitate to contact me when suitable on 0411 755 788.

Yours faithfully, RADI ESTATES

Steven Radi Director

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



Unit 3, 14-22 Farrall Road Midvale WA 6056 PO Box 3008 Midland WA 6056 ABN: 73 924 413 085 Office: 08 6146 3333 F-14
www.repcommercial.com.au
Email: commercial@realestateplus.com.au
Licensee: Storm Front Australia Pty Ltd
Licensed Real Estate and Business Agent

29th July 2021

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

Dear Wayne and Linda

RE: Unit 1, 12 Loton Avenue, Midland

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

In our opinion we believe, as of the 30th June 2021, that the property should attract considerable interest at \$560,000.

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

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

Yours sincerely

REAL ESTATE PLUS COMMERCIAL AND INDUSTRIAL

MIKE PALMER
Licensee/Director

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

Your Commercial and Strata Solution



30th November 2020

Linda and Wayne Phipps 46 Lenori Road Gooseberry Hill 6076

Att: Suzanne Reynolds 9250 1804

Dear Linda and Wayne,

RE: MARKET ASSESSMENT - 28/5 Wallsend Road Woodbridge

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

We emphasise we have taken into consideration recent comparable sales evidence, together with other relevant factors such as complex size, age and condition of property, internal sam, and other comparable sales and available listings at this time.

PRICE ESTIMATE

In view of the above, we feel your property should sell in the vicinity of \$300,000*

We hope we can be of service with the sale of your property and should you have any queries whatsoever whilst preparing to sell, please do not hesitate to contact me when suitable on 0411 755 788.

Yours faithfully, RADI ESTATES

Steven Radi Director

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Jeosh Dreams

EVERYTHING FOR THE BEDROOM

Customer Install

ABN: 75 170 328 150 3 Clayton Street, Midland → MA 0056 P: (08) 6184 9800

Email: midland@bedsndreams.com.au www.bedsndreams.com.au

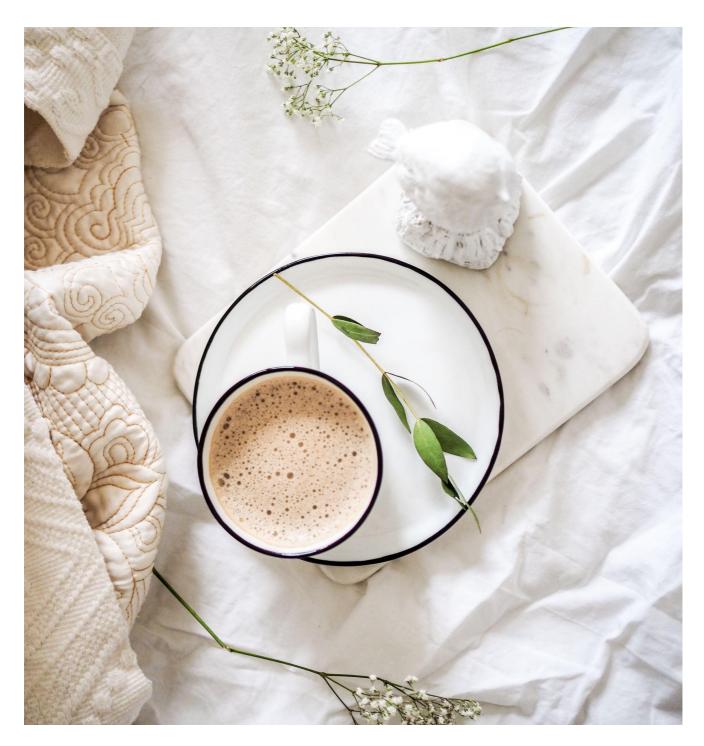
A/C Name: Beds n Dreams Perth BSB: 066-017. A/C No: 1005 5536 *Use surname & Invoice # as bank reference

TAX INVOICE NO.

1843

| SALES PERSON DATE HOME | Corly 16/2/21. | NAME ADDRESS TO MOBILE Wayne | gleno | OO. | MOBILE #2 | 0418 | POSTCOD SIJO | 193. |
|--|--|-----------------------------------|--|----------|---|--|--|---|
| QUANTITY | | DESCRIF | TION / SIZE / CO | LÕUR | | TO THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE | UNIT PRICE | TOTAL PRICE |
| | Estelle | ~~ | Headh | | | | | |
| | and the same of th | Tool sto | 1 | | VS | | 150 | |
| | Del | The | NS 18 | 12. | | | 80 | |
| DISCUSSED | WITH CUSTOMER | PAYME | :NT METHOD | | | 110 | OTAL GOODS | ;S80 . |
| Mattress Rotation Settling Period Mattress Protector | | CASH FINANCE ZIP MONEY | DIRECT TRANSFER CHEQUE | | | | EPOSIT PAID BALANCE N DELIVERY | |
| CUSTOMER N | OTES / DELIVERY INS | TRUCTIONS | | | | INSTA | ALLMENT #1 ALLMENT #2 IN FULL | |
| Ca QG | | Bren 33 36 2945 ey avriv | nav) - 7 | l acknow | FOF Thai Jedge that I ha have selected a | R HEALTH R TO B nk you for a nve read and and agree to | EASONS BEDD E RETURNED C shopping at B fully understand be fully bound | TINAL PAYMENT DING IS UNABLE DR EXCHANGED Seds N Dreams I this invoice and by the terms and de of this invoice. |
| APPROX DELIVERY DATE | | STAIRS YES NO | <u>. </u> | V | ride B | eds N Dre | 902 | ner Signature ant Signature |







Steven Radi Radi Estates 909A Beafort St INGLEWOOD WA 6052

m: 0411 755788 w: (08) 9275 2945 steve@radiestates.com

Your Property

3/919 Beaufort Street Inglewood WA 6052

2

□ 105m² □ 80m² □





Your Property History

24 Jan, 2021 - Listed for rent at \$400 / week

3 Jul, 2020 - Listed for rent at \$390 / week

6 Aug, 2019 - Listed for rent at \$350 / week

6 Jun, 2017 - Listed for rent at \$370 / week

2 Nov, 2015 - Listed for rent at \$450 / week

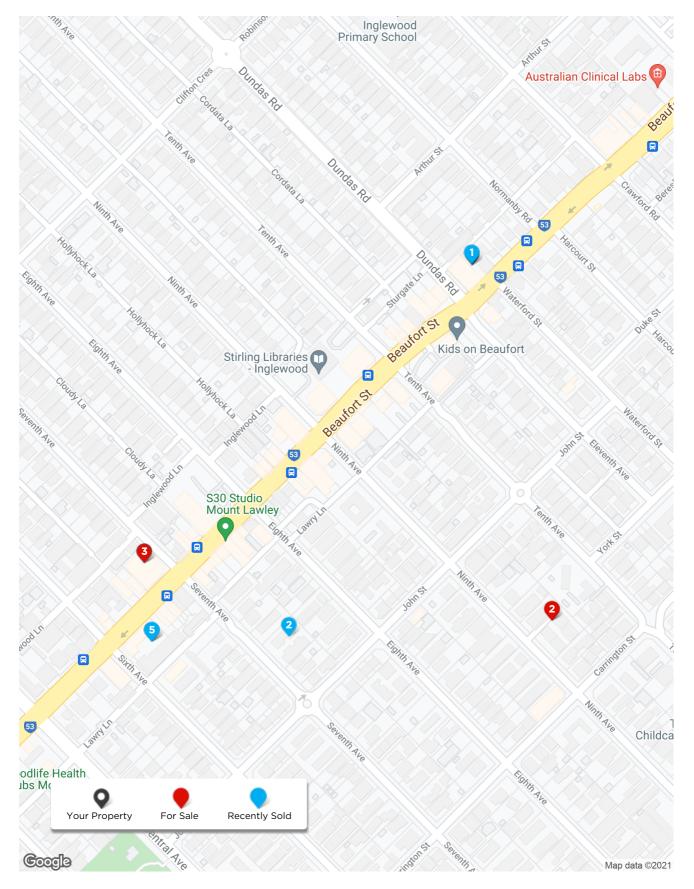
14 Jan, 2011 - Listed for rent at \$460 / week



Introducing Steven Radi

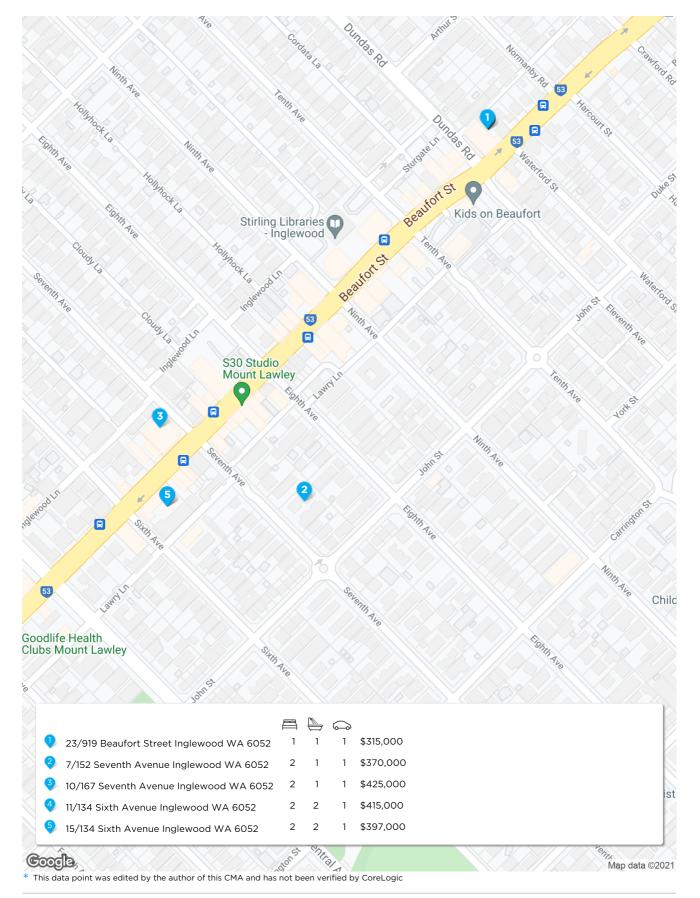


Comparables Map: Sales & Listings





Comparables Map: Sales





Local Sales

1 23/919 Beaufort Street Inglewood WA 6052

Sold Price \$315,000



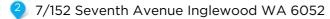
 ☐ 1
 ☐ 1
 ☐ 77m²
 ☐ 55m²

 Year Built
 2007
 DOM
 5

 Sold Date
 20-Feb-21
 Distance

First Listing Offers \$300,000's

Last Listing Offers \$300,000's



Sold Price \$370,000



 Amount of the control of the contr

First Listing Offers High \$300,000's

Last Listing UNDER OFFER

3 10/167 Seventh Avenue Inglewood WA 6052

Sold Price \$425,000



 ☐ 2 ☐ 1 ☐ 62m²
 ☐ 75m²

 Year Built 2015
 DOM 8

 Sold Date 07-Apr-21
 Distance 0.54km

First Listing EOI \$399K plus

Last Listing UNDER OFFER

4 11/134 Sixth Avenue Inglewood WA 6052

Sold Price \$415,000



Last Listing UNDER CONTRACT

5 15/134 Sixth Avenue Inglewood WA 6052

Sold Price \$397,000



 □ 2 □ 2 □ 1 □ 116m²
 □ 81m²

 Year Built 2006
 DOM 7

 Sold Date 21-Feb-21
 Distance 0.6km

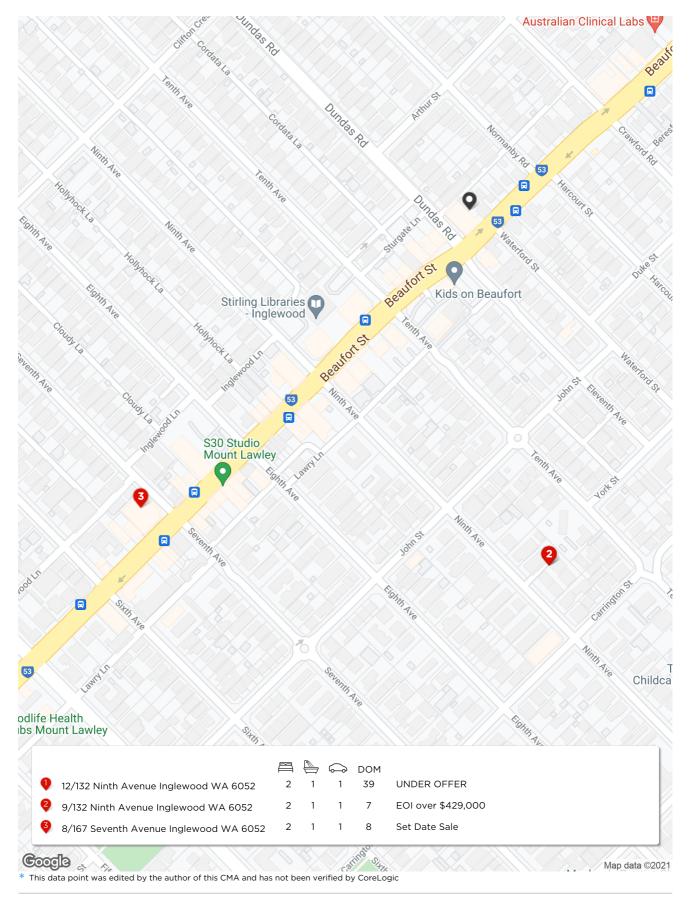
First Listing From \$385,000

Last Listing From \$385,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic



Comparables Map: Listings





Local Listings

12/132 Ninth Avenue Inglewood WA 6052



□ 2 □ 1 □ 79m² □ 79m² Year Built 1982 DOM 39 days Listing Date 21-Jun-21 Distance 0.44km Listing Price UNDER OFFER

9/132 Ninth Avenue Inglewood WA 6052



 \blacksquare 2 $\stackrel{\triangleright}{=}$ 1 \rightleftharpoons 1 $\stackrel{\triangleright}{\sqsubseteq}$ 79m² $\stackrel{\square}{\square}$ 92m² Year Built 1982 DOM 7 days Listing Date 28-May-21 Distance 0.44km Listing Price EOI over \$429,000

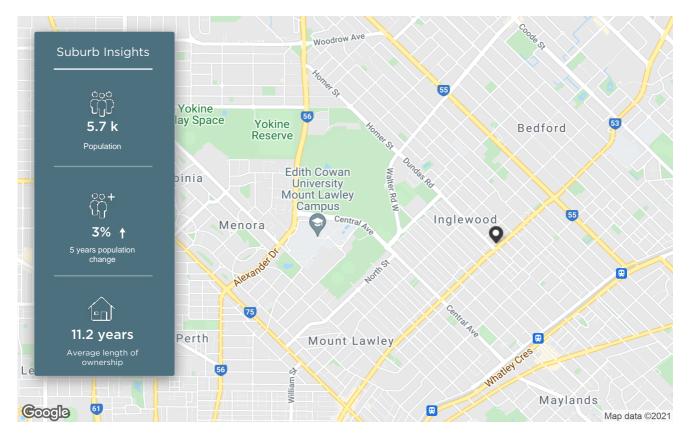
3 8/167 Seventh Avenue Inglewood WA 6052



 \blacksquare 2 $\stackrel{\triangleright}{=}$ 1 \bigcirc 1 $\stackrel{\triangleright}{\Box}$ 79m² $\stackrel{\square}{\Box}$ 65m² Year Built 2015 DOM 8 days Listing Date 22-Jul-21 Distance 0.54km Listing Price Set Date Sale

Inglewood

Demographic



The size of Inglewood is approximately 2.9 square kilometres. It has 7 parks covering nearly 8.2% of total area. The population of Inglewood in 2011 was 5,501 people. By 2016 the population was 5,665 showing a population growth of 3.0% in the area during that time. The predominant age group in Inglewood is 30-39 years. Households in Inglewood are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Inglewood work in a professional occupation. In 2011, 62.2% of the homes in Inglewood were owner-occupied compared with 62.9% in 2016. Currently the median sales price of houses in the area is \$835,000.

| Childless Couples 39.0 Owns Outright 27.0 0-15.6K 4.3 0-9 11. Couples with Children 46.9 Purchaser 35.9 15.6-33.8K 13.0 10-19 10. Single Parents 11.7 Renting 33.9 33.8-52K 9.6 20-29 14. Other 1.8 Other 0.7 52-78K 11.7 30-39 16. | HOUSEHOLD STRU | JCTURE | HOUSEHOLD OC | CUPANCY | HOUSEHOLD | INCOME | AG | E |
|---|-----------------------|--------|---------------|---------|------------|--------|-------|------|
| Couples with Children 46.9 Purchaser 35.9 15.6-33.8K 13.0 10-19 10.0 Single Parents 11.7 Renting 33.9 33.8-52K 9.6 20-29 14.0 Other 1.8 Other 0.7 52-78K 11.7 30-39 16.0 | TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Single Parents 11.7 Renting 33.9 33.8-52K 9.6 20-29 14. Other 1.8 Other 0.7 52-78K 11.7 30-39 16. | Childless Couples | 39.0 | Owns Outright | 27.0 | 0-15.6K | 4.3 | 0-9 | 11.2 |
| Other 1.8 Other 0.7 52-78K 11.7 30-39 16. | Couples with Children | 46.9 | Purchaser | 35.9 | 15.6-33.8K | 13.0 | 10-19 | 10.4 |
| | Single Parents | 11.7 | Renting | 33.9 | 33.8-52K | 9.6 | 20-29 | 14.2 |
| Not Stated 2.2 78-130K 21.1 40-49 15. | Other | 1.8 | Other | 0.7 | 52-78K | 11.7 | 30-39 | 16.5 |
| | | | Not Stated | 2.2 | 78-130K | 21.1 | 40-49 | 15.1 |
| 130-182K 11.1 50-59 14 | | | | | 130-182K | 11.1 | 50-59 | 14.1 |
| 182K+ 19.6 60-69 9.6 | | | | | 182K+ | 19.6 | 60-69 | 9.6 |
| 70-79 4.3 | | | | | | | 70-79 | 4.8 |
| 80-89 3. | | | | | | | 80-89 | 3.5 |
| 90-99 0. | | | | | | | 90-99 | 0.5 |



Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Au thority (2021) trading as Landgate.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

From: Stocker Preston pm@stockerpreston.com.au & Subject: Rental statement and related invoices for July [PHIPPS]

Date: 1 July 2021 at 12:45 pm To: waynephipps@iinet.net.au



Dear Wayne & Linda

Please find attached your monthly statement and any invoices related to your investment property(s) 135 St Michaels Parkway .

Best regards,

Jennifer Allsop jenni.allsop@stockerpreston.com.au



STOCKER ## RESTOR

\$3 Theorem Street Durch 2.4 (1955 WA \$28) (ISB 975 \$ 1588 AMERICAN IN CARDO

Proprieta Optobro po sonat Optobro francolor des 1281 1989 Arios Biolo Lecurados Lucios Op (Autor 7,74 kunská hajbane 1950/2010 - 10,7 ka 6,383 1780/8790 3,773 2016/2025 Nadá Magaya To Markerson America Alle Ste MA BERT STE STES CARS Charles At Ferrory

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076

Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 01/07/21 Reference: PHIPPS TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

| Proped; | | Tenani | द्रस्ता | | Ped From | fe | Periods | Par |
|----------|---------------------------|---|-----------------------|----|----------|----------|--------------------------|--------------------|
| | chases Parkway | Astrict Redections | | | 27/05/21 | | 6 | 000 |
| | | Vacating. 27:05/21 | | | | | | |
| | | Calum & Shoty Foster | 600.00 | Ŵ١ | 18/06/21 | 15/07/21 | đ | 2400.0 0 |
| Date | Onsbursements & Sundry F | lecepts | | | | | Deba | Cred: |
| | Total Real Collected From | e destado em sente e con servicio acesas se sen acesas se | | | | | | |
| 10-06-21 | 135 St Michaela Parkary | From Water Meter Reading | (Astrid Robertia) | | | | | 2400 00 26 80 |
| 0.06.21 | 135 St Michaela Parkway | Break Lease Advertising | (Astrid Robertso) | | | | | 149.00 |
| 0.0621 | 135 St Michaels Parkway | First Bond Inspection Fee | (Asond Robertso) | | | | | 165.00 |
| 0/06/21 | 135 St Michaels Partway | Unexpired Portion of Letting | Fee (Astrid Robertso) | | | | | 955.68 |
| | *Management Fees | | | | | | 314.21 | |
| | 'Administration Fee | | | | | | 10 03 | |
| | Plus GST on terms marked |) ¥ | | | | | 32.42 | |
| | | | | | | | the state of the section | 100 9 71 - 201 201 |

3896 50

NETT ANDIANT TO BE PAID 3339 87

Transferred to your bank account \$3,339.87
Payment Details: Phipps Super Fund 0778054 308-041 Bankwest

GST PAYABLE

| | | Ref |
|------------------------|------------|------|
| Opening balance | (1,898.81) | |
| | (1,898.81) | |
| 2021FY | | |
| GST on Rental Income | (5,279.37) | P-4 |
| GST on Rental Expenses | 108.11 | P-4 |
| | (5,171.26) | |
| Payment | | |
| BAS Q1/2021 | 1,420.00 | C-20 |
| BAS Q2/2021 | 1,421.00 | C-22 |
| BAS Q3/2021 | 1,422.00 | C-24 |
| BAS Q4/2021 | 1,261.00 | C-26 |
| | 5,524.00 | |
| Closing Balance | (1,546.07) | |

BAS RECONCILIATION

| | G1 | G3 | 1A | G10 | G11 | 1B | | | | |
|--------------|------------|------------|------------------|---------|-----------|----------|-----------|---------------|-----------|-----------|
| АТО | Sales | Free Sales | GST Collected | Capital | Purchases | GST Paid | PAYGI | Net GST | Total due | REF |
| | | | | | | | | - | | |
| Sep 20 | 15,621.00 | | 1,420.00 | | | | 3,789.00 | 1,420.00 | 5,209.00 | C-19/C-20 |
| | | | | | | | | - | | |
| Dec 20 | 15,630.00 | | 1,421.00 | | | | 3,789.00 | - 1,421.00 | 5,210.00 | C-21/C-22 |
| | | | | | | | | - | | |
| Mar 21 | 15,650.00 | | 1,422.00 | | | | 2,994.00 | - 1,422.00 | 4,416.00 | C-23/C-24 |
| | , | | · | | | | ŕ | - | · | |
| Jun 21 | 13,876.00 | | 1,261.00 | | | | 3,524.00 | - 1,261.00 | 4 785 00 | C-25/C-26 |
| | 10,070.00 | | 1,201.00 | | | | 0,021.00 | 1,201.00 | 1,700.00 | 20/0/20 |
| Total | 60,777.00 | | 5,524.00 | - | - | - | 14,096.00 | 5,524.00 | 19,620.00 | |
| Handi Ledger | 103,375.19 | | 5,279.37 | | | 108.11 | | 5,171.26 | | |
| | · | · | P-4 | | · | P-4 | | | | |
| Diff | 42,598.19 | | - 244.63 | | | 108.11 | | - 352.74 | | |

Employer Contribution

| Date | Narration | Total | Wayne Phipps (Employer Contribution) | Linda Phipps (Employer Contribution) | Ref |
|----------|-------------------------------|-----------|--|--|-------------|
| 04/08/20 | QUICKSUPER QUICKSPR2748377780 | 1,995.00 | 1,092.50 | 902.50 | M-3/D-2 |
| 31/08/20 | L & W PHIPPS | 25,000.00 | 12,500.00 | 12,500.00 | D-3/A2-4 #1 |
| 02/09/20 | QUICKSUPER QUICKSPR2769162347 | 1,596.00 | 874.00 | 722.00 | M-7/D-3 |
| 25/09/20 | QUICKSUPER QUICKSPR2785554267 | 1,596.00 | 874.00 | 722.00 | M-11/D-5 |
| 04/11/20 | QUICKSUPER QUICKSPR2531519415 | 1,995.00 | 1,092.50 | 902.50 | M-15/D-7 |
| 30/11/20 | QUICKSUPER QUICKSPR2833810031 | 1,596.00 | 874.00 | 722.00 | M-19/D-11 |
| 23/12/20 | QUICKSUPER QUICKSPR2852070559 | 1,596.00 | 874.00 | 722.00 | M-25/D-13 |
| 01/02/21 | QUICKSUPER QUICKSPR2879244386 | 1,995.00 | 1,092.50 | 902.50 | M-28/D-15 |
| 01/03/21 | QUICKSUPER QUICKSPR2901625160 | 1,596.00 | 874.00 | 722.00 | M-31/D-17 |
| 29/03/21 | QUICKSUPER QUICKSPR2924319958 | 1,596.00 | 874.00 | 722.00 | M-35/D-19 |
| 14/04/21 | QUICKSUPER QUICKSPR2936859938 | 79.80 | 43.70 | 36.10 | M-39/D-19 |
| 29/04/21 | QUICKSUPER QUICKSPR2949304898 | 399.00 | 218.50 | 180.50 | M-45/D-21 |
| 05/05/21 | QUICKSUPER QUICKSPR2954265230 | 624.87 | 624.87 | | M-46/D-21 |
| 02/06/21 | QUICKSUPER QUICKSPR2976172553 | 730.80 | 730.80 | | M-46/D-23 |
| | | 42,395.47 | 22,639.37 | 19,756.10 | |

QUICKSUPER

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY LTD

Contribution Period 29 Jun 2020 to 31 Jul 2020

ABN

43009430399

Contribution Amount \$14,902.98

Report Date

28 Jul 2020 15:02

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|--|------------|-------------|--------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 688.75 |
| | | | | TOTAL | 688.75 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 716.80 |
| | | | | TOTAL | 716.80 |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 529.05 |
| | | | | TOTAL | 529.05 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 688.75 |
| | | | | TOTAL | 688.75 |
| GONZALES, EBEN TAPALES | 522 | MTAA Superannuation Fund | 6938079 | Employer SG | 545.15 |
| | | | | TOTAL | 545.15 |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 703.00 |
| | | | | TOTAL | 703.00 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 445.30 |
| | | | | TOTAL | 445.30 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 942.50 |
| | | | | TOTAL | 942.50 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 422.21 |
| | | | TOTAL | 422.21 | |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 46.39 |
| | | | | TOTAL | 46.39 |

CONTRIBUTION SUMMARY

QUICKSUPER

Employee Contributions

| Employee Name | Payroll ID | Fun <mark>d</mark> | Member ID | Component | Amount |
|-------------------------|---------------------|--|----------------|------------------|----------|
| MILÉWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 655.50 |
| WILEVIOZ, WICHALL | | | | TOTAL | 655.50 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 655.50 |
| WITH TATE, SOFW | 100 | | | TOTAL | 655.50 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 617.50 |
| FEINN, MALCOLM DAVID | | | | TOTAL | 617.50 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 1,092.50 |
| PRIPPS, WATNE EDWARD | 34 | The Thippe Caporalination 7 and | | TOTAL | 1,092.50 |
| nuings LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 902.50 |
| PHIPPS, LINDA | 32 | The Finishes Superannoanon Fund | | TOTAL | 902.50 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 568.48 |
| | | | | TOTAL | 568.48 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 679.25 |
| | 0.5 | | | TOTAL | 679.25 |
| ROBINSON, MARK | 101 AustralianSuper | AustralianSuper | UNKNOWN | Employer SG | 529.05 |
| ROBINSON, MARK | | / dottalian outpoi | | TOTAL | 529.05 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 549.90 |
| SCADDAN, CLAIRE NICOLE | | THE PLANTA ENGLISH SUPER | | TOTAL | 549.90 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 655.50 |
| SMITH, RETTH RATMOND | 30 | Ny votar Super | | Salary Sacrifice | 500.00 |
| | | | | TOTAL | 1,155.50 |
| STEWART, HARRISON JAMES | 98 | MTAA Superannuation Fund | 7164151 | Employer SG | 486.90 |
| | Will Superania | | | TOTAL | 486.90 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 617.50 |
| 31011, COD1 | 37 | - dupor Edudor | 3.000.2 | TOTAL | 617.50 |

QUICKSUPER

CONTRIBUTION SUMMARY

Page 3 of 4

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|--------------------------|-----------|--------------------|-------------|
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | 143063 | Employer SG | 665.00 |
| | | | | TOTAL | 665.00 |
| | | | 1 | Contribution Total | \$14,902.98 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 549.90 |
| | | TOTAL | 549.90 |
| AustralianSuper | STA0100AU | Employer SG | 3,711.38 |
| | | TOTAL | 3,711.38 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 655.50 |
| | | TOTAL | 655.50 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 3,017.55 |
| | 27 50 | TOTAL | 3,017.55 |
| MyNorth Super | NMS0040AU | Employer SG | 655.50 |
| | | Salary Sacrifice | 500.00 |
| | | TOTAL | 1,155.50 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 942.50 |
| | | TOTAL | 942.50 |
| Rest Super | RES0103AU | Employer SG | 445.30 |
| | | TOTAL | 445.30 |
| SuperLeader | AMP0278AU | Employer SG | 1,774.85 |
| | | TOTAL | 1,774.85 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,995.00 |
| | | TOTAL | 1,995.00 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|-----------|--------------------|-------------|
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 655.50 |
| | | TOTAL | 655.50 |
| | | Contribution Total | \$14,902.98 |

Payment Information

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 23 | \$14,902.98 |
| | Payment Total | \$14,902.98 |

QUICKSUPER

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY

Contribution Period 03 Aug 2020 to 28 Aug 2020

ABN

43009430399

LTD

Contribution Amount \$12,115.95

Report Date

28 Aug 2020 14:16

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|--|------------|-------------|--------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | .4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | | TOTAL | 573.44 |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 419.39 |
| | | | | TOTAL | 419.39 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| GONZALES, EBEN TAPALES | 522 | MTAA Superannuation Fund | 6938079 | Employer SG | 573.84 |
| | | | | TOTAL | 573.84 |
| GRAY, BENJAMIN PAUL | 11111 | MTAA Superannuation Fund | 6630650 | Employer SG | 433.20 |
| | | | | TOTAL | 433.20 |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 562.40 |
| | | | A. S | TOTAL | 562.40 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.24 |
| | | | | TOTAL | 356.24 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 716.30 |
| | | | | TOTAL | 716.30 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 320.88 |
| | | | | TOTAL | 320.88 |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | TOTAL | 0.00 |

QUICKSUPER

CONTRIBUTION SUMMARY

Page 2 of 4

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---|------------|--|----------------|---------------------|--------|
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 524.40 |
| | 100000 | W 22 22 V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 822 | TOTAL | 524.40 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 524.40 |
| | | | | TOTAL | 524.40 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 494.00 |
| 1 | | | 165. 55 | TOTAL | 494.00 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874.00 |
| | | | | TOTAL | 874.00 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 722.00 |
| | 177 | | 155 | TOTAL | 722.00 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 465.12 |
| | | , tackananospo | | TOTAL | 465.12 |
| REID, SHANE DAVID | 89 | 89 AustralianSuper | 65519500 | Employer SG | 543.40 |
| KEID, SHANE DAVID | | | 157 | TOTAL | 543.40 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 423.24 |
| TOBINGON, III WAX | 101 | | | TOTAL | 423.24 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 439.92 |
| 667.18 <i>6</i> 7.1111, 627.11112.1116622 | | | | TOTAL | 439.92 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 524.40 |
| SWITT, RETITION METER | | m, richard septi | | Employee Additional | 400.00 |
| | | | | TOTAL | 924.40 |
| STEWART, HARRISON JAMES | 98 | MTAA Superannuation Fund | 7164151 | Employer SG | 97.38 |
| | | | | TOTAL | 97.3٤ |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 494.00 |
| | 55.17. " | | | TOTAL | 494.00 |

Page 3 of 4

CONTRIBUTION SUMMARY

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|--------------------------|-----------|--------------------|-------------|
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | 143063 | Employer SG | 532.00 |
| | | | | TOTAL | 532.00 |
| | | | | Contribution Total | \$12,115.95 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|---------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 439.92 |
| | | TOTAL | 439.92 |
| AustralianSuper | STA0100AU | Employer SG | 2,975.59 |
| | | TOTAL | 2,975.59 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 524.40 |
| | | TOTAL | 524.40 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 2,692.82 |
| | | TOTAL | 2,692.82 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Employee Additional | 400.00 |
| | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 716.30 |
| | | TOTAL | 716.30 |
| Rest Super | RES0103AU | Employer SG | 356.24 |
| | | TOTAL | 356.24 |
| SuperLeader | AMP0278AU | Employer SG | 1,365.88 |
| | | TOTAL | 1,365.88 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,596.00 |
| | | TOTAL | 1,596.00 |

CONTRIBUTION SUMMARY

Page 4 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|-----------|--------------------|-------------|
| 14E 07 5098 | AU4913277 | Employer SG | 524.40 |
| The trustee for Milewicz - Lee Superannuation Fund | A04313271 | TOTAL | 524.40 |
| | | Contribution Total | \$12,115.95 |

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 24 | \$12,115.95 |
| | Payment Total | \$12,115.95 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

ABN

WAYNE PHIPPS SMASH REPAIRS PTY LTD

43009430399

Contribution Period 31 Aug 2020 to 25 Sep 2020

Contribution Amount \$12,222.21

Report Date 24 Sep 2020 13:19

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|--|------------|-------------|--------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | | TOTAL | 573.44 |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 423.24 |
| | | | | TOTAL | 423.24 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| GONZALES, EBEN TAPALES | 522 | MTAA Superannuation Fund | 6938079 | Employer SG | 573.84 |
| | | | | TOTAL | 573.84 |
| GRAY, BENJAMIN PAUL | 11111 | MTAA Superannuation Fund | 6630650 | Employer SG | 577.60 |
| | | | | TOTAL | 577.60 |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 562.40 |
| | | | | TOTAL | 562.40 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.24 |
| | | | | TOTAL | 356.24 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 716.30 |
| | | | | TOTAL | 716.30 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 320.88 |
| | | | | TOTAL | 320.88 |

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CONTRIBUTION SUMMARY

QUICKSUPER

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|--|----------------|------------------|--------|
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 29.55 |
| | | | | TOTAL | 29.55 |
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 524,40 |
| 6. 11 | | | 1000 | TOTAL | 524.40 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 524.40 |
| | | | | TOTAL | 524.40 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 494.00 |
| | | | 112 | TOTAL | 494.00 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874.00 |
| | | | | TOTAL | 874.00 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 722.00 |
| FTIET O, LINDA | | | 100 | TOTAL | 722.00 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 490.96 |
| | | | | TOTAL | 490.96 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 543.40 |
| | | | | TOTAL | 543.40 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 423.24 |
| W OV | 28 | 300 | | TOTAL | 423.24 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 439.92 |
| | | | | TOTAL | 439.92 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 524.40 |
| | | | | Salary Sacrifice | 400.00 |
| | | | | TOTAL | 924.40 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 494.00 |
| | 105: | | | TOTAL | 494.00 |

CONTRIBUTION SUMMARY

Page 3 of 4

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|--------------------------|-----------|--------------------|-------------|
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | 143063 | Employer SG | 532.00 |
| | | | 110000 | TOTAL | 532.00 |
| | | | | Contribution Total | \$12,222.21 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 439.92 |
| | | TOTAL | 439.92 |
| AustralianSuper | STA0100AU | Employer SG | 3,005.28 |
| | | TOTAL | 3,005.28 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 524.40 |
| | | TOTAL | 524.40 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 2,739.84 |
| | | TOTAL | 2,739.84 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Salary Sacrifice | 400.00 |
| | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 716.30 |
| | | TOTAL | 716.30 |
| Rest Super | RES0103AU | Employer SG | 356.24 |
| | | TOTAL | 356.24 |
| SuperLeader | AMP0278AU | Employer SG | 1,395.43 |
| | | TOTAL | 1,395.43 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,596.00 |
| | | TOTAL | 1,596.00 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|---|---------------|--------------------|-------------|
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 524.40 |
| The Busiee for Milewicz - Lee Superamidation 1 unit | No to local t | TOTAL | 524.40 |
| | | Contribution Total | \$12,222.21 |

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 23 | \$12,222.21 |
| | Payment Total | \$12,222.21 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

ABN

WAYNE PHIPPS SMASH REPAIRS PTY

LTD

43009430399

Contribution Period 28 Sep 2020 to 30 Oct 2020

Contribution Amount \$15,868.72

Report Date

03 Nov 2020 14:12

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount | |
|------------------------|------------|--|------------|--|----------|--------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 688.75 | |
| | | | | TOTAL | 688.75 | |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 716.80 | |
| | | | | TOTAL | 716.80 | |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 529.05 | |
| | | | | TOTAL Employer SG TOTAL Employer SG | TOTAL | 529.05 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 688.75 | |
| | | | | TOTAL | 688.75 | |
| GONZALES, EBEN TAPALES | 522 | MTAA Superannuation Fund | 6938079 | Employer SG | 717.31 | |
| | | | | TOTAL | 717.31 | |
| GRAY, BENJAMIN PAUL | 11111 | MTAA Superannuation Fund | 6630650 | Employer SG | 722.00 | |
| | | ** | | TOTAL | 722.00 | |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 703.00 | |
| | | | | Salary Sacrifice | 450.00 | |
| | | | | TOTAL | 1,153.00 | |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 445.31 | |
| | | | | TOTAL | 445.31 | |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 942.50 | |
| | | | | TOTAL | 942.50 | |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 422.21 | |
| | | | | TOTAL | 422.21 | |

Page 2 of 4

CONTRIBUTION SUMMARY

QUICKSUPER

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|----------------------------|------------|--|----------------|------------------|----------|
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 129.02 |
| THIT I, HODEN TOOLN | | | 52,1 | TOTAL | 129.02 |
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 655.50 |
| , | 635 | | | TOTAL | 655.50 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 655.50 |
| | | | | TOTAL | 655.50 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 617.50 |
| | | | | TOTAL | 617.50 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 1,092.50 |
| ., | | | | TOTAL | 1,092.50 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 902.50 |
| | 1845 | | | TOTAL | 902.50 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 594.32 |
| | | | | TOTAL | 594.32 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 679.25 |
| | | | | TOTAL | 679.25 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 529.05 |
| | | | | TOTAL | 529.05 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 549.90 |
| 00,155,111, 05,1116,110,05 | | | | TOTAL | 549.90 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 655.50 |
| Cimini, NETTTY COMMOND | | | | Salary Sacrifice | 500.00 |
| | | | | TOTAL | 1,155.50 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 617.50 |
| ., | | | | TOTAL | 617.50 |

CONTRIBUTION SUMMARY

Page 3 of 4

Employee Contributions

| Payroll ID | Fund | Member ID | Component | Amount |
|------------|--------------------------|-----------|--------------------|--|
| 14 | MTAA Superannuation Fund | 143063 | Employer SG | 665.00 |
| | | | TOTAL | 665.00 |
| | | | Contribution Total | \$15,868.72 |
| | Payroll ID | | | 14 MTAA Superannuation Fund 143063 Employer SG TOTAL |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 549.90 |
| | | TOTAL | 549.90 |
| AustralianSuper | STA0100AU | Employer SG | 3,737.22 |
| | | TOTAL | 3,737.22 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 655.50 |
| | | TOTAL | 655.50 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 3,424.81 |
| | | Salary Sacrifice | 450.00 |
| | | TOTAL | 3,874.81 |
| MyNorth Super | NMS0040AU | Employer SG | 655.50 |
| | | Salary Sacrifice | 500.00 |
| | | TOTAL | 1,155.50 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 942.50 |
| | | TOTAL | 942.50 |
| Rest Super | RES0103AU | Employer SG | 445.31 |
| | | TOTAL | 445.31 |
| SuperLeader | AMP0278AU | Employer SG | 1,857.48 |
| | | TOTAL | 1,857.48 |

Page 4 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|---|--------------|--------------------|-------------|
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,995.00 |
| The Emphs Superannuation Fund | 7.6 6.5252 | TOTAL | 1,995.00 |
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 655.50 |
| The trustee for Milewicz - Lee Superannuation i und | 7.6 16 16 17 | TOTAL | 655.50 |
| | 1 | Contribution Total | \$15,868.72 |

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 23 | \$15,868.72 |
| | Payment Total | \$15,868.72 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY LTD

Contribution Period 02 Nov 2020 to 27 Nov 2020

ABN

43009430399

Contribution Amount \$12,582.22

Report Date

27 Nov 2020 15:25

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|--|------------|------------------|----------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | | TOTAL | 573.44 |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 399.51 |
| | | | | TOTAL | 399.51 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| GONZALES, EBEN TAPALES | 522 | MTAA Superannuation Fund | 6938079 | Employer SG | 573.85 |
| | | | | TOTAL | 573.85 |
| GRAY, BENJAMIN PAUL | 11111 | MTAA Superannuation Fund | 6630650 | Employer SG | 577.60 |
| | | | | TOTAL | 577.60 |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 562.40 |
| | | | | Salary Sacrifice | 600.00 |
| | | | | TOTAL | 1,162.40 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.25 |
| | | | | TOTAL | 356.25 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 565.50 |
| | | | | TOTAL | 565.50 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 253.33 |
| | | | | TOTAL | 253.33 |

CONTRIBUTION SUMMARY

Page 2 of 4

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------|---|----------------|------------------|--------|
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 57.46 |
| | 100 | | | TOTAL | 57.46 |
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 524.40 |
| | W.65 | COMMITTED IN 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | TOTAL | 524.40 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 524.40 |
| | | | | TOTAL | 524.40 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 494.00 |
| | | 5.51 | | TOTAL | 494.00 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874.00 |
| | | | | TOTAL | 874.00 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 722.00 |
| | | | | TOTAL | 722.00 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 465.12 |
| | | | | TOTAL | 465.12 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 543.40 |
| | | | | TOTAL | 543.40 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 423.24 |
| | | 30 3000 | | TOTAL | 423.24 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 439.92 |
| | | | | TOTAL | 439.92 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 524.40 |
| | (200 | | | Salary Sacrifice | 400.00 |
| | | | | TOTAL | 924.40 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 494.00 |
| | 1962 | 510 | | TOTAL | 494.00 |

CONTRIBUTION SUMMARY

Page 3 of 4

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|---------------------------|-----------|--------------------|-------------|
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | | | |
| | | With Coaperannaation Fund | 143063 | Employer SG | 532.00 |
| | | | | TOTAL | 532.00 |
| | | | | Contribution Total | \$12,582.22 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | | |
| | | Employer SG | 439.92 |
| AustralianSuper | | TOTAL | 439.92 |
| - Carlotte and Car | STA0100AU | Employer SG | 2,955.71 |
| C | | TOTAL | 2,955.71 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 524.40 |
| MTAA O WELL T | | TOTAL | 524.40 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 2,739.85 |
| | | Salary Sacrifice | 600.00 |
| | | TOTAL | 3,339.85 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Salary Sacrifice | 400.00 |
| Postfalia Oniv. O | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 565.50 |
| Park Cours | | TOTAL | 565.50 |
| Rest Super | RES0103AU | Employer SG | 356.25 |
| | | TOTAL | 356.25 |
| SuperLeader | AMP0278AU | Employer SG | 1,355.79 |
| | | TOTAL | 1,355.79 |

CONTRIBUTION SUMMARY

Page 4 of 4

Contribution Summary by Fund

| Fund ID | Component | Amount |
|-----------|-------------------------------|--|
| | Employer SG | 1,596.00 |
| AU4913252 | TOTAL | 1,596.00 |
| | Employer SG | 524.40 |
| AU4913277 | TOTAL | 524.40 |
| | Contribution Total | \$12,582.22 |
| | Fund ID AU4913252 AU4913277 | AU4913252 Employer SG AU4913277 AU4913277 Employer SG TOTAL TOTAL |

| 23 \$12,582.22 | Contribution Total | \$12,562.22 |
|----------------|--------------------|-------------|
|----------------|--------------------|-------------|

CONTRIBUTION SUMMARY

Page 3 of 4

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------|------------|------|-----------|--------------------|-------------|
| | | | | Contribution Total | \$12,559.23 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 439.92 |
| | | TOTAL | 439.92 |
| AustralianSuper | STA0100AU | Employer SG | 2,979.44 |
| | | TOTAL | 2,979.44 |
| Commonwealth Essential Super | FSF1332AU | Employer SG | 262.20 |
| | | TOTAL | 262.20 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 2,739.85 |
| | | Salary Sacrifice | 600.00 |
| | | TOTAL | 3,339.85 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Salary Sacrifice | 400.00 |
| | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 754.00 |
| | | TOTAL | 754.00 |
| Rest Super | RES0103AU | Employer SG | 356.25 |
| | | TOTAL | 356.25 |
| SuperLeader | AMP0278AU | Employer SG | 1,382.77 |
| | | TOTAL | 1,382.77 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,596.00 |
| | | TOTAL | 1,596.00 |

CONTRIBUTION SUMMARY

Page 4 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|-----------|--------------------|-------------|
| | AU4913277 | Employer SG | 524.40 |
| The trustee for Milewicz - Lee Superannuation Fund | N04313277 | TOTAL | 524.40 |
| | | Contribution Total | \$12,559.23 |

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 23 | \$12,559.23 |
| | Payment Total | \$12,559.23 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY

LTD

Contribution Period 30 Nov 2020 to 25 Dec 2020

ABN

43009430399

Contribution Amount \$12,559.23

Report Date

18 Dec 2020 12:45

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|--------------------------|--|--|--------------|------------------|----------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | TOTAL | 573.44 | |
| CONDO, ADAM TROY | 45 | AustralianSuper | 1072949005 | Employer SG | 423.24 |
| | | | | TOTAL | 423.24 |
| DUNHAM, JEFF | HAM, JEFF 62 SuperLeader | 23731142 | Employer SG | 551,00 | |
| | | | TOTAL | 551.00 | |
| GONZALES, EBEN TAPALES 5 | 522 | 522 MTAA Superannuation Fund | Fund 6938079 | Employer SG | 573.85 |
| | | | | TOTAL | 573.85 |
| GRAY, BENJAMIN PAUL | AY, BENJAMIN PAUL 11111 MTAA Superannuation Fund | MTAA Superannuation Fund | 6630650 | Employer SG | 577.60 |
| | | | | TOTAL | 577.60 |
| HELLMRICH, CRAIG | 67 | 67 MTAA Superannuation Fund | 7069886 | Employer SG | 562.40 |
| | | | | Salary Sacrifice | 600.00 |
| | | | | TOTAL | 1,162.40 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.25 |
| | | | | TOTAL | 356.25 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 754.00 |
| | | 1 1721 | | TOTAL | 754.00 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 337.77 |
| | | | | TOTAL | 337.77 |

CONTRIBUTION SUMMARY

Page 2 of 4

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|---|--|----------------|------------------|--------|
| KINNA, ROBERT JOHN | 7. | SuperLeader | 23892802 | TOTAL | 0.00 |
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 524.40 |
| | | 00.01 0. 8.00 0.000 1.52 11 E. U. | | TOTAL | 524.40 |
| MYINTAYE, JOHN | 133 | Commonwealth Essential Super | 67979002643968 | Employer SG | 262.20 |
| | | | | TOTAL | 262.20 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 494.00 |
| | | | | TOTAL | 494.00 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874.00 |
| | | | | TOTAL | 874.00 |
| PHIPPS, LINDA | PS, LINDA 52 The Phipps Superannuation Fund | 52 | Employer SG | 722.00 | |
| | | | | TOTAL | 722.00 |
| PILCHER, NICOLE | 76 AustralianSuper | AustralianSuper | 711765608 | Employer SG | 465.12 |
| | | | | TOTAL | 465.12 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 543.40 |
| | | | | TOTAL | 543.40 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 423.24 |
| | | 27. 27. | 1. See 1. 10. | TOTAL | 423.24 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 439.92 |
| | | | | TOTAL | 439.92 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 524.40 |
| | X2 | | | Salary Sacrifice | 400.00 |
| | | | | TOTAL | 924.40 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 494.00 |
| | | | | TOTAL | 494.00 |
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | 143063 | Employer SG | 532.00 |
| | | | | TOTAL | 532.00 |

CONTRIBUTION SUMMARY

Page 4 of 4

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 22 | \$15,248.38 |
| | Payment Total | \$15,248.38 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY

LTD

Contribution Period 28 Dec 2020 to 29 Jan 2021

ABN

43009430399

Contribution Amount \$15,248.38

Report Date 27 Jan 2021 15:43

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|-------------------------------------|--|--|-------------|------------------|----------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 688.75 |
| | | | TOTAL | 688.75 | |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 716.80 |
| | 127 | | | TOTAL | 716.80 |
| CONDO, ADAM TROY 45 AustralianSuper | AustralianSuper | 1072949005 | Employer SG | 529.05 | |
| | | | | TOTAL | 529.05 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 688.75 |
| | | | | TOTAL | 688.75 |
| GONZALES, EBEN TAPALES | 522 | 522 MTAA Superannuation Fund | 6938079 | Employer SG | 717.32 |
| | | | | TOTAL | 717.32 |
| GRAY, BENJAMIN PAUL | , BENJAMIN PAUL 11111 MTAA Superannuation Fund | 6630650 | Employer SG | 722.00 | |
| | | | | TOTAL | 722,00 |
| HELLMRICH, CRAIG | 67 | MTAA Superannuation Fund | 7069886 | Employer SG | 703.00 |
| | | | | Salary Sacrifice | 750.00 |
| | | | | TOTAL | 1,453.00 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 445.33 |
| ^ | NYX | | | TOTAL | 445.33 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 942.50 |
| | | | | TOTAL | 942.50 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 422.21 |
| | | | | TOTAL | 422.21 |

CONTRIBUTION SUMMARY

Page 2 of 4

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|--|---------------------------------------|--------------------|-------------|
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | TOTAL | 0.00 |
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 655.50 |
| | | | | TOTAL | 655.50 |
| PENN, MALCOLM DAVID | 70 | MTAA Superannuation Fund | 6572446 | Employer SG | 617.50 |
| | | | · · · · · · · · · · · · · · · · · · · | TOTAL | 617.50 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 1,092.50 |
| | | | | TOTAL | 1,092.50 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 902.50 |
| | | | | TOTAL | 902.50 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 594.32 |
| | | | | TOTAL | 594.32 |
| REID, SHANE DAVID | 89 | AustralianSuper | 65519500 | Employer SG | 543.40 |
| | | | | | TOTAL |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 529.05 |
| | | | | TOTAL | 529.05 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 549.90 |
| | | | | TOTAL | 549.90 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 655.50 |
| | | | | Salary Sacrifice | 500.00 |
| | | | | TOTAL | 1,155.50 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 617.50 |
| | | | TOTAL | 617.50 | |
| WILLIAMS, STEVEN LAURENCE | 14 | MTAA Superannuation Fund | 143063 | Employer SG | 665.00 |
| | 1 (65) | | | TOTAL | 665.00 |
| | | | | Contribution Total | \$15,248.38 |

CONTRIBUTION SUMMARY

Page 3 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|--------------------|-------------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 549.90 |
| · · | | TOTAL | 549.90 |
| AustralianSuper | STA0100AU | Employer SG | 3,601.37 |
| | | TOTAL | 3,601.37 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 3,424.82 |
| | | Salary Sacrifice | 750.00 |
| | | TOTAL | 4,174.82 |
| MyNorth Super | NMS0040AU | Employer SG | 655.50 |
| | | Salary Sacrifice | 500.00 |
| | | TOTAL | 1,155.50 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 942.50 |
| | | TOTAL | 942.50 |
| st Super | RES0103AU | Employer SG | 445.33 |
| | | TOTAL | 445.33 |
| SuperLeader | AMP0278AU | Employer SG | 1,728.46 |
| | | TOTAL | 1,728.46 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,995.00 |
| | | TOTAL | 1,995.00 |
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 655.50 |
| | ~ | TOTAL | 655.50 |
| 71 | ., | Contribution Total | \$15,248.38 |

| Count | Amount |
|-------|--------|
| | |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY LTD

Contribution Period 01 Feb 2021 to 26 Feb 2021

ABN

43009430399

Contribution Amount \$11,715.16

Report Date

22 Feb 2021 16:24

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------------------------|--|------------|------------------|----------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | | TOTAL | 573.44 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| GONZALES, EBEN TAPALES | 522 MTAA Superannuation Fund | MTAA Superannuation Fund | 6938079 | Employer SG | 573.85 |
| | | | TOTAL | 573.85 | |
| GRAY, BENJAMIN PAUL | 11111 | 11 MTAA Superannuation Fund | 6630650 | Employer SG | 584.82 |
| | | | | TOTAL | 584.82 |
| HELLMRICH, CRAIG | 67 | 67 MTAA Superannuation Fund 7 | 7069886 | Employer SG | 569.81 |
| | | | | Salary Sacrifice | 600.00 |
| | | | | TOTAL | 1,169.81 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.28 |
| | | | | TOTAL | 356.28 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 754.00 |
| | | | | TOTAL | 754.00 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 337.77 |
| | | | | TOTAL | 337.77 |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer \$G | 62.90 |
| | | | | TOTAL | 62.90 |

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CONTRIBUTION SUMMARY

QUICKSUPER

Employee Contributions

Amount Member ID Component Payroll ID Fund **Employee Name** 537.70 Employer SG 77 The trustee for Milewicz - Lee Superannuation Fund 77 MILEWICZ, MICHAEL TOTAL 537.70 Employer SG 494.00 6572446 70 MTAA Superannuation Fund PENN, MALCOLM DAVID TOTAL 494.00 Employer SG 874.00 54 54 The Phipps Superannuation Fund PHIPPS, WAYNE EDWARD 874.00 TOTAL 722.00 Employer SG 52 52 The Phipps Superannuation Fund PHIPPS, LINDA TOTAL 722.00 Employer SG 465.12 711765608 76 AustralianSuper PILCHER, NICOLE 465.12 **TOTAL** 293.91 Employer SG 712039407 41 Rest Super RAIFOSKI, ARBEN 293.91 TOTAL Employer SG 423.24 UNKNOWN 101 AustralianSuper ROBINSON, MARK TOTAL 423.24 439.92 Employer SG AMP Flexible Lifetime Super 937609475 79 SCADDAN, CLAIRE NICOLE TOTAL 439.92 524.40 Employer SG 14306658 58 MyNorth Super SMITH, KEITH RAYMOND Salary Sacrifice 400.00 924.40 TOTAL 494.00 **Employer SG** 37503972 34 SuperLeader STUTT, CODY TOTAL 494.00 532.00 Employer SG 14 MTAA Superannuation Fund 143063 WILLIAMS, STEVEN LAURENCE 532.00 TOTAL **Contribution Total** \$11,715.16

CONTRIBUTION SUMMARY

Page 3 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|--------------------|-------------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 439.92 |
| | | TOTAL | 439.92 |
| AustralianSuper | STA0100AU | Employer SG | 2,012.80 |
| | | TOTAL | 2,012.80 |
| MTAA Superannuation Fund | MTA0100AU | Employer SG | 2,754.48 |
| | | Salary Sacrifice | 600.00 |
| | | TOTAL | 3,354.48 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Salary Sacrifice | 400.00 |
| | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 754.00 |
| | | TOTAL | 754.00 |
| Rest Super | RES0103AU | Employer SG | 650.19 |
| | | TOTAL | 650.19 |
| SuperLeader | AMP0278AU | Employer SG | 1,445.67 |
| | | TOTAL | 1,445.67 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,596.00 |
| | | TOTAL | 1,596.00 |
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 537.70 |
| | | TOTAL | 537.70 |
| | | Contribution Total | \$11,715.16 |

| Count | Amount |
|-------|--------|
| Count | Amount |

Page 4 of 4

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 21 | \$11,715.16 |
| | Payment Total | \$11,715.16 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY LTD

Contribution Period 01 Mar 2021 to 26 Mar 2021

ABN

43009430399

Contribution Amount \$12,141.71

Report Date 26 Mar 2021 12:52

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|------------------------|------------------------|--|-------------|------------------|----------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 573.44 |
| | | | | TOTAL | 573.44 |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 551.00 |
| | | | | TOTAL | 551.00 |
| GONZALES, EBEN TAPALES | 522 | Spirit Super | 6938079 | Employer SG | 573.84 |
| | | | | TOTAL | 573.84 |
| GRAY, BENJAMIN PAUL | 11111 | Spirit Super | 6630650 | Employer SG | 606.48 |
| | | | | TOTAL | 606.48 |
| HELLMRICH, CRAIG | CH, CRAIG Spirit Super | 7069886 | Employer SG | 592.04 | |
| | | | | Salary Sacrifice | 600.00 |
| | | | | TOTAL | 1,192.04 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 356.24 |
| | | | | TOTAL | 356.24 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 754.00 |
| | | | | TOTAL | 754.00 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 337.77 |
| | | | | TOTAL | 337.77 |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 307.74 |
| | | | | TOTAL | 307.74 |

Page 2 of 4

CONTRIBUTION SUMMARY

QUICKSUPER

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount | |
|---------------------------|-------------------------|---|-------------|--------------------|-------------|--------|
| MILENIOZ MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 577.60 | |
| MILEWICZ, MICHAEL | | | | TOTAL | 577.60 | |
| PENN, MALCOLM DAVID | 70 | Spirit Super | 6572446 | Employer SG | 494.00 | |
| PENN, MALCOLM DAVID | 10 | opun esper | 1000 | TOTAL | 494.00 | |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 874.00 | |
| PHIPPS, WATNE EDWARD | | The Chippe Capeta and | 5-43-1 | TOTAL | 874.00 | |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 722.00 | |
| PRIPPS, LINDA | 102 | The Ample Capacanidana | | TOTAL | 722.00 | |
| PILCHER, NICOLE | 76 AustralianSuper 7117 | 711765608 | Employer SG | 465.12 | | |
| PILCHER, NICOLE | 1,0 | Additional | | TOTAL | 465.12 | |
| DAISONA ADDEN | RBEN 41 Rest Super | Rest Super | 712039407 | 712039407 | Employer SG | 391.88 |
| RAIFOSKI, ARBEN | 4. | Nest Super | | TOTAL | 391.88 | |
| DODINOON MARK | 101 | AustralianSuper UNKNOWN | UNKNOWN | Employer SG | 423.24 | |
| ROBINSON, MARK | 101 | Australianoupei | | TOTAL | 423.24 | |
| COADDANI OLAIDENICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 439.92 | |
| SCADDAN, CLAIRE NICOLE | 19 | Aivi Prexible Electrice dupor | | TOTAL | 439.92 | |
| OMITH REITH DAVMOND | 58 | MyNorth Super | 14306658 | Employer SG | 524.40 | |
| SMITH, KEITH RAYMOND | 56 | MyNorth Super | | Salary Sacrifice | 400.00 | |
| | | | | TOTAL | 924.40 | |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 494.00 | |
| 51011, COD1 | , CODT | | TOTAL | 494.00 | | |
| MULLIAMS STEVEN LAUDENCE | 14 | Spirit Super | 143063 | Employer SG | 532.00 | |
| WILLIAMS, STEVEN LAURENCE | 1.5 | Spirit Super | | TOTAL | 532.00 | |
| | | | | Contribution Total | \$12,141.71 | |

CONTRIBUTION SUMMARY

Page 3 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|--------------------|-------------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 439.92 |
| | | TOTAL | 439.92 |
| AustralianSuper | STA0100AU | Employer SG | 2,012.80 |
| | | TOTAL | 2,012.80 |
| MyNorth Super | NMS0040AU | Employer SG | 524.40 |
| | | Salary Sacrifice | 400.00 |
| | | TOTAL | 924.40 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 754.00 |
| | | TOTAL | 754.00 |
| Rest Super | RES0103AU | Employer SG | 748.12 |
| | | TOTAL | 748.12 |
| Spirit Super | MTA0100AU | Employer SG | 2,798.36 |
| | | Salary Sacrifice | 600.00 |
| | | TOTAL | 3,398.36 |
| SuperLeader | AMP0278AU | Employer SG | 1,690.51 |
| | | TOTAL | 1,690.51 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 1,596.00 |
| | | TOTAL | 1,596.00 |
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 577.60 |
| | | TOTAL | 577.60 |
| | | Contribution Total | \$12,141.71 |

| Count | Amount |
|-------|--------|
|-------|--------|

| | Count | Amount |
|--------------------|---------------|-------------|
| Contribution Total | 21 | \$12,141.71 |
| | Payment Total | \$12,141.71 |

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY

LTD

Contribution Period 05 Apr 2021 to 06 Apr 2021

ABN

43009430399

Contribution Amount \$533.75

Report Date

13 Apr 2021 10:29

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount | |
|------------------------|------------|--|------------|--------------|---------------|-------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 27.55 | |
| | | | | TOTAL | 27.55 | |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 28.67 | |
| | | | | TOTAL | 28.67 | |
| DUNHAM, JEFF | 62 | SuperLeader | 23731142 | Employer SG | 27.55 | |
| | | | | TOTAL | 27.55 | |
| GONZALES, EBEN TAPALES | 522 | Spirit Super | 6938079 | Employer SG | 28,69 | |
| | | | | TOTAL | 28.69 | |
| GRAY, BENJAMIN PAUL | 11111 | Spirit Super | 6630650 | 6630650 Empl | Employer SG | 28.88 |
| | | | | TOTAL | 30.32 1 28.88 | |
| HELLMRICH, CRAIG | 67 | Spirit Super | 7069886 | Employer SG | 28.12 | |
| | | | TOTAL | 29 60 128-12 | | |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 17.81 | |
| | | | | TOTAL | 17.81 | |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 37.70 | |
| | | | | TOTAL | 37.70 | |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 16.89 | |
| | | | | TOTAL | 16.8 | |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 18.24 | |
| | | | | TOTAL | 18.24 | |

Page 2 of 4

QUICKSUPER

CONTRIBUTION SUMMARY

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|---|--|-------------|--------------------|------------|
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 28.88 |
| | | | | TOTAL | 28.88 |
| PENN, MALCOLM DAVID | COLM DAVID 70 Spirit Super 6572446 | /ID 70 Spirit Super 6572446 | 6572446 | Employer SG | 24.70 |
| | | | | TOTAL | 24.70 |
| PHIPPS, WAYNE EDWARD | YNE EDWARD 54 The Phipps Superannuation Fund 54 | 54 | Employer SG | 43.70 | |
| | | | | TOTAL | 43.70 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 36.10 |
| | | | | TOTAL | 36.10 |
| RAIFOSKI, ARBEN | 41 | Rest Super | 712039407 | Employer SG | 19.59 |
| | | | | TOTAL | 19.59 |
| ROBINSON, MARK | 101 | 101 AustralianSuper UNKNOWN | UNKNOWN | Employer SG | 21.16 |
| | | | | TOTAL | 21.16 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 22.00 |
| | | | | TOTAL | 22.00 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 26.22 |
| | | | | TOTAL | 26.22 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 26,7 24.70 |
| | | | | TOTAL | 24.70 |
| WILLIAMS, STEVEN LAURENCE | 14 | Spirit Super | 143063 | Employer SG | 26.60 |
| | | | | TOTAL | 26.60 |
| | | | • | Contribution Total | \$533.75 |

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|------|---------|-----------|----------------|
| | | | - 115 11 (314) |

CONTRIBUTION SUMMARY

Page 3 of 4

Contribution Summary by Fund

| Fund | Fund ID | Component | Amount |
|--|----------------|--------------------|----------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 22.00 |
| | | TOTAL | 22.00 |
| AustralianSuper | STA0100AU | Employer SG | 77.38 |
| | | TOTAL | 77.38 |
| MyNorth Super | NMS0040AU | Employer SG | 26.22 |
| | | TOTAL | 26.22 |
| PortfolioCare Super Service - Personal Account | 92381911598010 | Employer SG | 37.70 |
| | | TOTAL | 37.70 |
| Rest Super | RES0103AU | Employer SG | 37.40 |
| | | TOTAL | 37.40 |
| irit Super | MTA0100AU | Employer SG | 136.99 |
| | | TOTAL | 136.99 |
| SuperLeader | AMP0278AU | Employer SG | 87.38 |
| | | TOTAL | 87.38 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 79.80 |
| | | TOTAL | 79.80 |
| The trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 28.88 |
| | | TOTAL | 28.88 |
| | | Contribution Total | \$533.75 |

| | Count | Amount |
|--------------------|-------|----------|
| Contribution Total | 21 | \$533.75 |

Page 4 of 4

| | Count | Amount |
|---|---------------|----------|
| 1 | Payment Total | \$533.75 |

Contribution Summary by Fund

CONTRIBUTION SUMMARY

Page 3 of 4

| Fund | Fund ID | Component | Amount |
|---|----------------|--------------------|------------|
| AMP Flexible Lifetime Super | AMP0195AU | Employer SG | 109.98 |
| | | TOTAL | 109.98 |
| AustralianSuper | STA0100AU | Employer SG | 516.12 |
| | | TOTAL | 516.12 |
| MyNorth Super | NMS0040AU | Employer SG | 131.10 |
| | | Salary Sacrifice | 120.00 |
| | | TOTAL | 251.10 |
| Portfolio Care Super Service - Personal Account | 92381911598010 | Employer SG | 188.50 |
| | | TOTAL | 188.50 |
| Res Sup 4 1 04 1 04 1 04 1 04 1 04 1 04 1 04 1 | RES0103AU | Employer SG | 187.03 |
| N bund W | | TOTAL | 187.03 |
| or Avenue raddlow 1318 Midden 1993 Fax: tanjewaynephipp | MTA0100AU | Employer SG | 702.51 |
| | | Salary Sacrifice | 180.00 |
| | | TOTAL | 882.51 |
| Populari Property Paragraphic Property | AMP0278AU | Employer SG | 374.49 |
| | | TOTAL | 374.49 |
| The Phipps Superannuation Fund | AU4913252 | Employer SG | 399.00 |
| | | TOTAL | 399.00 |
| he trustee for Milewicz - Lee Superannuation Fund | AU4913277 | Employer SG | 144,40 |
| | | TOTAL | 144.40 |
| | | Contribution Total | \$3,053.13 |

| Count Amount | |
|--------------|--|
| Amount | |

CONTRIBUTION SUMMARY

| | Count | Amount |
|--------------------|---------------|------------|
| Contribution Total | 21 | \$3,053.13 |
| | Payment Total | \$3,053.13 |

QUICKSUPER

CONTRIBUTION SUMMARY

Page 1 of 4

Employer Name

WAYNE PHIPPS SMASH REPAIRS PTY LTD

Contribution Period 29 Mar 2021 to 02 Apr 2021

ABN

43009430399

Contribution Amount \$3,053.13

Report Date 23 Apr 2021 15:49

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---|------------|--|------------|------------------|--------|
| BAKER, CHAD WILLIAMS | 72 | AustralianSuper | 6491164 | Employer SG | 137.75 |
| | | | | TOTAL | 137.75 |
| BROWN, DARREN KINGSLEY | 4 | AustralianSuper | 61651691 | Employer SG | 143.36 |
| \$ 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8.8 8. | | | | TOTAL | 143.36 |
| DUNHAM TEFE | 62 | SuperLeader | 23731142 | Employer SG | 137.75 |
| land w w dipps | | | | TOTAL | 137.75 |
| GONZALES, ELE TAPALES | 522 | Spirit Super | 6938079 | Employer SG | 143.46 |
| 1993 1993 1993 | | | | TOTAL | 143.46 |
| GRAY, BENEMIN PAUL | 11111 | Spirit Super | 6630650 | Employer SG | 153.06 |
| PO B Tel: | | | | TOTAL | 153.06 |
| ELLMRICH, CRAIG | 67 | Spirit Super | 7069886 | Employer SG | 149.49 |
| | | | | Salary Sacrifice | 180.00 |
| | | | | TOTAL | 329.49 |
| HUGHES, MELISSA CARMEN | 74 | Rest Super | 135325593 | Employer SG | 89.06 |
| | | | | TOTAL | 89.06 |
| JANSSEN, IAN MAURICE | 56 | PortfolioCare Super Service - Personal Account | 7939852201 | Employer SG | 188.50 |
| | | | | TOTAL | 188.50 |
| JANSSEN, SHARON | 8 | SuperLeader | 30101912 | Employer SG | 84.44 |
| | | | | TOTAL | 84.44 |
| KINNA, ROBERT JOHN | 7 | SuperLeader | 23892802 | Employer SG | 16.72 |
| | | | | TOTAL | 16.72 |

Employee Contributions

| Employee Name | Payroll ID | Fund | Member ID | Component | Amount |
|---------------------------|------------|--|-----------|--------------------|------------|
| MILEWICZ, MICHAEL | 77 | The trustee for Milewicz - Lee Superannuation Fund | 77 | Employer SG | 144.40 |
| | | | | TOTAL | 144.40 |
| PENN, MALCOLM DAVID | 70 | Spirit Super | 6572446 | Employer SG | 123.50 |
| | 100 | 8 | | TOTAL | 123.50 |
| PHIPPS, WAYNE EDWARD | 54 | The Phipps Superannuation Fund | 54 | Employer SG | 218.50 |
| | | | | TOTAL | 218.50 |
| PHIPPS, LINDA | 52 | The Phipps Superannuation Fund | 52 | Employer SG | 180,50 |
| | | | | TOTAL | 180.50 |
| PILCHER, NICOLE | 76 | AustralianSuper | 711765608 | Employer SG | 129.20 |
| | | | | TOTAL | 129.20 |
| RAIFOSKI, ARBEN | 41 | Rest Super | 712039407 | Employer SG | 97.97 |
| | | | | TOTAL | 97.97 |
| ROBINSON, MARK | 101 | AustralianSuper | UNKNOWN | Employer SG | 105.81 |
| , | | | | TOTAL | 105.81 |
| SCADDAN, CLAIRE NICOLE | 79 | AMP Flexible Lifetime Super | 937609475 | Employer SG | 109.98 |
| | | | | TOTAL | 109,98 |
| SMITH, KEITH RAYMOND | 58 | MyNorth Super | 14306658 | Employer SG | 131.10 |
| | | | | Salary Sacrifice | 120.00 |
| | | | | TOTAL | 251.10 |
| STUTT, CODY | 34 | SuperLeader | 37503972 | Employer SG | 135.58 |
| | | | | TOTAL | 135.58 |
| WILLIAMS, STEVEN LAURENCE | 14 | Spirit Super | 143063 | Employer SG | 133.00 |
| | | | | TOTAL | 133,00 |
| | | | | Contribution Total | \$3,053.13 |

| Organisational Name Text | Transacti on Date | , | | Organisational Name Text | TFN | Person Name Title Text | Family Name | Given Name | Other Given Name |
|--------------------------------|----------------------|---|----------|---------------------------------------|-----------|------------------------------|----------------|---------------|------------------------|
| The Phipps Superannuation Fund | 05/05/21 | QUICKSPR2954265230 | 624.87 | DARK NIGHT INVESTMENTS PTY LTD | 624540449 | MR | PHIPPS | Wayne | Edward |
| The Phipps Superannuation Fund | 29/04/21 | QUICKSPR2949304898 | 180.50 | WAYNE PHIPPS SMASH REPAIRS PTY LTD | 629075467 | MRS | PHIPPS | LINDA | |
| The Phipps Superannuation Fund | 29/04/21 | QUICKSPR2949304898 | 218.50 | WAYNE PHIPPS SMASH REPAIRS PTY LTD | 624540449 | MR | PHIPPS | WAYNE | EDWARD |
| The Phipps Superannuation Fund | 02/06/21 | QUICKSPR2976172553 | 730.80 | DARK NIGHT INVESTMENTS PTY LTD | 624540449 | MR | PHIPPS | WAYNE | EDWARD |
| | | | 1,754.67 | | | | | | |

Interest Worksheet

Client Dbaker

End Client The Phipps Superannuation Fund

Year 2021

| Bank Account | Date | Gross Interest TFN | Ref |
|-------------------------|----------|--------------------|------|
| Bankwest 8054 | 31/07/20 | 1.82 | D-2 |
| Bankwest 8054 | 31/08/20 | 1.84 | D-3 |
| Bankwest 8054 | 30/09/20 | 1.50 | D-5 |
| Bankwest 8054 | 30/10/20 | 7.07 | D-7 |
| Bankwest 8054 | 04/11/20 | 1.59 | D-7 |
| Total | | 13.82 | |
| Tarra Danasit | 00/40/20 | 7.075.00 | D 20 |
| Term Deposit | 09/10/20 | , | D-29 |
| | 09/04/21 | 1,992.01 | D-33 |
| Total | | 9,867.01 | |
| Total Interest Received | | 9,880.83 | |

Investor Centre

Recent Activity

Dividends & Payments

Transaction History

Statements & Docus

Dividends & Payments

Dividend & Payments Details

View all Dividends & Payments

\$477.25

\$204.54

\$0.00

\$0.00

٦%3400801680%34~%34~

Gross up dividend = \$477.25 + \$204.54 = \$681.79

Important Note

Important Note

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

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

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

EAGERS AUTOMOTIVE LIMITED

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

| Summa | ry |
|-------|----|
|-------|----|

FULLY PAID Class

ORDINARY SHARES

Payment Date

20/04/2021

Record Date

01/04/2021

Payment Type

Dividend

Payment Rate

\$0.25

Shares on Record Date 1909

Payment Method

Direct Credit

Payment Reference

00801680

Gross Amount

\$477.25

Total Taxes

\$0.00

Deduction Amount

\$0.00

Net Amount

www.waynephipps.com.au

Email: ianj@waynephipps.com.au Tel: 9250 1993 Fax: 9274 1048 PO Box 1318 Midland WA 6936 10 Loton Avenue Midland WA 6056

\$477.25

Taxes and Fees

Franked Amount

Franking Credit

Withholding Tax

Unfranked Amount

Property: 1/12 (Lot 193) Loton Avenue, Bellevue (.02)

| | RI | ENTAL INCOM | E | | | | | EXPENSES | | | | | | | |
|---------------------------------|-----------|-------------|------------|-------------------------|-----|-----------|----------------|-----------------|-------|-------|------------|--------|----------|------------------|------------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Inspection | GST | TOTALS | Cash Received | REF |
| Jul | 2,460.95 | 246.10 | 2,707.05 | 120.12 | | | | | | | | 12.01 | 132.13 | 2,574.92 | |
| Aug | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Sep | 2,470.02 | 247.00 | 2,717.02 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,612.39 | |
| Oct | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Nov | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Dec | 2,469.73 | 246.97 | 2,716.70 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,612.07 | P-5-6 |
| Jan | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | P-5-0 |
| Feb | 2,479.26 | 247.93 | 2,727.19 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,622.56 | |
| Mar | - | - | - | - | | | | | | | | - | - | - | |
| Apr | 4,936.88 | 493.69 | 5,430.57 | 190.24 | | | | | | | | 19.02 | 209.26 | 5,221.31 | |
| May | - | - | - | - | | | | | | | | - | - | - | |
| Jun | 2,478.51 | 247.85 | 2,726.36 | 105.12 | | | | | | | | 10.51 | 115.63 | 2,610.73 | |
| 1 Jul 2020 to 30 Jun 2021 | 27,139.17 | 2,713.92 | 29,853.09 | 1,081.32 | - | - | - | - | - | - | - | 108.11 | 1,189.43 | 28,663.66 | P-6 |
| | | | | | | | | | | | | | | | |
| Store 01/07/2020 - 30/06/2021 | 25,654.53 | 2,565.45 | 28,219.98 | | | | | | | | | | - | 28,219.98 | A-2.6/P-30 |
| (2,500 x 9months + 1,906.66 x 3 | 3 months) | | | | | | | | | | | | | | - |
| TOTAL | 52,793.70 | 5,279.37 | 58,073.07 | 1,081.32 | - | - | - | - | - | - | - | 108.11 | 1,189.43 | 56,883.64 | - |
| | | | • | | | • | | • | • | • | • | | | 58,073.07 | |

Property: Unit 3/919 Beaufort Street INGLEWOOD (.03)

| | RE | ENTAL INCOM | IE . | | | | I | EXPENSES | | | | | | Cash | |
|----------------------------|-----------|-------------|------------|-------------------------|--------|-----------|----------------|---------------|----------|-------|--------|-----|-----------|------------|----------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Sundry | GST | TOTALS | Received | REF |
| | | | | | | | | | | | | | | | |
| 1 Jul 2020 to 30 Jun 2021 | 19,415.82 | | 19,415.82 | 6,096.64 | | | | | | | | | 6,096.64 | 13,319.18 | P-53 |
| | | | | | | | | | | | | | | | |
| Insurance - 06/07/2020 | | | | | | 315.00 | | | | | | | 315.00 | (315.00) | P-65 |
| Levy - 23/07/2020 | | | | | | | 749.55 | | | | | | 749.55 | (749.55) | P-66 |
| Levy - 05/08/2020 | | | | | | | 202.45 | | | | | | 202.45 | (202.45) | P-68 |
| Levy - 29/10/2020 | | | | | | | 749.55 | | | | | | 749.55 | (749.55) | P-69 |
| Levy - 08/12/2020 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-70 |
| Levy - 22/01/2021 | | | | | | | 749.50 | | | | | | 749.50 | (749.50) | P-72 |
| Levy - 12/02/2021 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-73 |
| Levy - 29/04/2021 | | | | | | | 749.50 | | | | | | 749.50 | (749.50) | P-75 |
| Levy - 14/5/2021 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-76 |
| Maintenance - 29/09/2020 | | | | | 199.00 | | | | | | | | 199.00 | (199.00) | P-78 |
| Council rates - 21/08/2020 | | | | | | | | 1,453.54 | | | | | 1,453.54 | (1,453.54) | P-79 |
| Land tax - 18/01/2021 | | | | | | | | 67.34 | | | | | 67.34 | (67.34) | P-80/P-8 |
| Water rate - 10/07/2020 | | | | | | | | | 194.48 | | | | 194.48 | (194.48) | P-82 |
| Water rate - 18/09/2020 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-84 |
| Water rate - 09/11/2020 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-86 |
| Water rate - 18/01/2021 | | | | | | | | | 185.07 | | | | 185.07 | (185.07) | P-88 |
| Water rate - 08/03/2021 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-90 |
| Water rate - 07/05/2021 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-92 |
| | | | | | | | | | | | | | | | |
| TOTAL | 19,415.82 | - | 19,415.82 | 6,096.64 | 199.00 | 315.00 | 5,334.75 | 1,520.88 | 1,144.91 | - | - | - | 14,611.18 | 4,804.64 | |
| | | | | | | • | | | • | | | | i | 19,415.82 | |

| Property: L | Jnit 28/5 Wallsend | Road MIDLAND | (.04) |
|-------------|--------------------|--------------|-------|
| | | | |

| | RI | ENTAL INCOM | E | | | | | EXPENSES | | | | | | | |
|-----------------------------|-----------|-------------|------------|-------------------------|-----|-----------|----------------|---------------|--------|-------|--------|-----|-----------|------------------|-----------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Sundry | GST | TOTALS | Cash Received | REF |
| | | | | | | | | | | | | | | | |
| 1 July 2020 to 30 June 2021 | 16,450.00 | | 16,450.00 | 4,110.50 | | | | | | | | | 4,110.50 | 12,339.50 | P-94 |
| | | | | | | | | | | | | | | (0== 00) | |
| Insurance - 26/02/2021 | | | | | | 355.00 | | | | | | | 355.00 | (355.00) | |
| Levy - 08/09/2020 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-109 |
| Levy - 19/12/2020 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-110 |
| Levy - 31/03/2021 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-111 |
| Levy - 30/06/2021 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-112 |
| Council Rate - 24/08/2020 | | | | | | | | 1,355.87 | | | | | 1,355.87 | (1,355.87) | P-114 |
| Land tax - 18/01/2021 | | | | | | | | 29.27 | | | | | 29.27 | (29.27) | P-80/P-81 |
| Water - 05/08/2020 | | | | | | | | | 145.37 | | | | 145.37 | (145.37) | P-116 |
| Water - 16/10/2020 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-118 |
| Water - 04/12/2020 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-120 |
| Water - 12/02/2021 | | | | | | | | | 138.33 | | | | 138.33 | (138.33) | P-122 |
| Water - 08/04/2021 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-124 |
| Water - 12/04/2021 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-126 |
| | | | | | | | | | | | | | | | |
| TOTAL | 16,450.00 | - | 16,450.00 | 4,110.50 | - | 355.00 | 3,392.80 | 1,385.14 | 855.82 | - | • | - | 10,099.26 | 6,350.74 | - |
| | | | <u> </u> | _ | | | | | | | | | | 16,450.00 | 1 |

| Property: 135 St Mich | naels Park | way, Duns | sborough | (.05) | | | | | | | | |
|-----------------------|------------|-------------|------------|-------------------------|-----|-----------|----------------|---------------|-------|-------|-------|-----|
| | R | ENTAL INCOM | E | | | | | EXPENSES | | | | |
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Other | GST |
| | | | | | | | | | | | | |

| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Other | GST | TOTALS | Received | REF |
|-----------------------------|-----------|-----|------------|-------------------------|--------|-----------|----------------|---------------|--------|-------|-------|-----|----------|------------|-------|
| | | | | | | | | | | | | | | | |
| 1 July 2020 to 30 June 2021 | 14,715.67 | | 14,715.67 | 6,116.31 | | | | | | | | | 6,116.31 | 8,599.36 | P-128 |
| | | | | | | | | | | | | | | | |
| Insurance - 19/01/2021 | | | | | | 837.00 | | | | | | | 837.00 | (837.00) | P-142 |
| Maintenance - 26/02/2021 | | | | | 432.50 | | | | | | | | 432.50 | (432.50) | P-144 |
| Maintenance - 05/03/2021 | | | | | 65.00 | | | | | | | | 65.00 | (65.00) | P-146 |
| Maintenance - 12/03/2021 | | | | | 162.00 | | | | | | | | 162.00 | (162.00) | P-148 |
| Maintenance - 07/06/2021 | | | | | 75.30 | | | | | | | | 75.30 | (75.30) | P-150 |
| Water - 19/02/2021 | | | | | | | | | 5.78 | | | | 5.78 | (5.78) | P-151 |
| Water - 22/04/2021 | | | | | | | | | 286.54 | | | | 286.54 | (286.54) | P-153 |
| Water - 21/06/2021 | | | | | | | | | 293.26 | | | | 293.26 | (293.26) | P-155 |
| Water - 18/01/2021 | | | | | | | | | 164.35 | | | | 164.35 | (164.35) | F-1 |
| Rates - 18/01/2021 | | | | | | | | 1,024.83 | | | | | 1,024.83 | (1,024.83) | F-1 |
| | | | | | | | | | | | | | | | |
| TOTAL | 14,715.67 | - | 14,715.67 | 6,116.31 | 734.80 | 837.00 | - | 1,024.83 | 749.93 | - | - | - | 9,462.87 | 5,252.80 | - |

TOTAL 103,375.19 5,279.37 108,654.56 17,404.77 1,507.00 8,727.55 3,930.85 2,750.66 108.11 35,362.74 73,291.82 933.80

35,254.63

14,715.67

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Ref: PHIPPS

Page: 1

The Phipps Superannuation Fund Owner Income & Expenditure for July 2020 to June 2021 Manager: Real Estate Plus Commercial

| | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Tot |
|------|------------|-------------|----------------|----------|---------|---------|---------|---------|--------|---------|------|---------|----------|
| Pro | operty: | 1 | /12 (Lo | t 193) L | oton Av | enue B | ELLEV | UE WA | 6056 | | | | |
| Bala | nce Brough | it Forward | | | | | | | | | | | |
| | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Inco | me | | | | | | | | | | | | |
| 101 | Rental I | ncome(Exel) |) & GST | | | | | | | | | | |
| | 2000.00 | 2000.00 | 2000.00 | 2000.00 | 2000.00 | 2000.00 | 2000.00 | 2000.00 | 0.00 | 4000.00 | 0.00 | 2000.00 | 22000.00 |
| | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 0.00 | 400.00 | 0.00 | 200.00 | 2200.00 |
| 160 | Outgoin | gs Recovera | ble(Excl) & 6 | GST | | | | | | | | | |
| | 375.84 | 375.84 | 375.84 | 375.84 | 375.84 | 375.84 | 375.84 | 375.84 | 0.00 | 751.68 | 0.00 | 375.84 | 4134.24 |
| | 37.58 | 37.58 | 37.58 | 37.58 | 37.58 | 37.58 | 37.58 | 37.58 | 0.00 | 75.16 | 0.00 | 37.58 | 413.38 |
| 164 | Water C | onsumption | (Excl) & GST | r | | | | | | | | | |
| | 0.00 | 0.00 | 9.06 | 0.00 | 0.00 | 8.77 | 0.00 | 18.31 | 0.00 | 14.97 | 0.00 | 17.55 | 68.66 |
| | 0.00 | 0.00 | 0.91 | 0.00 | 0.00 | 0.88 | 0.00 | 1.83 | 0.00 | 1.50 | 0.00 | 1.76 | 6.88 |
| 168 | Manage | ment Fees(E | xcl) & GST | | | | | | | | | | |
| | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 0.00 | 170.24 | 0.00 | 85.12 | 936.32 |
| | 8.51 | 8.51 | 8.51 | 8.51 | 8.51 | 8.51 | 8.51 | 8.51 | 0.00 | 17.02 | 0.00 | 8.51 | 93.61 |
| - | 2707.05 | 2707.05 | 2717.02 | 2707.05 | 2707.05 | 2716.70 | 2707.05 | 2727.19 | 0.00 | 5430.57 | 0.00 | 2726.36 | 29853.09 |
| Expe | nditure | | | | | | | | | | | | |
| 415 | Annuai I | ncome & Ex | ependiture Sta | ateme | | | | | | | | | |
| | 25.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 |
| 419 | GST on | fees | | | | | | | | | | | |
| | 12.01 | 9.51 | 9.51 | 9.51 | 9.51 | 9.51 | 9.51 | 9.51 | 0.00 | 19.02 | 0.00 | 10.51 | 108.11 |
| 481 | Manager | nent Fees | | | | | | | | | | | |
| | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | 85.12 | . 0.00 | 170.24 | 0.00 | 85.12 | 936.32 |

Unit 3, 14 Farrall Road, Midvale WA 6056

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ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Ref: P

PHIPPS

Page: 2

The Phipps Superannuation Fund Owner Income & Expenditure for July 2020 to June 2021 Manager: Real Estate Plus Commercial

| Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Tot |
|--------------|---------|---------|---------|---------|---------|---|---------|------|---------|---|---------|----------|
| 483 Admi | n Fee | | | | | *************************************** | | | | *************************************** | | |
| 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 0.00 | 20.00 | 0.00 | 20.00 | 120.00 |
| 132.13 | 104.63 | 104.63 | 104.63 | 104.63 | 104.63 | 104.63 | 104.63 | 0.00 | 209.26 | 0.00 | 115.63 | 1189.43 |
| Carried Forw | ard | | | | | | | | | | | |
| 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Income | | | | | | | | | | | | |
| 2574.92 | 2602.42 | 2612.39 | 2602.42 | 2602.42 | 2612.07 | 2602.42 | 2622.56 | 0.00 | 5221.31 | 0.00 | 2610.73 | 28663.66 |

GST SUMMARY:

GST collections reported above \$2713.87

GST payments reported above \$108.11

11A The Crescent, Midland WA 6056

Phone: 08 9274 0644

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/06/20 Reference: PHIPPS

Page: 1

TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Details Debit Credit LOTON12 1/12 (Lot 193) Loton Avenue BELLEVUE WA 6056 The Potters House Chris 101 Rent 2000.00 M1 01/07/20 - 31/07/20 2000.00 Plus GST 200.00 160 Variable Outgoigs 375.84 M1 01/07/20 - 31/07/20 375.84 Plus GST 37,58 168 Management Fees 85.12 M1 01/07/20 - 31/07/20 85.12 Plus GST 8.51 0.002707.05 Total for all properties 481 *Management Fees 483 *Administration Fee 10.00 Plus GST on items marked * Transferred to your bank account 2602.42 Payment Details: The Phipps Superannuation Fund 0728054 306-041 Phipps Superannuation Fund 2707.05 2707.05 MONTHLY INCOME AND EXPENDITURE SUMMARY Income Rental Income (Total includes 200.00 GST) 2200.00 Outgoings Recoverable (Total includes 37.58 GST) 413.42 93.63 Management Fees (Total includes 8.51 GST) 2707.05 Total Income Expenditure 9.51 GST on fees 419 85.12 Management Fees 481 10.00 483 Admin Fee 104.63 Total Expenditure 2602.42 Payment to Owner 2707.05 2707.05

GST SUMMARY:

GST collections reported above \$246.09

GST payments reported above \$9.51

Uhit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 10/07/20 Reference: PHIPPS

TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 1

| Details | | | Debit | Credit |
|--|---|--|-------|----------------------|
| LOTON12 1/12 (Lot 193) The Potters House Chris | Loton Avenue BELLEVUE WA 6056 101 Rent 160 Variable Outgoigs 168 Management Fees | 2000.00 M1 31/07/20 - 31/ 375.84 M1 31/07/20 - 31/ 85.12 M1 31/07/20 - 31/ | 07/20 | 0,00 0,00 0.00 |
| Total for all properties | | | 0.00 | 0,00 |
| | | | 0.00 | 0.00 |
| 08/07/20 | <u>UNP</u> Income | AID INVOICES & Expenditure | 27.50 | |
| | | | 27.50 | |
| Income | MONTHLY INCOME AND | EXPENDITURE SUMMARY | | |
| Total Income | | | | 0.00 |
| Expenditure | | | | |
| Total Expenditure | | | 0.00 | |
| | | | 0.00 | 0.00 |

GST SUMMARY:

GST collections reported above \$0.00 GST payments reported above \$0.00

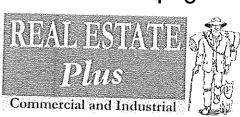
Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 10/08/20 Reference: PHIPPS TAX INVOICE

| The Phipps Superannuation Fund | |
|--------------------------------------|--|
| Manager: Real Estate Plus Commercial | |

| | state i lus commerciai | | Page: 1 | |
|---|--|--|---------|----------------------|
| Details | | | Debit | Credit |
| LOTON12 1/12 (Lot 193) I The Potters House Chris | Loton Avenue BELLEVUE WA 6056 101 Rent 160 Variable Outgoigs 168 Management Fees | 2000.00 M1 31/08/20 -31/08/20 375.84 M1 31/08/20 -31/08/20 85.12 M1 31/08/20 -31/08/20 | | 0.00 0.00 0.00 |
| Total for all properties | | | 0.00 | 0.00 |
| | | _ | 0.00 | 0,00 |
| Income | MONTHLY INCOME AND EX | PENDITURE SUMMARY | | |
| Total Income | | | | |
| Expenditure | | | | 00,0 |
| Fotal Expenditure | | | 0.00 | |
| SST SUMMARY: | | | 0.00 | 0.00 |

GST collections reported above \$0.00 GST payments reported above \$0.00

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 27/07/20 Reference: PHIPPS TAX INVOICE

Page: 1

2707.05

2707.05

| The Phipps Superannuation Fund |
|--------------------------------------|
| Manager: Real Estate Plus Commercial |

Details Debit Credit LOTON12 1/12 (Lot 193) Lofon Avenue BELLEVUE WA 6056 The Potters House Chris 101 Rent 2000.00 M1 01/08/20 + 31/08/20 2000.00 Plus GST 200.00 160 Variable Outgoigs 375.84 MI 01/08/20 - 31/08/20 375.84 Plus GST 37.58 168 Management Fees 85.12 M1 01/08/20 - 31/08/20 85.12 Plus GST 8.51 415 27/07/20 *Income & Expenditure 25.00 Total for all properties 25,00 2707.05 481 *Management Fees 85.12 483 *Administration Fee 10.00 Plus GST on items marked * Transferred to your bank account 2574.92 Payment Details: The Phipps Superannuation Fund 0728054 306-041 Phipps Superannuation Fund 2707.05 2707.05 MONTHLY INCOME AND EXPENDITURE SUMMARY Income 101 Rental Income (Total includes 200.00 GST) 2200.00 160 Outgoings Recoverable (Total includes 37.58 GST) 413.42 168 Management Fees (Total includes 8.51 GST) 93.63 Total Income 2707.05 Expenditure Annual Income & Expenditure Stateme 25.00 419 GST on fees 12.01 481 Management Fees 85.12 483 Admin Fce 10.00 Total Expenditure 132.13 Payment to Owner 2574.92

GST SUMMARY:

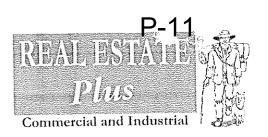
GST collections reported above \$246.09

Unit 3, 14 Farrall Road, Midvale WA 6056 PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 27/07/20 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 2

Details

Debit

Credit

GST payments reported above \$12.01

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/08/20 Reference: PHIPPS

TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 1 Details Debit Credit LOTON12 1/12 (Lot 193) Loton Avenue BELLEVUE WA 6056 The Potters House Chris 101 Rent 2000.00 M1 01/09/20 - 30/09/20 2000.00 Plus GST 200.00 Variable Outgoigs 375.84 M1 01/09/20 - 30/09/20 375.84 Plus GST 37.58 168 Management Fees 85.12 M1 01/09/20 - 30/09/20 85.12 Plus GST 8.51 Water Consumption 4/06/20-31/07/20 9.97 0.00 Total for all properties 0.00 2707.05 *Management Fees 85.12 483 *Administration Fee 10.00 Plus GST on items marked * 9.51 Transferred to your bank account 2602.42 Payment Details: The Phipps Superannuation Fund 0728054 306-041 Phipps Superannuation Fund 2707.05 2707.05 MONTHLY INCOME AND EXPENDITURE SUMMARY Income 101 Rental Income (Total includes 200,00 GST) 2200.00 160 Outgoings Recoverable (Total includes 37.58 GST) 413.42 Management Fees (Total includes 8.51 GST) 93.63 **Total Income** 2707.05 Expenditure GST on fees 9,51 481 Management Fees 85.12 Admin Fee 10.00 **Total Expenditure** 104.63 Payment to Owner 2602.42 2707.05 2707.05

GST SUMMARY:

GST collections reported above \$246.09

GST payments reported above \$9.51

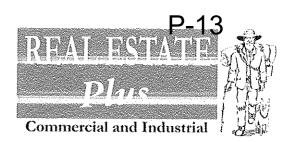
Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 26/10/20

Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 1

| Details | | | Manager 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | Debit | Credit |
|-----------------------|---|---------------------|---|-----------------------------------|----------------------------|
| | 2 1/12 (Lot 193) Loton Avenue BELLEVUE WA 6056 House Chris 101 Rent Plus GST | 2000.00 M1 | 01/11/20 -30/11/20 | | 2000.00 |
| | 160 Variable Outgoigs | 375.84 MI | 01/11/20 - 30/11/20 | | 200.00 375.84 |
| | Plus GST 168 Management Fees Plus GST | 85.12 M1 | 01/11/20 - 30/11/20 | | 37.58 85.12 8.51 |
| Total for al | l properties | | | 0.00 | 2707.05 |
| 481 483 | *Management Fees *Administration Fee Plus GST on items marked * Transferred to your bank account | | | 85,12 10.00 9.51 2602.42 | |
| Payment D | etails: The Phipps Superannuation Fund 0728054 306-041 Phipps S | Superannuation Fund | | | |
| | | | - | 2707.05 | 2707.05 |
| Income | MONTHLY INCOME AND | EXPENDITURE SUMMARY | , | | |
| 101 Renta 160 Outg | al Income (Total includes 200.00 GST) oings Recoverable (Total includes 37.58 GST) agement Fees (Total includes 8.51 GST) | | | | 2200.00 413.42 93.63 |
| Total Inco | me | | | | 2707.05 |
| | | | | 9.51 85.12 10.00 | |
| Total Expe | onditure | | | 104.63 | |
| Payment to | Owner | | | 2602.42 | |
| • | | | | 2707.05 | 2707.05 |
| | | | | * * | |

ST SUMMARY:

ST collections reported above \$246.09

ST payments reported above \$9.51

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

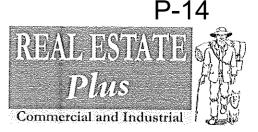
Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085

GST SUMMARY:

GST collections reported above \$246.09 GST payments reported above \$9.51



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/11/20 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 1

| Details | | | | Debit | Credit |
|---|---|-----------------------|---------------------|-----------------------------------|------------------------|
| | oton Avenue BELLEVUE WA 6056 | | | | |
| The Potters House Chris | 101 Rent Plus GST | 2000.00 M1 | 01/12/20 - 31/12/20 | | 2000.00 |
| | 160 Variable Outgoigs | 375.84 M1 | 01/12/20 - 31/12/20 | | 200.00 375.84 |
| | Plus GST 168 Management Fees Plus GST | 85.12 MI | 01/12/20 - 31/12/20 | | 37,58 85,12 8,51 |
| Total for all properties | | | | 0.00 | 2707.05 |
| | | | | 85.12 10.00 9.51 2602.42 | |
| Payment Details: The Phipps S | uperannuation Fund 0728054 306-041 Phipps | Superannuation Fund | | | |
| | | | | 2707.05 | 2707.05 |
| | MONTHLY INCOME AN | D EXPENDITURE SUMMARY | , | | |
| Income 101 Rental Income (Total in | cludes 200 00 GST) | | | | 2200,00 |
| | (Total includes 37.58 GST) | | | | 413.42 93.63 |
| Total Income | | | | | 2707.05 |
| Expenditure | | | | | |
| 419 GST on fees 481 Management Fees 483 Admin Fee | | | | 9.51 85.12 10.00 | |
| Total Expenditure | | | | 104.63 | |
| Payment to Owner | | | | 2602.42 | |
| | | | | 2707,05 | 2707.05 |

Unit 3, 14 Farrall Road, Midvale WA 6056

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ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for

Period Ending: 04/01/21 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

| Manager: R | eal Estate Plus Commercial | | Page: | 1 |
|-----------------------------------|---|-------------------------------|----------------|------------------|
| Details | | | Debit | Credit |
| LOTON12 1/12 (L | ot 193) Loton Avenue BELLEVUE WA 6056 | | | |
| The Potters House (| | 2000.00 M1 01/01/21 -31/01/21 | | 2000.00 |
| | Plus GST 160 Variable Outgoigs | 375.84 M1 01/01/21 - 31/01/21 | | 200.00 375.84 |
| | Phis GST | 373.54 WH GROUNT - 31101121 | | 37.58 |
| | 168 Management Fees | 85.12 M1 01/01/21 -31/01/21 | | 85.12 |
| | Plus GST | 0.05 | | 8.51 |
| | 164 Water Consumption 2/10/20-1/12/20 Plus GST | 9.65 | | 8.77 0.88 |
| 23/12/20 1 | Funds transferred to your bank | | 2612.07 | |
| Total for all propert | ies | | 2612.07 | 2716,70 |
| 481 | *Management Fees | | 95.13 | |
| 483 | *Administration Fee | | 85.12 10.00 | |
| | Plus GST on items marked * | | 9.51 | |
| | | - | 2716.70 | 2716.70 |
| ¥ | MONTHLY INCOME AND EXPI | ENDITURE SUMMARY | | |
| Income 101 Rental Incom- | e (Total includes 200.00 GST) | | | 2200.00 |
| | ecoverable (Total includes 37.58 GST) | | | 413.42 |
| | mption (Total includes 0.88 GST) | | | 9.65 |
| 168 Management | Fees (Total includes 8.51 GST) | | | 93.63 |
| Total Income | | | | 2716.70 |
| Expenditure | | | | |
| 419 GST on fees 481 Management | Frac | | 9.51 | |
| 483 Admin Fee | . | | 85.12 10.00 | |
| Payments to y | 70u | | 2612.07 | |
| Total Expenditure | | | 2716.70 | |
| * | | | om romerry e | |
| | | | 2716.70 | 2716.70 |

GST SUMMARY:

GST collections reported above \$246.97

GST payments reported above \$9.51

Unit 3, 14 Farrall Road, Midvale WA 6056 PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 04/01/21 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 2

Details

Debit

Credit

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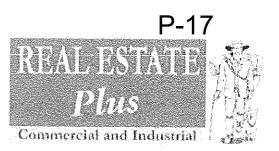
Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for

September 2020 Reprinted: 13/01/21 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund
Manager: Real Estate Plus Commer

Manager: Real Estate Plus Commercial Page: 1

| Details | | | Debit | Credit |
|--|--|-------------------------------|--------------------|---------------------------|
| LOTON12 1/12 (Lot 193) | Loton Avenue BELLEVUE WA 6056 | | | |
| The Potters House Chris | 101 Rent | 2000.00 M1 01/10/20 -31/10/20 | | 2000.00 |
| | Plus GST 160 Variable Outgoigs Plus GST | 375.84 M1 01/10/20 -31/10/20 | | 200.00 375.84 37.58 |
| | 168 Management Fees Plus GST | 85.12 M1 01/10/20 -31/10/20 | | 85.12 |
| | 164 Water Consumption 4/06/20-31/07/20 Plus GST | 9.97 | | 8.51 9.06 0.91 |
| | nsferred to your bank | | 9.97 | |
| 25/09/20 Funds tra Total for all properties | insferred to your bank | | 2602.42 2612.39 | 2717.02 |
| | ment Fees | | 85.12 | |
| | stration Fee `on items marked * | | 10.00 9.51 | |
| 1,40 0.51 | on nome market | | 9.31 | |
| | | | 2717.02 | 2717.02 |

Unit 3, 14 Fairall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus com au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for

September 2020 Reprinted: 13/01/21 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund

Manager: Real Estate Plus Commercial

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Page: 2

| Details | Debit | Credit |
|---|---------|------------------------------------|
| | | |
| MONTHLY INCOME AND EXPENDITURE SUMMARY | | |
| Income 101 Rental Income (Total includes 200.00 GST) 160 Outgoings Recoverable (Total includes 37.58 GST) 164 Water Consumption (Total includes 0.91 GST) 168 Management Fees (Total includes 8.51 GST) | | 2200.00 413.42 9.97 93.63 |
| Total Income | | 2717.02 |
| Expenditure | | |
| 419 GST on fees | 9.51 | |
| 481 Management Fees | 85.12 | |
| 483 Admin Fee | 10.00 | |
| Payments to you | 2612.39 | |
| Total Expenditure | 2717.02 | |
| | 2717.02 | 2717.02 |
| 227 217 11 11 12 12 | | |

GST SUMMARY:

GST collections reported above \$247.00 GST payments reported above \$9.51

From: Real Estate Plus Commercial and Industrial commercial@realestateplus.com.au &

Subject: Statement and related documents for January [PHIPPS]

Date: 25 January 2021 at 1:30 pm To: waynephipps@iinet.net.au



Please find attached:

Your statement and documents related to your investment property for January.

Regards,

The Commercial Property Management Team

Real Estate Plus Commercial and Industrial

Can't read the PDF attachment? Get Adobe Reader for FREE from: http://get.adobe.com/reader

Stormfront Australia Pty Ltd atf Palmer Family Trust

Unit 3, 14 Farrall Road, Midvate WA 6056 PO Box 3008, Midland WA 6056

Phone: 98 6146 333

Umail: commercial@resicsatephys.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/01/21 Reference: PHIPPS TAX INVOICE

| The Phipps | Superannuation | Fund |
|------------|----------------|------|
| | 1 4:0 451 21 | ~ |

Exprediture
419 663 on feet
161 Managemen Lees
163 Advantee

| Manager: Re | eal Estate Plus Commercial | | Page: | 1 |
|---|---|--|-----------------------------------|--|
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| the holes House t | of 193) Lobos Avenus BLELEVUE WA 6056 Jun 10) Ren Par GVI | 3886 (S) VI 01 02 31 - 28 82 31 | | Zimpres |
| | 100 Variable Ordinitys Plus GS1 | 375 84 MJ 91 H2-21 - 28-02 23 | | 2000 FE 375, 41 |
| | 168 Management Fees Flui (181 | 85.43 Mt 04.03.24 - 38.62.24 | | \$2.55 \$6.83 \$.53 |
| Letal for all property | annatar a santa tanàna taona ao | | (4.1H) | 2707.05 |
| \$83 S | Massgremen: Lees Administration Fee his GST on never marked * Fransferred to your bank account | | 85.13 10.90 9.51 2692,42 | |
| Payment Dynale: The | c Phipps Superannusses ford 0728054 Sco. 041 Pripps | Superamisations Fund | | |
| | | | 2747 44 | 2703 05 |
| Income | MONTHIA INCOME AN | DENPENDITURE SUMMARY | | |
| 144 - Reus) Insanc 154 - Onlyangs Ka | Closi meleks 200 m (\$\$1) overable (losi meleks (*) is (\$\$1) ess (Losi meleks (\$ \$1 G\$1) | | | 2386 (*) 413 42 43 44 |
| Fotal Incons | | | | 2707,65 |

164,63 Local Expenditure

2892, 42 Payments Objectioner

2707.05 2797.05

GSE SEMMARY GSE collections reported above 5246 for GSE payments reported above 59 SE

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/02/21

Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

GST SUMMARY:

Page: 1

| Details | | | | Debit | Credit |
|--------------------------------|--|--------------------|---------------------|----------------|----------------|
| LOTON12 1/12 (Let | 193) Loton Avenue BELLEVUE WA 6056 | | | | |
| The Potters House Ch | ris 101 Rent | 2000.00 M1 (| 01/03/21 - 31/03/21 | | 2000.00 |
| | Plus GST | | 71,05,21 | | 2000,00 |
| | 160 Variable Outgoigs Plus GST | 375.84 M1 (| 01/03/21 - 31/03/21 | | 375.84 |
| | 168 Management Fees | 25 15 341 7 | 01/03/21 - 31/03/21 | | 37.58 |
| | Plus GST | 63.12 WI (| 11/03/21 - 31/03/21 | | 85.12 8.51 |
| | 164 Water Consumption 1/12/20-2/02/21 | 20.14 | | | 18.31 |
| | Plus GST | | | | 1.83 |
| Total for all properties | | | | 0.00 | 2727.19 |
| 481 *N | fanagement Fees | | | | |
| | dministration Fee | | | 85.12 | |
| | is GST on items marked * | | | 10.00 9.51 | |
| Tr | ansferred to your bank account | | | 2622,56 | |
| Payment Details: The | Phipps Superannuation Fund 0728054 306-041 Phipps Super- | innuation Fund | | | |
| | The state of the s | anitication i ting | | | |
| | | | | 2727.19 | 2727.19 |
| _ | MONTHLY INCOME AND EXP | ENDITURE SUMMARY | | | |
| Income 101 Rental Income (| | | | | |
| 160 Outgoings Reco | (Total includes 200.00 GST) verable (Total includes 37.58 GST) | | | | 2200.00 |
| 164 Water Consump | tion (Total includes 1.83 GST) | | | | 413.42 |
| 168 Management Fe | es (Total includes 8.51 GST) | | | | 20.14 93.63 |
| Fotal Income | | | | | |
| Expenditure | | | | | 2727.19 |
| Expenditure 419 GST on fees | | | | | |
| 481 Management Fee | es | | | 9.51 | |
| 483 Admin Fee | | | | 85.12 10.00 | |
| Total Expenditure | | | | | |
| • | | | | 104.63 | |
| Payment to Owner | | | | 2622.56 | |
| | | | | 2727.19 | 2727.19 |
| | | | | | |

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/02/21 Reference: PHIPPS

TAX INVOICE

The Phipps Superannuation Fund
Manager: Real Estate Plus Commer

Manager: Real Estate Plus Commercial

Page: 2

Details

Debit

Credit

GST collections reported above \$247.92 GST payments reported above \$9.51

iit 3, 14 Farrall Road, Midvale WA 6056 9 Box 3008, Midland WA 6056

one: 08 6146 3333

nail: commercial@realestateplus.com.au

3N: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 27/04/21 Reference: PHIPPS

TAX INVOICE

hipps Superannuation Fund er: Real Estate Plus Commercial

Page: 1

| *************************************** | | | Debit | Credi |
|---|--|-------------------------------|--------------------|-------------|
| 2 (Lot 193) l | Loton Avenue BELLEVUE WA 6056 | | | |
| ise Chris | 101 Rent | 2000.00 M1 01/04/21 -31/05/21 | | 4000.0 |
| | Plus GST | | | 400.0 |
| | 160 Variable Outgoigs | 375.84 M1 01/04/21 -31/05/21 | | 751.6 |
| | Plus GST | | | 75.1 |
| | 168 Management Fees | 85.12 M1 01/04/21 -31/05/21 | | 170.2 |
| | Plus GST | 4 < 3 % | | 17.0 |
| 1 | 164 Water Consumption 2/02/21-31/03/21 Plus GST | 16.47 | | 14.9 1.5 |
| ids tra | nsferred to your bank | | 2602.42 2602.42 | 5430.5 |
| | ment Fees | | 170.24 | |
| | stration Fee | | 20.00 | |
| | on items marked * | | 19.02 | |
| 'eı | red to your bank account | | 2618.89 | |
| 5430.57 | Superannuation Fund 0728054 306-041 Phipps Superan | nuation Fund | | |
| | | | 5430.57 | 5430.5 |

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056 Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for

Period Ending: 27/04/21 Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

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2811.68

5430.57

Debit Details

MONTHLY INCOME AND EXPENDITURE SUMMARY

101 Rental Income (Total includes 400.00 GST)

Outgoings Recoverable (Total includes 75.16 GST) 160

164 Water Consumption (Total includes 1.50 GST)

Management Fees (Total includes 17.02 GST)

Total Income

| Expe | nditure |
|------|---------|
| | |

19.02 419 GST on fees 170.24 481 Management Fees 20.00Admin Fee 2602.42 Payments to you

Total Expenditure

Payment to Owner 2618.89

GST SUMMARY:

GST collections reported above \$493.68 GST payments reported above \$19.02

Unit 3, 14 Farrall Road, Midvale WA 6056

PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/06/21 Reference: PHIPPS

TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 1

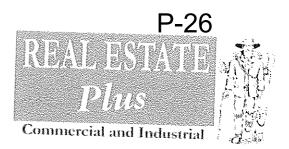
| Details | | | Debit | Credit |
|------------------------|--|--------------------------------|---------|---------|
| LOTON12 1/12 (L | ot 193) Loton Avenue BELLEVUE WA 6056 | | | |
| The Potters House C | Chris 101 Rent | 2000.00 M1 01 06 21 - 30 06 21 | | 2000.00 |
| | Plus GST | | | 200,00 |
| | 160 Variable Outgoigs | 375.84 M1 01/06/21 -30/06/21 | | 375.84 |
| | Plus GST | | | 37.58 |
| | 168 Management Fees | 85.12 MI 01/06/21 - 30/06/21 | | 85.12 |
| | Plus GST | | | 8.51 |
| | 164 Water Consumption 31/03/21-2/06/21 | 19.31 | | 17.55 |
| | Plus GST | | | 1.76 |
| | 103 Electricity 22/02/21-26/04/21 | 71.91 | | 0.00 |
| | Funds transferred to your bank | | 2602.42 | |
| Total for all properti | es | | 2602.42 | 2726.36 |
| 481 * | Management Fees | | | |
| | Administration Fee | | 85.12 | |
| | Plus GST on items marked * | | 20.00 | |
| | Fransferred to your bank account | | 10.51 | |
| • | transfer to four punk account | | 8.31 | |
| Payment Details: The | e Phipps Superannuation Fund 0728054 306-041 Phipps Superann | uation Fund | | |
| | | | 2726.36 | 2726.36 |

Unit 3, 14 Farrall Road, Midvale WA 6056 PO Box 3008, Midland WA 6056

Phone: 08 6146 3333

Email: commercial@realestateplus.com.au

ABN: 73 924 413 085



The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Agent ABN: 73-924-413-085 Primary Owner Statement for Period Ending: 25/06/21

Reference: PHIPPS TAX INVOICE

The Phipps Superannuation Fund Manager: Real Estate Plus Commercial

Page: 2

8.31 **2726.36**

2726.36

Details Debit Credit

| Income MONTHLY INCOME AND EXPENDITURE SUMMARY 101 Rental Income (Total includes 200 no CST) | | |
|---|---------|-----------------|
| 160 Outgoings Recoverable (Total includes 37.58 GST) | | 2200,00 |
| Water Consumption (Total includes 1.76 GST) Management Fees (Total includes 8.51 GST) | | 413.42 19.31 |
| Total Income | | 93.63 |
| Expenditure | | 2726.36 |
| 419 GST on fees | | |
| 481 Management Fees | 10.51 | |
| 483 Admin Fee | 85.12 | |
| Payments to you | 20.00 | |
| Total Expenditure | 2602.42 | |
| Parament to Ourse | 2718.05 | |

GST SUMMARY:

Payment to Owner

GST collections reported above \$247.85 GST payments reported above \$10.51

IMPORTANT INFORMATION

Registering your Lease in Western Australia

In Western Australia the *Transfer of Land Act* (TLA) governs the registration of titles to land and dealings on those titles. Section 58 of the TLA states that an instrument is not effectual to pass any interest in land until registered.

The TLA provides for the registration of a lease for any term (excluding options to renew) exceeding 3 years for freehold land or exceeding 12 months for Crown land. The written consent of any mortgagee or annuitant registered in priority to the lease is required.

The lease document is made up of at least 2 parts. The first four pages of the lease document consist of the 'dealing' form entitled Form L1 'Lease' which can be obtained from the Landgate website as a free download by following this link:-

http://www.landgate.wa.gov.au/corporate.nsf/web/Freehold+Land+Registration+Forms

This Lease Agreement is then attached as an annexure to the Landgate L1 Lease Form and contains the terms and conditions of the Lease.

This page is for informational purposes only and should not form part of your Lease.

RP Emery & Associates

www.rpemery.com.au

LEASE BETWEEN WAYNE AND LINDA PHIPPS DARK NIGHT INVESTMENTS PTY LTD WAYNE PHIPPS SMASH REPAIRS

This lease is suitable for factories, industrial units and offices not for use with retail shop Premises.

© R.P. Emery & Associates

www.rpemery.com

TABLE OF CONTENTS

The table of contents is empty because you aren't using the paragraph styles set to appear in it.

COMMERCIAL LEASE AGREEMENT

With guarantee and indemnity

This Agreement is made on the

day of

, 2021.

The Landlord leases to the Tenant the Premises for the Term of the Lease and at the Rent and on the conditions set out in this Agreement, together with necessary access over any Common Areas.

The Guarantor, if any, agrees to be bound by his or her obligations set out in this Agreement.

SCHEDULE

| Item 1 | Landlord | THE PHIPPS SUPERANNUATION FUND ABN – 31 408 114 123 Phone No – 04 1993 1993 EMAIL - waynephipps@iinet.net.au The Landlord is registered for Goods and Services Tax (GST) |
|-------------------|----------------------------|--|
| Item 1A | Landlord's Agent | AS ABOVE |
| Item 2 | Tenant | DARK NIGHT INVESTMENTS PTY. LTD. C/- NEXIA PERTH ABN – 82 627 078 282 3/88 WILLIAM STREET PERTH, W.A. 6000 Phone No – 9463 2463 E-mail brenton.lawrence@nexiaperth.comau |
| Item 3 (cl35) | Guarantor | |
| Item 4 (cl2) | Premises | 12A LOTON AVENUE, MIDLAND, W.A. (STORE) LOT 193 STRATA LOT 1 |
| Item 5 (cl6) | Term of the Lease | The Lease starts on 1ST day of APRIL 2021 and remains in force until 31ST day of MARCH 2031 |
| Item 6 (cl5) | Rent | MONTHLY RENT \$1733.33 PLUS GST IS PAYABLE ON 30TH DAY OF APRIL, 2021 |
| Item 7 (cl5.1) | How is Rent paid? | The Rent must be paid MONTHLY into the following account BSB 306-041 ACCOUNT 0728054 THE PHIPPS SUPERANUATION FUND |
| Item 8 (cl4) | Security Deposit Amount | N/A |

| Item 9 (cl8) | Rent Review Dates | First: FIVE YEARS Second: FIVE YEARS Third: FIVE YEARS |
|----------------------|---|---|
| Item 10 (cl7) | Further term or terms | First: TEN years Second: FIVE years Third: FIVE years |
| Item 10A (cl7.3) | The earliest date for exercising the option | First: Second: Third: |
| Item 10B (cl7.3) | The latest date for exercising the option. | First: Second: Third: |
| Item 11 (cl14) | Tenant's Proportion of Outgoings | The total lettable area of the Building is 360 square metres of which 180 SQUARE METRES IS TENANTS PROPORTION |
| Item 12 (18.1.10) | Building Rules | |
| Item 13 (cl2.1) | Designated Car Spaces | 10 CAR SPACES |
| Item 14 (cl3) | Permitted Use | STORAGE OF SPARE MOTOR VEHICLE PARTS |

TERMS OF AGREEMENT

The parties agree as follows:-

1. INTERPRETATION

1.1. Definitions

Agreement means this document including any schedules or annexures to it.

Building means the property of which the Premises are a part.

Building Rules means the rules mentioned in Item 12 or any substitute rules that the Landlord or body corporate puts in place for the Building from time to time.

Common areas means the areas in the Building we control, or controlled by the Owner's Corporation, intended for use by either the public or multiple Tenants of the Building.

Designated Car Spaces are the car spaces described at Item 13.

Further term of terms means the further term/s that are described at Item 10.

Guarantor means the person named in Item 3.

Independent qualified valuer means an independent qualified valuer agreed on by the parties, or if agreement cannot be reached, an independent qualified valuer appointed by the Real Estate Institute in the state in which the Premises is located.

Index Number means the Consumer Price Index All Groups number in respect of Perth published from time to time by the Australian Bureau of Statistics.

Item means an Item in the schedule to this Agreement.

Land means the land on which the Premises are situated.

Land Tax means land taxes or taxes or charges in the nature of a tax on land calculated as if the Land is the only Land owned by the Landlord in Western Australia and is not subject to a trust.

Landlord means the person named in Item 1 who has granted the Tenant the right to occupy the Premises under this Commercial Lease Agreement, and includes the person's heirs, executors, administrators and assigns.

Landlord's agent means the person named in Item 1A who acts as the agent of the Landlord and who (whether or not the person carries on any other business) carries on the business as an agent for:-

(a) the letting of commercial premises, or

(b) the collection of rents payable for any tenancy of commercial premises.

Landlord's Property means all fittings, furniture, appliances, plant, machinery and equipment owned or supplied by the Landlord either fixed or movable specified in Annexure "B", if applicable.

Month shall mean a calendar month.

Outgoings means all stamp duties, taxes and rates and any similar charges levied by a government, a council or an authority in respect of this Agreement, or the Land or any part of it, as well as insurance premiums for damage and public risk and any other Outgoings specified in Annexure "A".

Permitted Use means the Permitted Use specified at Item 14.

Premises means the premises described at Item 4 together with fixed improvement and the Landlord's Property.

Rent means the rent stipulated at Item 6.

Security Deposit Amount means the amount detailed at Item 8.

Start Date means the date stated at Item 5 as the date the lease starts.

Term of the Lease means the period stated in Item 5.

Tenant means the person named in Item 2 who has the right to occupy the Premises pursuant to this Agreement, and includes the person's heirs, executors, administrators and assigns.

Tenant's Proportion means the proportion detailed at Item 11 as the Tenant's proportion of Outgoings.

- 1.2. Where the context permits, words expressed in the singular include the plural and vice versa, and words expressed in the masculine gender include the feminine, and words referring to a person include a company.
- 1.3. Where two or more persons are parties hereto either as agent, Guarantor, Landlord or Tenant, each of them shall be bound by the conditions of the Agreement, both jointly and individually.
- 1.4. When this Agreement is signed by both parties and witnessed it is a deed at law from that time.
- 1.5. By signing this Agreement, the Tenant (for itself, its employees or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible) agrees that use and occupancy of the Premises will be at the Tenant's own risk.

2. PREMISES

2.1. The Landlord gives the Tenant the right to occupy the Premises described in Item 4 ("the Premises"), including the Landlord's Property and use of the Designated Car Spaces (if applicable) specified in Item 13.

3. PERMITTED USE OF PREMISES

3.1. The Premises shall only be used for the Permitted Use specified in Item 14.

4. SECURITY DEPOSIT OR BANK GUARANTEE

- 4.1. This clause 4 applies if a Security Deposit Amount is inserted in Item 8 of the Schedule.
- 4.2. The Tenant must give security against breach of this Lease to the Landlord or the Landlord's agent on or before the date of signing this Agreement by:-
 - (a) depositing with the Landlord the amount set out in Item 8; or
 - (b) giving an unconditional banker's order or bank guarantee drawn to the Landlord for the amount set out in Item 8:
 - either of which will be called the 'Security Deposit'.
- 4.3. The Landlord must maintain any deposit in a separate interest-bearing account with a respectable financial institution. Interest earned on the account will become part of the deposit.
- 4.4. If the Tenant fails to pay Rent or other money payable under the lease, or if the Landlord suffers loss or damage because of any other breach of the lease by the Tenant, the Landlord may apply the security deposit or the amount payable under the Bank Guarantee towards the arrears of Rent or other money, or towards the loss or damage. In doing so, the Landlord does not waive the Tenant's breach and does not waive any other right or remedy arising from the breach.
- 4.5. If the Landlord does use the security deposit or the amount payable under the bank Guarantee as described in this clause 4, the Landlord may notify the Tenant that it has done so. Within 14 days of the notification date, the Tenant must reinstate the deposit by paying to the Landlord the amount applied or extend or renew the Bank Guarantee for the amount applied.
- 4.6. At the end of the lease, if the Tenant is not indebted to, or otherwise liable to the Landlord for breach of the lease, the Landlord will refund the deposit or the balance of the deposit then held to the Tenant or will consent to the discharge of the Bank Guarantee.

5. RENT

- 5.1. The Tenant must pay the Rent specified in Item 6 which is to be paid in the manner specified at Item 7, even if the Landlord has not asked for it, without deducting any amount.
- 5.2. The Landlord can change the method of payment at any time by notifying the Tenant of the change in writing.
- 5.3. The first instalment of Rent is to be paid by the lease Start Date described at Item 5. Each later month's instalment of Rent is to be paid in advance.

6. TERM

6.1. The initial Term of this Agreement is the term stated at Item 5.

7. OPTION TO RENEW

- 7.1. Subject to the Tenant's compliance with all of the terms and conditions of this Agreement, the Landlord offers the Tenant a renewal for the Further term or terms stated at Item 10.
- 7.2. In the event that the Tenant does not exercise their option to renew this Agreement in accordance with this provision, the Tenant agrees, at all times, to be bound by all of the remaining terms and conditions of this Agreement.
- 7.3. Where the Tenant intends to renew this Agreement under any option or additional term offered by the Landlord or this Agreement, the Tenant must give the Landlord notice in writing not more than 6 months nor less than 3 months before the end of the current term. The earliest date for exercising the option is the date stated in Item 10A. The latest date for exercising the option is stated in Item 10B.
- 7.4. Provided that the Tenant has paid all Rent punctually and complied with all of the terms and conditions contained within this Agreement until the Agreement expiration date, the Landlord will grant to the Tenant a Further term.
- 7.5. The starting Rent for each Further term will be an amount as agreed between the Landlord and the Tenant, and failing such agreement 3 months before the current term expires, shall be the market rent for the Premises as determined by an independent qualified valuer. The costs of such rental determination shall be borne in equal shares by the parties unless otherwise agreed.

7.6. The renewed Agreement:-

(a) starts on the date after this Agreement ends;

- (b) contains the same terms as this Agreement but with no option for renewal after the last option for a Further term stated in Item 10 has been exercised.
- 7.7. If you are a corporation and you have provided directors' guarantees for this Agreement, then you must provide guarantees of your obligations under the renewed Agreement by your directors in the terms of clause 35.

8. RENT REVIEW

8.1. Application

This clause 8 applies if Review Dates are inserted in Item 9 of the Schedule.

8.2. Review

The Rent must be reviewed on each Review Date to an amount represented by A where:

Where B = The Index Number for the quarter ending immediately before the review date:

Where C = The Index Number for the quarter 1 year before the quarter in B; and

Where D = The Rent payable immediately before the Review date.

9. VACANT POSSESSION

- 9.1. The Landlord agrees:-
 - (a) to ensure the Premises are vacant so that the Tenant can occupy the Premises on the date agreed;
 - (b) that there is no legal reason the Landlord knows, or should know about when signing this Agreement, why the Tenant cannot take occupancy of the Premises;
 - (c) to ensure the Premises are reasonably clean at the beginning of the tenancy term;
 - (d) provided that no damage is the result of the Tenant or the Tenant's employees or guests, to keep the Premises in reasonable repair, and to execute without delay all reasonable repairs necessary for the Tenant's ordinary use and occupation of the Premises, taking into account:-
 - (i) the age of the Premises;
 - (ii) the amount of Rent paid; and
 - (iii) the expected life of the Premises.

10. COPY OF AGREEMENT

10.1.The Landlord agrees to give the Tenant a copy of this Agreement duly signed by both parties as soon as practicable.

11. LOCKS AND SECURITY DEVICES

11.1.The Landlord agrees to provide and maintain locks or other security devices necessary to keep the Premises reasonably secure.

12. TAX INVOICES & RECEIPTS

12.1. The Landlord agrees to provide a receipt or tax invoice where applicable for any Rent paid to the Landlord or the Landlord's agent. Where the Rent is not paid in person, the Landlord will post a receipt or tax invoice to the Tenant. Any receipt or tax invoice posted to the Tenant shall be deemed as received by the Tenant on posting.

13. CONTINUATION

13.1.If, at the end of the Term, the Tenant does not exercise their option to renew this Agreement, the Tenant can continue to utilise the Premises and the terms and conditions of this Agreement shall remain in full force and effect and this Agreement shall continue as a periodic Agreement from month to month unless the Landlord has objected before the end of any such period.

14. OUTGOINGS

- 14.1.The Tenant agrees to pay to the Landlord the Tenants Proportion of any Outgoings after notification by the Landlord, and to pay the amount within 14 days of production to the Tenant of a copy of the Landlord's assessment notice or account.
- 14.2. The Landlord may notify the Tenant that it is required to pay the proportion of any particular rate, tax or other Outgoing after the Landlord has been notified by the relevant body that it is due for payment. The Tenant is to pay its proportion whether or not the rate, tax or Outgoing is payable by the Landlord immediately or at some time in the future and whether or not the Landlord has paid it.
- 14.3.If the period for which any particular rate, tax or other outgoing is payable does not coincide with the lease year, the amount the Tenant must pay will be adjusted proportionally.

15. UTILITIES

- 15.1.The Tenant agrees:-
 - (a) to be responsible for all charges associated with the consumption of services

- supplied to the Premises including; electricity, telephone, gas, internet and including any deposits that may be payable thereon; and
- (b) to pay for the connection of all services that will be supplied in his or her name.

16. APPROVALS AND USE

16.1.The Tenant agrees:-

- (a) to comply with and obtain all approvals, licenses and consents required by and from the proper authorities to carry on the proposed business. The Tenant also agrees to bear all costs incurred in obtaining such approvals consistent with the specified use;
- (b) not to cause or allow the Premises to be used for any illegal purpose;
- (c) not to use the Premises as a place of residence; and
- (d) unless otherwise agreed to in writing by the Landlord, the Landlord is not under any duty or obligation to assist the Tenant in his or her obtaining any approvals, licenses and consents required to carry on the proposed business on the Premises.

17. PROHIBITED USES

17.1.The Tenant agrees not to use the Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

18. TENANTS CARE AND USE OF THE PREMISES

18.1.The Tenant agrees:-

- (a) to keep the Premises reasonably clean;
- (b) to notify the Landlord as soon as practicable, orally or in writing, of any damage to the Premises or the need for any repairs or maintenance, other than repair or maintenance of a negligible kind;
- (c) not to intentionally or negligently cause or permit any damage to the Premises, any part of the Premises or common property;
- (d) where the Tenant causes damage to the Premises, the Tenant shall notify the Landlord, at whose option the Tenant will repair or compensate the Landlord for any reasonable expense incurred by the Landlord in repairing the damage;
- (e) that, when this Agreement expires, the Tenant shall leave the Premises in substantially the same state of cleanliness and state of repair (fair wear and tear

- excepted), as the Premises were in on the date the Tenant took occupancy of the Premises:
- (f) not to put anything harmful down any sink, toilet or drain or do anything likely to cause a blockage or damage to the plumbing. The Tenant further agrees to pay the cost of repairs for any damage or blockage caused by the Tenant in this regard;
- (g) not to allow trade refuse or garbage to accumulate around the Premises and ensure such refuse is removed from the Premises regularly;
- (h) to do nothing that is likely to prejudice, render void or increase premiums payable under any policy of insurance held by the Landlord in relation to the Premises;
- (i) not to use any product on the Premises that would constitute toxic, harmful, pollutant or dangerous materials under any local, state or federal laws; and
- (j) to comply with the Building Rules contained in Item 12. The Landlord may institute or change the Building Rules from time to time and the Tenant agrees to be bound by a change when the Tenant receives written notice of it. The Landlord must not adopt a Building rule or change the Building Rules in a way that is inconsistent with this Agreement. To the extent that a Building rule is inconsistent with this Agreement, this Agreement prevails.

19. RESPONSIBLE FOR THE ACTIONS OF OTHERS

19.1.The Tenant agrees to be responsible to the Landlord for any act or omission by any employees, agents, or persons the Tenant allows on the Premises, including ensuring that such persons do nothing which would contravene any of the terms and conditions of this Agreement.

20. INSURANCE

- 20.1. Throughout the Term of this Agreement, the Tenant must:-
 - (a) obtain and maintain Grade 'A' insurance policies required to cover all stock, furnishings and plant and equipment for the full insurable value against all reasonable risks as required by the Tenant. For the avoidance of doubt, the term "Grade 'A'" insurance shall be any insurance provider agreed to by the Landlord;
 - (b) maintain legal/public liability insurance cover for a minimum of 10 million dollars;
 - (c) obtain plate glass insurance against all risks specified by the Landlord;
 - (d) ensure that all current insurance policies or those required by the Tenant under this Agreement have been approved by the Landlord and are taken out in the joint

- names of the Landlord and the Tenant for their respective rights and interests;
- (e) upon request, provide copies and provide certificates annually for each insurance policy confirming the currency of such policies to the Landlord;
- (f) obtain any additional insurance reasonably requested by the Landlord from time to time to ensure the Premises and its contents are sufficiently insured or which may be required under then applicable law.

21. ALTERATIONS AND ADDITIONS

21.1.The Tenant agrees:-

- (a) not to attach any fixture or renovate, make alterations or additions to the Premises (or the property, as the case may be) without the Landlord's prior written permission;
- (b) not to erect, paint, write or attach any sign upon any part of the Premises (or the property, as the case may be) without first having written approval from the Landlord and where necessary, the relevant authorities;
- (c) not to remove, without the Landlord's prior written permission, any fixture attached by the Tenant if its removal would cause damage to the Premises or common property;
- (d) to notify the Landlord of any damage caused by removing any fixture attached by the Tenant; and
- (e) at the option of the Landlord, have the damage repaired or compensate the Landlord for the reasonable cost of repairing the damage.

22. INDEMNITY

- 22.1. The Tenant agrees to indemnify the Landlord against all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:-
 - (a) neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible;
 - (b) Tenant's failure to give notice of service defects;
 - (c) damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

(d) any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results from the gross negligence of the Landlord or its employees or contractors.

23. RELEASE

- 23.1.The Tenant releases the Landlord from all cost, liability, loss or damage suffered directly or indirectly in connection with all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:-
 - (a) neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible;
 - (b) tenant's failure to give notice of service defects;
 - (c) damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible;
 - (d) any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results from the gross negligence of the Landlord or its employees or contractors.

24. ASSIGNMENT AND SUBLETTING

- 24.1.The Tenant agrees not to assign any part of the Tenant's interest in the Premises or to sublet the Premises without the Landlord's prior written consent.
- 24.2. The Landlord may at it's discretion, consent to the proposed assignment if:-
 - (a) it is satisfied that the proposed new Tenant has the financial standing and experience necessary to carry out the Tenant's obligations under this Lease Agreement;
 - (b) the proposed new Tenant signs any Agreement reasonably required by the Landlord in the form approved by the Landlord and gives any security which the Landlord reasonably requires;
 - (c) the Tenant complies with any other reasonable requirements of the Landlord;
 - (d) the Tenant is not in breach of the tenancy; and
 - (e) the Tenant pays the Landlord's reasonable costs of giving its consent.

25. LANDLORD'S ACCESS

- 25.1.Both parties agree, unless an emergency situation dictates otherwise in which case the Landlord or Landlord's agent shall have immediate access right, the Tenant shall allow the Landlord or the Landlord's agent unfettered access to the Premises at all reasonable times on reasonable notice to the Tenant:-
 - (a) to inspect and view the state of repair of the Premises and to carry out necessary repairs;
 - (b) to show the Premises to prospective Tenants or purchasers after receiving notice from the Tenant of the Tenant's intention to terminate this Agreement;
 - (c) after receiving notice from the Landlord of the Landlord's intention to sell the Premises (or the property as the case may be), for the purpose of erecting "for sale" signs;
 - (d) for any other reasonable purpose the Landlord deems fit and proper.

26. UNEXPECTED EVENTS

- 26.1. Where the Premises becomes wholly or partially unfit for the Tenant to occupy due to damage or destruction, not caused by the Tenant or the Tenant's employees:-
 - (a) the Landlord will adjust the Rent and other amounts payable by the Tenant in accordance with the degree of damage or destruction until the Premises are restored and made fit for the Tenant to occupy; or
 - (b) where the damage or destruction is a continuing event without likelihood of repair, either party may terminate this Agreement provided written notice is given within sixty (60) days of the event.
- 26.2.Should the damage or destruction have been caused or contributed to by the Tenant, or its employees, or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible, or should the Tenant or Tenant's employees' actions result in any insurer refusing to indemnify for such damage or destruction, this clause will no longer apply, insofar as they relate to the Tenant.

27. TENANTS RIGHT TO PRIVACY

27.1.Provided that the Tenant is, at all times, in compliance with this Agreement, the Tenant has the right to quiet enjoyment of the Premises and the Landlord will respect the Tenant's privacy at all times.

28. COSTS

28.1.The Tenant agrees to bear all reasonable costs incurred by the Landlord in preparation of this Agreement, including stamp duty where applicable.

29. GST

29.1.All amounts payable by the Tenant to the Landlord, including Rent and Outgoings, will be inclusive of GST (where applicable).

30. STATUTES

30.1.The Tenant and Landlord each shall comply with all by laws, statutory regulations, statutes and other public requirements now or hereafter affecting the Premises.

31. CLEANING

31.1.If the Tenant is unable or unwilling to maintain the Premises in a clean and tidy condition, the Tenant hereby authorises the Landlord to arrange for such cleaning to be undertaken at the Tenant's expense.

32. MITIGATION

32.1. The parties hereby acknowledge that any rules relating to the law of contract about mitigation of loss or damage on breach of a contract, apply to a breach of a lease agreement.

33. DISPUTE RESOLUTION

33.1.All disputes from the implementation of this Agreement or related to this Agreement shall, in the first instance, be resolved through friendly consultation between both parties. If negotiation fails to settle the dispute, either party has the right to make an arbitration application to the Australian Commercial Disputes Centre. The arbitration shall be the final verdict and have binding force on both parties.

34. TERMINATION

- 34.1.The Lease may be terminated:-
 - (a) by re-entry or by **14 days written notice of termination** (subject to clause 34.2), if:-
 - (i) the rent is unpaid for 14 days after becoming due for payment;
 - (ii) the Tenant does not meet the Tenant's other obligations under this Agreement;
 - (iii) the Tenant as an individual or corporation suffers, or any guarantor, suffers a material adverse change in financial position including but not limited to a

- default on any debt to any person valued at more than three months' rental under this Agreement;
- (iv) the Tenant is a corporation and without our written consent, the person in effective control of the Tenant is not the same person as was in effective control when this Agreement was signed as a result of changes in ownership of or membership of the company or its holding company, or of shares in either of these; or
- (b) by written mutual agreement between the Landlord and the Tenant at any time before the expiry of the Lease;
- (c) if any fixed term of the Lease has expired, and the Lease is a periodic Lease, then by either party giving the other 60 days written notice.
- 34.2.Before terminating this Agreement for a breach by the Tenant of this Agreement (including repudiation consisting of the non-payment of rent), the Landlord must give the Tenant written notice of the breach and a period of 14 days in which to remedy it and to pay reasonable compensation for it. A notice given in respect of a breach amounting to repudiation is not an affirmation of the Agreement.
- 34.3. Fourteen (14) days is fixed as the period within which the Tenant must remedy a breach capable of remedy and pay reasonable compensation for the breach.
- 34.4.Breach by the Tenant of any of the Tenant's obligations under clause 3, 4, 5, 7, 8, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 28, 29, 30, 31, or 37 of this Agreement (whether positive or negative) is a breach of an essential term of this Agreement and constitutes repudiation. If the Tenant transfers or attempts to transfer this Agreement or the Tenant's rights and obligations under it or sublet the shop without the Landlord's written consent the Tenant also commits a breach of an essential term of this Agreement and that breach also constitutes repudiation. Other of the Tenant's obligations under this Agreement may also be essential.
- 34.5. Termination by the Landlord ends this Agreement, but the Landlord retains the right to sue the Tenant for unpaid money or for damages (including damages for the loss of the benefits that the Landlord would have received if this Agreement had not been terminated early) and for breaches of the Tenant's obligations under this Agreement.
- 34.6.Even though the Landlord may not exercise its rights under this Agreement on one occasion, it may do so on any later occasion.
- 34.7.The Landlord may enter the Premises if he has reasonable grounds to believe the Premises have been abandoned.

- 34.8. The Tenant shall have the right to terminate this Agreement if the Landlord has seriously or repeatedly breached any of its conditions. The Tenant shall give the Landlord fourteen (14) days' notice at the same time indicating the nature of the breach. The Landlord shall have fourteen (14) days to rectify any such breach and if the Landlord fails to rectify such breach within such period, the Tenant shall have the right to terminate this Agreement on the giving of an additional fourteen (14) days' notice of his intention to do so.
- 34.9.Any action by the Landlord or the Tenant in accordance with this clause shall not affect any claim for damages in respect to a breach of a condition of this Agreement.
- 34.10.Upon termination of this Agreement for any cause, the Tenant shall vacate the Premises:-
 - in substantially the same state of repair and cleanliness, removing all the Tenant's belongings and any other goods brought onto the Premises during the term of this Agreement;
 - (b) in substantially the same condition as the Premises were in at the commencement of this Agreement, fair wear and tear excepted; and
 - (c) will deliver vacant possession of the Premises in a peaceful and prompt manner, by securely locking the Premises and handing over all keys to the Landlord or the Landlord's agent, including any copies of keys the Tenant made during the period the Tenant occupied the Premises.

35. GUARANTORS LIABILITY

35.1.In consideration of the Landlord leasing the Premises to the Tenant in accordance with this Agreement, the Guarantors for themselves and each of them, and each of their executors, unconditionally agree that they and each of them will be (with the Tenant) jointly and severally liable to the Landlord for the payment of the Rent and all other monies payable by the Tenant, and also for the due performance and observance of all the terms and conditions on the part of the Tenant contained or implied. It is hereby further expressly agreed and declared that the Landlord may grant to the Tenant time or any other indulgence and may compound or compromise or release the Tenant without affecting the liability of the Guarantors.

36. NOTICES

36.1.Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given to the appropriate party by personal delivery or by certified mail, postage prepaid, or recognised overnight delivery services at addresses already specified in the Schedule to this Agreement.

36.2. The Tenant and Landlord may agree to give notice to each other by means of email correspondence, provided that, unless otherwise notified in writing, any such email shall be sent to the email address of the relevant party first set out above.

37. RULES AND REGULATIONS

- 37.1.Except as approved in writing by the Landlord, no signage or advertisements may be affixed or painted on any part of the interior or exterior Building. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location colour and style of any advertisement.
- 37.2. The Landlord, at the Tenant's expense, will provide interior signs on glass doors or directory tablets at such time as requested by the Tenant.
- 37.3. The obstruction of passageways, staircases, fire escapes or the entrance of the Premises is strictly prohibited. The Tenant shall not use them for any other purpose than entering or exiting the Building.
- 37.4. The Tenant will not cause or permit the Premises to be used in such a manner as to cause a nuisance or interference with the reasonable peace, comfort and privacy of other Tenants.
- 37.5. The Tenant will not breach the terms and conditions of any policy of insurance relating to the Building and its contents.
- 37.6. The Tenant will not conflict with the regulations of any public authority.
- 37.7.Except as approved in writing by the Landlord, no heavy equipment may be installed on any part of the Premises. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location where such heavy equipment must be placed. Should the Building be damaged in anyway during the installation or removal of any heavy articles, all damage shall be repaired at the Tenant's expense.
- 37.8.In the event of any emergency or other eventuality whereby the toilets or washrooms on any floor are not available for use, the Landlord may temporarily withdraw the right of exclusive use of all or any of the toilets or washroom areas and services not affected to ensure availability of these facilities to all occupants of the Building and no rental adjustment will be made during such temporary arrangements.
- 37.9. When moving furniture or goods in and out of the Building passenger lift, traffic shall have priority at all times.
- 37.10. When the Premises are left unoccupied, the Tenant will ensure all doors and windows of the Premises are securely fastened. The Landlord reserves the right to enter the

Premises to ensure the security of the Building is not compromised if windows or doors are left unfastened.

38. SPECIAL CONDITIONS

- 38.1. Special conditions forming part of this Agreement may be inserted here.
- 38.2.[special conditions]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE]

| Executed as a deed on | day of | , 2021 . |
|---|------------------------------|---------------------------|
| EXECUTED BY THE LANDLORD [in with s127 Corporations Act 2001 | sert company name] ACN [ii | nsert ACN] in accordance |
| X | X | |
| Sole Director & Secretary / Director | Director / Sec | retary |
| Name: | Name: | |
| (Block letters) | (Block letters) | |
| Or if the Landlord is an individual: | | |
| SIGNED SEALED AND DELIVERED in the presence of: | by the Landlord [insert name | of Landlord] |
| X | | nsert name of Landlord] |
| Name: | | |
| (Block letters) | | |
| EXECUTED BY THE TENANT [insert s127 Corporations Act 2001 | company name] ACN [insert | : ACN] in accordance with |
| x | x | |
| Sole Director & Secretary / Director | Director / Sec | retary |
| Name: | Name: | |
| (Block letters) | (Block letters) | |

Or if the Tenant is an individual:-

| SIGNED SEALED and DELIVERED by the Tenant [ins | sert name of Tenant] |
|--|------------------------------|
| in the presence of: | |
| X | x[insert name of Tenant] |
| Name: | |
| (Block letters) | |
| | |
| SIGNED SEALED AND DELIVERED by the Guaranto | r [insert name of Guarantor] |
| in the presence of: | |
| | X |
| X | [insert name of Guarantor] |
| Name: | |
| (Block letters) | |
| SIGNED SEALED AND DELIVERED by the Guaranto | r [insert name of Guarantor] |
| in the presence of: | |
| X | x[insert name of Guarantor] |
| Name: | |
| (Block letters) | |

MORTGAGEE CONSENT

enter the mortgagees name in this spot the mortgagee named in mortgage number insert mortgage identifier number consents to this Lease.

| Signe | d for a | nd on behalf of the mortgagee |
|-------|---------|-------------------------------|
| Date | date | xname for Mortgagee |

Annexure "A" - Outgoings

Estimate of Outgoings/operating expenses for the period beginning [date] to [date] (State which of the following are payable by the Tenant.)

Estimate (including GST) per annum for the Building:

| Description of outgoing | Amount |
|---|----------------------|
| Rates and other charges levied by any law | \$ 652.67 |
| Water, garbage and sewerage rates | \$1,450.29 per annum |
| Waste disposal costs | \$ |
| Land Tax | \$726.62 |
| Insurance premiums payable by the Landlord | \$ |
| The cost of cleaning any Common Areas that are used by the Tenant | \$ |
| Garden and maintenance | \$ |
| Car Park Levies | \$ |
| | |
| | |

| Total (| Outgoings | for the | Building | /Premises: |
|---------|-----------|---------|----------|------------|
|---------|-----------|---------|----------|------------|

\$[insert]

Formula for determining Tenant's Proportion of the total Outgoings for the Building/Premises as set out at Item 11 of the Schedule:

| Estimated Tenant contrib | oution to Outgoings: | \$[insert] |
|--------------------------|----------------------|------------|
| Signed by the Landlord: | | |
| Signed by the Tenant: | | |

Annexure "B" Landlord's Property

| Item | Description | Identifier |
|--------|---|--|
| Item 1 | [Insert any fixtures, fittings and equipment of the Landlord which will remain on the Premises otherwise delete.] | [Insert an identifier such as a serial number] |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| Signed by the Landlord: | |
|-------------------------|--|
| Signed by the Tenant | |

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Financial Year Statement

Statement period From: 1 July 2020 To: 30 June 2021

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

Property

Unit 3 / 919 Beaufort St, Inglewood WA

| Details | GST | Expense | income |
|---|----------|------------|-------------|
| Rent • | | | \$19,328.57 |
| Tenant Reimbursement - General Repairs & Maintenance | | | \$62.00 |
| Tenant reimbursement - Unexpired Portion of the Leasing Fee | \$2.30 | | \$25.25 |
| Advertising | \$36.18 | \$398.00 | |
| General Maintenance | \$31.82 | \$350.00 | |
| Inventory Report Fee | \$36.18 | \$398.00 | |
| Letting Fee | \$154.00 | \$1,694.00 | |
| Locks, Keys and Remotes | \$5.00 | \$55.00 | |
| Management Fee | \$194.79 | \$2,142.64 | |
| Plumbing | \$85.00 | \$935.00 | |
| Strata Management Charges | | \$124.00 | |
| | \$542.97 | \$6,096.64 | \$19,415.82 |

Net Position at End of Period

\$13,319.18

Total rent deduction(s) of \$0.00 applied during the statement period.
 NOTE: Includes rent deduction(s) and removal of rent deductions.

ATES

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

Owner Statement

| Account | BEAUFORT3/919 |
|---------------------|--|
| Statement number | 23 |
| Statement period | 2 June 2020 - 1 July 2020 |
| For property | Unit 3 / 919 Beaufort St, Inglewood WA |

| | Kristen Rayson |
|-----------------|-----------------------|
| | |
| | |
| | |
| | |
| Current Tenancy | Rent: \$350.00 Weekly |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | Paid to: 06/07/20 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| Balance Brought Forward | \$0,0 |
|---|------------|
| Income | |
| 01/06/20 - Kristen Rayson - Rent - 02/06/2020 to 08/06/2020 | |
| 08/06/20 - Kristen Rayson - Rent - 09/06/2020 to 15/06/2020 | \$350.00 |
| 15/06/20 - Kristen Rayson - Rent - 16/06/2020 to 22/06/2020 | \$350.00 |
| | \$350.00 |
| 22/06/20 - Kristen Rayson - Rent - 23/06/2020 to 29/06/2020 | \$350.00 |
| 29/06/20 - Kristen Rayson - Rent - 30/06/2020 to 06/07/2020 | \$350.00 |
| Total income: | \$1,750.00 |
| Includes GST of: | \$0.00 |
| Expenses | |
| 30/06/20 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | \$192.50 |
| Total expenses: | \$192.50 |
| Includes GST of: | \$17.50 |
| ayments to owner | |
| 0/06/20 | \$1,557.50 |
| Total payments: Balance (\$0.00) + income (\$1,750.00) - expenses (\$192.50) - total held in trust (\$0.00) = | \$1,557.50 |



Owner Statement

Tay Invoice

| BEAUFORT3 | Account |
|-------------------------------------|---------------------|
| | Statement number |
| 1 July 2020 - 3 August 2 | Statement period |
| Unit 3 / 919 Beaufort St, Inglewood | For property |

Kristen Rayson
Current Tenancy Rent: \$350.00 Weekly
Paid to: 03/08/20

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

| Balance Brought Forward | | \$0.00 |
|---|----------------------------|------------|
| Income | | |
| 06/07/20 - Kristen Rayson - Rent - 07/07/2020 to 13/07/2020 | | |
| 13/07/20 - Kristen Rayson - Rent - 14/07/2020 to 20/07/2020 | | \$350.00 |
| 20/07/20 - Kristen Rayson - Rent - 21/07/2020 to 27/07/2020 | | \$350.00 |
| 27/07/20 - Kristen Rayson - Rent - 28/07/2020 to 03/08/2020 | | \$350.00 |
| | | \$350.00 |
| | Total Income: | \$1,400.00 |
| _ | Includes GST of: | \$0.00 |
| Expenses | | |
| 03/08/20 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | | \$154,00 |
| | Total expenses: | \$154.00 |
| | Includes GST of: | \$14.00 |
| Payments to owner | | |
| 3/08/20 | | |
| Total powers to a few | | \$1,246.00 |
| Total payments: Balance (\$0.00) + income (\$1,400.00) - expenses (\$154.00) - tota | l held in trust (\$0.00) = | \$1,246.00 |



Owner Statement

Tay Invaira

| BEAUFORT3/919 | Account |
|--|---------------------|
| 27 | Statement number |
| 3 August 2020 - 1 September 2020 | Statement period |
| Unit 3 / 919 Beaufort St, Inglewood WA | For property |

Shane Robert Greenshields
Current Tenancy Rent: \$370,00 Weekly
Paid to: 11/09/20

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

| Balance Brought Forward | \$0.00 |
|---|------------|
| Income | |
| 03/08/20 - Kristen Rayson - Rent - 04/08/2020 to 10/08/2020 | \$350.00 |
| 10/08/20 - Kristen Rayson - Rent - 11/08/2020 to 17/08/2020 | \$350.00 |
| 11/08/20 - Kristen Rayson - Rent Return - Owner to Tenant Deposit rent return | -\$150.00 |
| 11/08/20 - Shane Greenshields - Rent - 15/08/2020 to 28/08/2020 | \$740.00 |
| 24/08/20 - Shane Robert Greenshields - Rent - 29/08/2020 to 11/09/2020 | \$740.00 |
| 26/08/20 - Kristen Rayson - Invoice - Invoice 3042, Unexpired portion of leasing fee | \$25.25 |
| Total Income: | \$2,055.25 |
| Includes CST of: | \$2.30 |
| Expenses | |
| 12/08/20 - Leasing Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | \$814.00 |
| 12/08/20 - Advertising to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | \$199.00 |
| 12/08/20 - Property Condition Report Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | \$199.00 |
| 01/09/20 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | \$239.80 |
| Total expenses: | \$1,451.80 |
| Includes GST of: | \$131.98 |
| Payments to owner | |
| 01/09/20 | \$603.45 |
| Total payments : Balance (\$0.00) + income (\$2,055.25) - expenses (\$1,451.80) - total held in trust (\$0.00) = | \$603.45 |

Aviso WA Insurance Brokers

A.F.S. 230 778 A.B.N. 30 009 439 203





All other terms and conditions as per CGU Wording Only

Tax Invoice

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

| Account | BEAUFORT3/919 |
|---------------------|--|
| Statement number | 31 |
| Statement period | 1 October 2020 - 2 November 2020 |
| For property | Unit 3 / 919 Beaufort St, Inglewood WA |

Shane Robert Greenshields **Current Tenancy** Rent: \$370.00 Weekly Paid to: 06/11/20

| Balance Brought Forward | | \$0.00 |
|---|--|------------|
| | erite de la companie de la commenta de la commenta de la commenta de la colonida de la colonida de la colonida | |
| Income | | Credit |
| 06/10/20 - Shane Robert Greenshields - Rent - 10/10/2020 to 23/10/2020 | | \$740.00 |
| 24/10/20 - Shane Robert Greenshields - Rent - 24/10/2020 to 06/11/2020 | | |
| | | \$740.00 |
| | Total income: | \$1,480.00 |
| | Includes GST of: | \$0.00 |
| Expenses | | Debit |
| 07/10/20 - Leaking Hot Water System(Ref. 2767) | | |
| 4/10/20 - Front Door Key(Ref. 2781) | | \$935.00 |
| | | \$55.00 |
| 02/11/20 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | | \$162.80 |
| | Total expenses: | \$1,152.80 |
| | Includes GST of: | \$104.80 |
| ayments to owner | | |
| 2/11/20 | \$327.20 | |
| N-1-1 | • • • • | |
| Total payments: Reference (ed. 00) + Imnorma (ed. 180.00) + avmontos (ed. 183.00) - dom | their in their ten may w | \$327.20 |

Doc Hayward's Plumbing & Gas

ABN: 52 809 871 771 – Licence No: 5419 GF No: 2203 Boldbronze Pty Ltd (ACN 074 128 591) as Trustee for the Hayward's Family Trust

STEVEN HAYWARD: 0418 902 715 PO Box 174

Inglewood, WA 6932



TAX INVOICE

Care of

RADI ESTATES

909A BEAUFORT STREET
INGLEWOOD WA 6052
AUSTRALIA

Invoice Date 07 Oct 2020

Invoice Number INV-44940

Reference / Address - 2767 - 3/919 BEAUFORT STREET INGLEWOOD

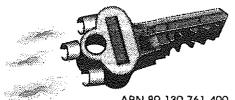
| Tax Invoice to & Work Performed | | Amount AUD |
|--|------------------------|------------|
| LM & WE PHIPPS ATF PHIPPS SUPERANNUATION | | |
| To check on leaking hot water unit, found system to be lead not repairable. To disconnect, drain and remove form site. To supply and services and commissioned ready for use. | · | 850.00 |
| | Subtotal | 850.00 |
| | Total GST 10% | 85.00 |
| | Invoice Total AUD | 935.00 |
| Due Date: 06 Nov 2020 | Total Net Payments AUD | 0.00 |
| Due Date. Of NOV 2020 | Amount Due AUD | 935.00 |

BANK DETAILS

Name: S C Hayward Bank: ANZ BSB 016-370 Account 1084-76609 Email: doc123@iinet.net.au

Please use invoice No. as Reference

All materials used remains the property of Doc Hayward's Plumbing & Gas until the account is paid in full



ABN 89 130 761 499

LM + WE PHAS ATT

PO BOX 2737, MALAGA WA 6944

TELEPHONE 041 99 77 833 FACSIMILE (08) 9275 5435 EMAIL: gilomen68@gmail.com

TAX INVOICE

32896

O/N: 2781

DATE 12-10-20

| DATE: / D? | 10.00 |) |
|---|-------|----------|
| DESCRIPTION | AMOL | JNT |
| JOB AT -: 3/919 BEAUGRA SI /NGLENDOD. | | |
| INGLENDOD. | | |
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| | | |
| Kelar FRONT JOOR LOW. | A | |
| | 50. | ಬ |
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| | | |
| | | |
| PAYMENT DUE IN 7 DAYS TOTAL (Excl. GS) | 50. | 60 |
| BANKING DETAILS: BSB 036 062 ACCOUNT No. 414406 GST | 5. | ∞ |
| TERMS AND CONDITIONS 1. Goods purchased from this company remain the property of the vendor until items are paid for in full. TOTAL (Incl. GST) | 55. | ဆ |
| Collection and/or legal costs to recover any unpaid accounts will be added to the amount already payable. All work guaranteed for 2 months. | | |

Payment Received....... Customer Signature......



Owner Statement

Tax Invoice

| Account | BEAUFORT3/919 |
|---------------------|--|
| Statement number | 33 |
| Statement period | 2 November 2020 - 1 December 2020 |
| For property | Unit 3 / 919 Beaufort St. Inglewood WA |

Shane Robert Greenshields
Current Tenancy Rent: \$370.00 Weekly
Paid to: 04/12/20

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

| Balance Brought Forward | | \$0.00 |
|---|--------------------------|-------------|
| Income | | |
| income | | Credit |
| 05/11/20 - Shane Robert Greenshields - Rent - 07/11/2020 to 20/11/2020 | | \$740.00 |
| 25/11/20 - Shane Robert Greenshields - Rent - 21/11/2020 to 04/12/2020 | | \$740.00 |
| | Total Income: | \$1,480.00 |
| | Includes GST of: | \$0.00 |
| Expenses | | Debit |
| 01/12/20 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | | \$162.80 |
| | Total expenses: | \$162.80 |
| | Includes GST of: | \$14,80 |
| Payments to owner | | |
| 01/12/20 | \$1,317.20 | |
| Total payments: Balance (\$0.00) + income (\$1,480.00) - expenses (\$162.80) - total h | neld in trust (\$0.00) = | \$1,317.20 |



Owner Statement

Tay Invoice

| · · · · · · · · · · · · · · · · · · · | |
|--|---------------------|
| BEAUFORT3/919 | Account |
| 35 | Statement number |
| 1 December 2020 - 2 January 2021 | Statement period |
| Unit 3 / 919 Beaufort St, Inglewood WA | For property |

Shane Robert Greenshields
Current Tenancy Rent: \$370.00 Weekly
Paid to: 01/01/21

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

| | | \$0.0 |
|---|------------------|------------|
| Income | | |
| 09/12/20 - Shane Robert Greenshields - Rent - 05/12/2020 to 18/12/2020 | | Credi |
| | | \$740.00 |
| 16/12/20 - Shane Robert Greenshields - Invoice - Invoice 3774, Swipe Card | | \$62,00 |
| 21/12/20 - Shane Robert Greenshields - Rent - 19/12/2020 to 01/01/2021 | | ₩0£,0€ |
| | | \$740,00 |
| | Total income: | \$1,542,00 |
| | Includes GST of: | \$0.00 |
| Expenses | | |
| 5/12/20 ~ Special Levy - Supply 1 x Swipe Card | | Debit |
| <u>-</u> | | \$62,00 |
| 12/01/21 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | | , |
| | | \$162.80 |
| | Total expenses: | \$224.80 |
| | Includes GST of: | \$14.80 |
| ayments to owner | | |
| 2/01/21 | | |
| Total payments: Balance (\$0.00) + income (\$1,542.00) - expenses (\$224.80) - tota | \$1,317.20 | |



Smithwick Strata Services ABN: 76395107782 P O Box 408 NORTH PERTH WA 6906 Pit: 06 9227 6274 Fax: 06 9227 0974 accounts@smithwick.com.au Principal; Henry Van Es

Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

waynephipps@iinet.net.au

Tax Invoice 11446607436 Date of Notice 10/12/2020

Strata Titles Act 1985 SPECIAL LEVY NOTICE

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985. The following special levy has been determined for the abovementioned lot and is due by the 24/12/2020.

| Details: Supply 1 x Swipe Card (#4303 00345) ordered by property mana | ger |
|---|----------------------------|
| Details: Supply 1 x Swipe Sala (x x x x x | |
| | |
| | Admin Fund: \$62.00 |
| | Sinking Fund: \$0.00 |
| | |
| | TOTAL AMOUNT DUE = \$62.00 |
| | No GST has been charged |
| | |

Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% pa.



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

| HYCLY SY | | appiy. | | | |
|----------|---|-----------------|--|---|--|
| | Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au. | PAY | Biller Code: 96503 Ref: 283745701 47593 | Account: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 Owner: Wayne Edward Phipps | |
| a | Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395 | | | & Linda Magdalen Phipps ATF The Phipps Superannuation Fund Lot No: 3 | |
| | Pay by meiling this payment slip with your Cheque to: DEFT Payment Systems Locked Bag 2501, Perth WA 6001 | O eos billpa | Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS Payments made at Australia Post will incur a \$2.75 DEFT processing fee | All Cheques must be made payable to: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 | |



Owner Statement

Tax Invoice

| Account | BEAUFORT3/919 |
|---------------------|--|
| Statement number | 39 |
| Statement period | 1 February 2021 - 2 March 2021 |
| For property | Unit 3 / 919 Beaufort St, Inglewood WA |

Lara Alice Burford, Jessica Jean Higgins
Rent: \$400.00 Weekly
Paid to: 05/03/21

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

| \$0. Crec \$740.0 \$800.0 |
|---|
| \$740.0 \$800.0 \$1,540.0 |
| \$740.6 \$800.0 \$1,540.0 |
| \$800.0 \$1,540.0 |
| \$1,540.0 |
| |
| |
| \$0.0 |
| Deb |
| \$880.0 |
| \$199.0 |
| \$199.00 |
| \$169.40 |
| \$1,447.40 |
| \$131.58 |
| |
| *************************************** |
| \$92,60 |
| |

Page 1 of 1



Owner Statement

Tax Invoice

| ······· | |
|---------------------|--|
| Account | BEAUFORT3/919 |
| Statement number | 43 |
| Statement period | 1 April 2021 - 3 May 2021 |
| For property | Unit 3 / 919 Beaufort St, Inglewood WA |
| | |

Lara Alice Burford, Jessica Jean Higgins **Current Tenancy** Rent: \$400.00 Weekly Paid to: 07/05/21

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

| Balance Brought Forward | | |
|---|----------------|----------|
| | | \$0.00 |
| Income | | |
| 11/04/21 - Lara Alice Burford, Jessica Jean Higgins - Rent - 24/04/2021 to 07/05/2021 | | Credit |
| - 24/04/2021 to 07/05/2021 | | \$800.00 |
| · | Total income: | \$800.00 |
| Expenses | cludes GST of: | \$0.00 |
| 3/05/21 - Management Fee to Agent (BEAUFORT3/919 - Unit 3 / 919 Beaufort St, Inglewood WA) | | Debit |
| | | \$88,00 |
| То | tal expenses: | \$88.00 |
| ayments to owner | ludes CST of: | \$8.00 |
| 3/05/21 | | ··· |
| Total name of the second | \$712.00 | |
| Total payments: Balance (\$0.00) + Income (\$800.00) - expenses (\$88.00) - total held in tri | ust (\$0.00) = | \$712.00 |

Policy Schedule

Landlord Preferred Policy

052

L & W Phipps ATF Phipps Superannuation Fund PO Box 1318 MIDLAND DC WA 6936 To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless

25 May 2020

POLICY NUMBER:

TS0116480LPP

AMOUNT DUE:

\$315.00

Insured: L & W Phipps ATF Phipps Superannuation Fund

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

Premium Type

Renewal

Expiry Date

4.00pm 14/07/2020. We invite you to renew your policy until 4.00pm 14/07/2021

Managing Agent

Radi Estates

Property Details

The land size is unknown.

Sum insured

Contents/Building Liability to Other Weekly rent

\$60,000 \$20,000,000

\$1,000

Excess per claim

Loss of rent \$0

Add. benefits in Sect 1, \$0

Liability and Tax audit

Tenant damage \$500

Scorching or pet damage \$250

Earthquake or Tsunami \$200

Other claims \$100

Annual Premium

\$315.00

Includes: Multiple Property Discount

Last year's annual premium

\$299.00

Change on last year 5.4 %

Please turn over for important policy information

If the information shown is incorrect, please call to advise us. Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions

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

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

Amount Payable

\$315.00

Due Date

14/07/2020 TS0116480LPP

Payment Reference No

701164808

Payment Options

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

Policy Number

Biller Code: 63461

Ref: 701164808

Telephone & Internet Banking - BPAY®

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





From: Christine Gow christine@gowre.com.au & Subject: Levy Notice - Strata Scheme 50898 - Lot 3

Date: 20 July 2020 at 11:42 am
To: waynephipps@iinet.net.au



Dear W & L Phipps ATF The Phipps Superannuation Fund,

Please find attached your next levy notice August 2020

If you have any questions, please contact us during business hours on (08) 6389 7777.

Regards,

Christine Gow

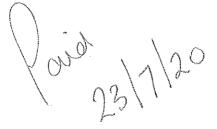
Manager for Owners Corporation 50898

IMPORTANT:

The contents of this email are confidential.

They are intended for the named recipient(s) only.

If you have received this email in error, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.





Notice of Levies Due in August 2020

1/18 Jersey Sceet. Johnson WA 6014 PO 60x 698. Wembley WA 6913 Fm (68) 6389 7777 Fax: (68) 6389 7750

Issued 20/07/2020 on behalf of:

The Owners of Strata Plan 50898 ABN 11446607436 The Clocktower 919 Beaufort Street INGLEWOOD WA 6052

forLot 3 Unit 3

Phipps, Wayne Edward & Linda Magdalen ATF The Phipps Superannuation Fund

W & L Phipps ATF The Phipps Superannuation 46 Lenori Rd GOOSEBERRY WA 6076

| Oue date | Details | | Amounts due (\$) | | |
|--------------------|----------------------------------|------------|--|--------|--|
| | | Admin Fund | Reserve Fund | Total | |
| 01/08/2020 | Strata Levy 1/8/2020 - 31/8/2020 | 554 (2) | ************************************** | 749.55 | |
| Tabilities a seath | | | | | |

| Total of this levy notice | 749.55 |
|-------------------------------|----------|
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 00.0 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 749.65 |
| Prepaid | 0.00 |
| Total amount due | \$749.55 |
| Payment due 01/08/2020 | |

749.53

Late Payment. If payment is not made by the due date, interest may be charged at an ensual rate of 11%

Cheques should be made payable to 'Perzar PIL l'a Gow Real Estate'

Note. Australia Post now deduct a \$2.75 processing fee for all payments made at their outlets, as of October 2016. If you elect to pay at the Post Office please increase your payment by \$2.75 to cover this fee. Thank you.

301732721 14139 de 96503 Contest per sandapára paresal autorior la representant paresantan paresantan paresantan de personal francisco autorior de persona de person





However the consideration of t

W&L Phipps ATF The Phipps

Strata Scheme 50898

Lat 3

Unit 3



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Gow Property

DEFT Reference Number

301752721 14139

Amount Due

\$749.55

Due Date

01/08/2020

Amount Paid

\$

*301752721 14139

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000074955<3+

Notice of Levies Due in September 2020

Issued 03/08/2020 on behalf of:

The Owners of Strata Plan 50898

ABN 11446607436

The Clocktower

919 Beaufort Street

INGLEWOOD WA 6052

forLot 3 Unit 3

Phipps, Wayne Edward & Linda Magdalen ATF The Phipps Superannuation Fund

W & L Phipps ATF The Phipps Superannuation 46 Lenori Rd GOOSEBERRY WA 6076

| | | | Amounts | due (\$) |
|------------|---------------------------------------|------------|--------------|----------|
| Due date | Details | Admin Fund | Reserve Fund | Total |
| 15/09/2020 | Special Levy - Painting of Clocktower | 202.45 | 0.00 | 202.45 |
| | Total levies due in month | 202.45 | 0.00 | 202.45 |

| Total of this levy notice | 202.45 |
|-------------------------------|----------|
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 202.45 |
| Prepaid | 0.00 |
| Total amount due | \$202.45 |
| Payment due 15/09/2020 | |

Late Payment: If payment is not made by the due date, interest may be charged at an

Cheques should be made payable to 'Penzar P/L t/a Gow Real Estate'

Note: Australia Post now deduct a \$2.75 processing fee for all payments made at their outlets, as of October 2016. If you elect to pay at the Post Office please increase your payment by \$2.75 to cover this fee. Thank you.



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

W & L Phipps ATF The Phipps

Strata Scheme 50898

Lot 3

Unit 3



*442 301752721 14139



Biller code 96503

Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au





Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems Locked Bag 2501, Perth WA 6001



Pay in person at any post office by cash, cheque or Efipos.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participaling financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info; www.bpay.com.au

Gow Property

DEFT Reference Number

301752721 14139

Amount Due

\$202.45

Due Date

15/09/2020

Amount Paid

\$



Notice of Levies Due in November 2020

1/18 Jersey Street, Jolimont WA 6014 PO Box 698, Wembley WA 6913 Ph: (08) 6389 7777 Fax: (08) 6389 7750

Issued 05/10/2020 on behalf of:

The Owners of Strata Plan 50898 ABN 11446607436 The Clocktower 919 Beaufort Street INGLEWOOD WA 6052

forLot 3 Unit 3

Phipps, Wayne Edward & Linda Magdalen ATF The Phipps Superannuation Fund

W & L Phipps ATF The Phipps Superannuation 46 Lenori Rd GOOSEBERRY WA 6076

| Due date | Details | | Amounts | due (\$) |
|------------------|---|------------|--------------|----------|
| Due date Details | | Admin Fund | Reserve Fund | Total |
| 04/44/2020 | Charles Admir / Open | | - | |
| 01/11/2020 | Strata Admin/Reserve Levy 1/11/2020 - 31/1/2021 | 694.00 | 55.55 | 749.55 |
| | Total levies due in month | 694.00 | | |
| | Total levies due in monts | 694.00 | 55.55 | 749.55 |

| Payment due 01/11/2020 | |
|-------------------------------|-------------------------|
| Prepaid – Total amount due – | 0.00 \$749.55 |
| Subtotal of amount due | 749,55 |
| Outstanding owner invoices | 0.00 |
| Interest on levies in arrears | 0.00 |
| Levies in arrears | 0.00 |
| Total of this levy notice | 749.55 |
| | |

Late Payment: If payment is not made by the due date, interest may be charged at an

Cheques should be made payable to 'Penzar P/L t/a Gow Real Estate'

Note: Australia Post now deduct a \$2.75 processing fee for all payments made at their outlets, as of October 2016. If you elect to pay at the Post Office please increase your payment by \$2.75 to cover this fee. Thank you.



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

W & L Phipps ATF The Phipps

Strata Scheme 50898

Lot 3

Unit 3



*442 301752721 14139



Biller code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Gow Property



Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems Locked Bag 2501, Perth WA 6001



Pay in person at any post office by cash, cheque or Efipos.

billpay Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

DEFT Reference Number

301752721 14139

Amount Due

\$749.55 **Due Date**

01/11/2020

Amount Paid

\$

+301752721 14139

<

000074955<3+





Smithwick Strata Services Smithwick Strata Services ABN: 76395107782 P O Box 408 NORTH PERTH WA 6906 Ph: 08 9227 6274 Fax: 08 9227 0974 accounts@smithwick.com.au Principal: Henry Van Es

Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Tax Invoice 11446607436 Date of Notice 07/12/2020

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985 that the following contributions are due.

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

| Details | Admin Due | Reserve Due | Paid | Int Paid/ | Int/ | | ······································ |
|--|---------------------------------------|-------------|-------|--|-------------|--------------------------------------|--|
| Special Levy - 1st Year of Building Maintenance Items Special Levy - Painting of Clocktower | \$508.95 \$202.45 | | 40.00 | 40.00 | \$0.00 | Due Date 15/12/2020 15/12/2020 | Total Due \$508.9 \$202.4 |
| | | | 1 | | | | |
| in the state of the | · · · · · · · · · · · · · · · · · · · | | | William Control of the Control of th | | | |
| GST has been charged | | | | And the second | Total if Pa | id by Due Da | ate \$711.40 |
| | | | | | | To the term of the second | \$711.40 |

Please make your payment into the Body Corporate account using the payment methods listed below Please make cheques payable to Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 Section 100 of the Strata Titles Act 1985 provides for Interest on unpaid levies to be charged at 11.00% p.a.



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at wave tell companior call 1800 672 162. Payments by Credit Card do not require registration and a surcharge will apply.

Pay over the internet from your Credit Card or pre-registered bank

account at y-savadeli, com, au,

Biller Code: 96503 Ref: 283745701 47593

Pay by phone from your Credit Card or *pre-registered bank account. Call 1300 30 10 90 or Int ++ 612 8232

Pay by malling this payment slip with your Cheque to:

DEFT Payment Systems Locked Bag 2501, Perth WA 6001

Pay in person at any Australia Post Office using Cash, Cheque or EFTPOS

Contact your financial institution to make a BPAY

payment from your cheque or savings account.

bilipay Payments made at Australia Post will incur a \$2.75

DEFT processing fee

Account: Trust Account - The Owners of CLOCKTOWER Strata

Scheme 50898

Owner: Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund

Lot No: 3

All Cheques must be made payable to: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898

*442 283745701 47593

DEFT Reference Number: 283745701 47593

Total Due \$711.40



Help is available if you have been affected by COVID-19, bushfires or other disasters. Visit atolgov.au/livasiers.

Yours faithfully,
Hoa Wood
7 Decembe D 2020 Commissioner of Taxation

Dear Owner/s

Please find attached your current Special Levy Notice for December 2020 -Special Levy - Painting of Clocktower Special Levy - 1st Year of Building Maintenance Items

The payment due date has been extended to the 31/12/2020 due to the recent management handover from Gow Property on the the 6th November 2020

If you have any questions regarding this matter please contact our office on 0417 712 552 or via email debbie@smithwick.com.au

Thank you

Regards Deb Washbourne Smithwick Strata Services



Smithwick Strata Services
Smithwick Strata Services
ABN: 76395107782
P O Box 408
NORTH PERTH WA 6906
Ph: 08 9227 6274 Fax: 08 9227 0974
accounts@smithwick.com.au
Principal: Henry Van Es

Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

he 2/2/

Tax Invoice11446607436
Date of Notice 08/01/2021

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985 that the following contributions are due.

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

| Details | Admin Due | Reserve Due | Paid | Int Paid/ DiscTaken | Int/ Disc Due | Due Date | Total Due |
|--|-----------|-------------|--------|--|------------------|---------------|--|
| Standard Levy Contribution (01/02/21 - 30/04/21) | \$693.98 | \$55.52 | \$0.00 | \$0.00 | \$0.00 | 01/02/2021 | \$749.50 |
| | | | | | | | |
| AND A ALL IN THE LOCAL COLUMN AND AND AND AND AND AND AND AND AND AN | | | | | | | |
| | | | | | | | ······································ |
| | | | | | | | |
| | | | | ······································ | Total if F | Paid by Due D | ate \$749.50 |
| No GST has been charged. | | | | | | | \$749.50 |

Please make your payment into the Body Corporate account using the payment methods listed below Please make cheques payable to Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 Section 100 of the Strata Titles Act 1985 provides for Interest on unpaid levies to be charged at 11.00% p.a.



'Payments by phone or Internet from your cheque or savings account require registration, Please complete a Customer Initiated Direct Debit registration form available at www.defi.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge will apply.

| | Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au. |]、景 (200) 景 (| Biller Code: 96503 Ref: 283745701 47593 | Account: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 |
|-----------|--|--------------------|---|--|
| a | Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395 | ! | tact your financial institution to make a BPAY yment from your cheque or savings account. | Owner: Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund Lot No: 3 |
| \bowtie | Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems Locked Bag 2501, Perth WA 6001 | () Post billpay | Pay in person at any Australia Post Office using Cash, Cheque or EFTPOS Payments made at Australia Post will incur a \$2.75 DEFT processing fee | All Cheques must be made payable to: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 |
| | | | 45701 47593 | Total Due \$749.50 |

From: Smithwick Strata Services debbie@smithwick.com.au & Subject: S/Plan: 50898 Lot: 3 - Smithwick Strata Services - Levy Notice

Date: 8 February 2021 at 6:43 pm To: waynephipps@iinet.net.au



Dear Owner/s

Please find attached your current levy notice.

If you have any questions regarding your notice please contact our office.

Thankyou

Regards



Debbie Washbourne / Administration Manager debbie@smithwickstrataservices.com

P 08 9227 6274 F 08 9227 0974

A 363-365 Fitzgerald Street, North Perth WA 6006 P PO Box 408, North Perth WA 6906

smithwickstrataservices.com



Smithwick Strala Services
Soviewas Shall Services
April 1936-1939
Admin Peratur van des
Pril 1927-1931-1941
Services Sprintens com an
Principal Henry Van Ed

Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Tax Invoice 11446607436 Date of Notice 08/02/2021

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985 that the following contributions are due.

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

| Details | Admin Due | Reserve Duc | Paid | int Paidi DiscTaken | int Disc Oue | Due Date | Total Due |
|--|-----------|-----------------------------|--------------------------|--|-----------------|---------------------|--------------|
| Specal Levy - 1st Year of Building Meintenance items | \$508.95 | 3 0 (10 | \$/) OQ | \$0.02 | \$0.00 | 15/03/2021 | \$508.95 |
| Special Levy - Painting of Codstains | \$202.45 | 50.00 | \$0.00 | \$0.03 | \$0.00 | 15/03/2021 | 5202.45 |
| | | | | Total Action of the Control of the C | | | |
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| the control of the theory of the transfer of t | | | continues and government | | | a managana sa sa ma | |
| No GSI has been charged. | | | | | | | \$711.40 |



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Biller C

Biller Code: 95503 Ref: 283745701 47593 Account: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898

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Consect your financial methodian to make a RPAY payment from your cheque or savegs account.

Owner: Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund Lot No: 3

Fryky nakryski okolecissi kar jan Ulemeki CEFT Payment Systems Locked Bag 2501 Peoli

() POS billpay

Pay in person at any Austra's Post Office using Cash, Cheque of EFTPDS Payments made at Australa Post will neur a \$2.75 DEFT processing fee

AT Cheques must be made payable to Thist Account. The Owners of CLOCK FOWER Strata Scheme 50898



*442 283745701 47593

DEFT Reference Number: 283745701 47593

Total Due \$711.40

+283745703 47593

WA 6001

000071140<5+



Smithwick Strata Services
Smithwick Strata Services
ABN: 76395107782
P O BOX 408
NORTH PERTH WA 6906
Ph: 08 9227 6274 Fax: 08 9227 0974
accounts@smithwick.com.au
Principal: Henry Van Es

Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926 Tax Invoice 11446607436 Date of Notice 07/04/2021

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985 that the following contributions are due.

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

| Details | Admin Due | Reserve Due | Paid | int Paid/ DiscTaken | Int/ Disc Due | Due Date | Total Due |
|--|-----------|-------------|---------------|------------------------|------------------|------------|-----------|
| Standard Levy Contribution (01/05/21 - 31/07/21) | \$693.98 | \$55.52 | \$0.00 | \$0.00 | \$0.00 | 01/05/2021 | \$749.50 |
| | | | | | | | |
| | | Total if F | Paid by Due D | ate \$749.50 | | | |
| No GST has been charged. | | | | | | | \$749.50 |

Please make your payment into the Body Corporate account using the payment methods listed below Please make cheques payable to Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 Section 100 of the Strata Titles Act 1985 provides for Interest on unpaid levies to be charged at 11.00% p.a.

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration from available at www.deft.com.au or call 1800 672 162, Payments by Crest Card do not require registration and a surcharge will apply.

Account: Trust Account - The Pay over the Internet from your Credit Card or pre-registered bank Biller Code: 96503 Owners of CLOCKTOWER Strata Ref: 283745701 47593 account at <u>www.deft.com.au</u>. Scheme 50898 Owner: Wayne Edward Phipps & Pay by phone from your Credit Card o Linda Magdalen Phipps ATF The Contact your financial institution to make a BPAY *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 **~** payment from your cheque or savings account. Phipps Superannuation Fund Lot No: 3 Pay in person at any Pay by mailing this payment slip with voix Checaie to Australia Post Office using All Cheques must be made payable to: () POST DEFT Payment Systems Cash, Cheque or EFTPOS Trust Account - The Owners of CLOCKTOWER billpay Locked Bag 2501, Perth Payments made at Australia Post will incur a \$2.75 Strata Scheme 50898 WA 6001 DEFT processing fee

*442 283745701 47593

<

DEFT Reference Number: 283745701 47593

Total Due \$749.50 From: Smithwick Strata Services debbie@smithwick.com.au & Subject: S/Plan: 50898 Lot: 3 - Smithwick Strata Services - Levy Notice

Date: 10 May 2021 at 1:32 pm To: waynephipps@iinet.net.au



Dear Owner/s

Please find attached your current levy notice.

If you have any questions regarding your notice please contact our office.

Thankyou

Regards



Debbie Washbourne / Administration Manager debbie@smithwickstrataservices.com

P 08 9227 6274 F 08 9227 0974

A 363-365 Fitzgerald Street, North Perth WA 6006 P PO Box 408, North Perth WA 6906

smithwickstrataservices.com



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Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund PO Box 643 KALAMUNDA WA 6926

Tax Invoice 11445807436 Date of Notice 10/05/2021

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Plan 50898 pursuant to Section 100 of the Strata Titles Act 1985 that the following contributions are due.

RE: Clocktower Strata Plan 50898, Lot 3, Unit 3, 919 Beaufort Street, INGLEWOOD WA 6052.

| در رفیل می میشود ریم میرد بنجوم رفت برای می می میشود به میشود میشود است. میشود با میشود به میشود برای می با در | 1 | Reserve Duc | Paid | int Paid) DiscTaken | ipti Disc Oue | Due Date | Total Due |
|---|----------|--|--|------------------------|---------------------------------|--|---|
| Special Levy : Isl Year of Building Markenance hems | \$508.95 | \$0.00 | \$9.00 | \$0.03 | \$0,00 | 15/06/2021 | |
| Special Levy - Painting of Clocklower | \$202.49 | \$ 0.06 | 50 00 | \$0.00 | إستان وسيون والمحاربة والمحاربة | 15/06/2021 | 5202.4 |
| e describer and experience and a series of the series of t | 4 | | | | Personal and annual services | | en annanch gargaristă. |
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| lo GSI has been charged | | | | | *** * **** | en e en e nome (original original) | |
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Biller Code: 96503 Ref: 283745701 47593 Account: Trust Account - The Owners of CLOCKTOWER Strata Scheme 50898 Owner: Wayne Edward Phipps (

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Consect your financial misturion to make a RPAY payment from your cheque or savings account.

Owner: Wayne Edward Phipps & Linda Magdalen Phipps ATF The Phipps Superannuation Fund Lot No: 3

Fry ty moting the appreciation of grant Chapter in DEFT Payment Systems Londed Bag 2501 Perify VA 6001

Pay to person at any Australa Post Office using Cash, Cheque or EFTPDS Payments made at Australa Post will their a \$2.75 DEFT processing for

At Chaques must be made payable to Trust Acount - The Owners of CLOCKTOWER Strata Scheme 50898



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billpay

DEFT Reference Number: 283745701 47593

Total Due \$711.40

+283745781 47593

4

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P-78

02/09/20 12:21:56 181 4781445

Assistant: 6177 300 RHONDA

Customer: 419931993

Sales Type: CASH SALE

Operator: 6800 508 Mbell

larvey Norman

RD SUPA NO2 TRUST

Harvey Norman AV/IT Superstore Midland

3 CLAYTON STREET MIDLAND WA 6056

Ph:08 9374 8600 Fax:08 9374 8699

A.B.N. 37 641 790 774 / A.C.N. 639 042 292

TAX INVOICE **INVOICE 1674828**

PHIPPS SUPER FUND

BEAUFORT ST INGLEWOOD WA 6052

| Items | Qty | Price |
|---|-----|---------------------|
| ELECTROLUX EASE C3 ORIGIN ICE | 1 | \$199.00 |
| WHITE | | |
| Dept.Code:061 Batch:0010019322 | | |
| Product Code:EC31-2IW | | |
| Manufacturer Warranty of 24 Months | | |
| See Manufacturers documentation for Warranty Details. | | |
| | | Item Total:\$199.00 |
| EXCLUDING PRODUCT CARE | 7 | \$0.00 |
| EC31-2IW ELECTROLUX EASE C3 ORIGIN ICE W | | |
| Dept.Code:061 | | |
| Product Code:EXCLUDEPRODCARE | | |
| | | Item Total:\$0.00 |

Pickup/Delivery Address:

PHIPPS SUPER FUND

BEAUFORT ST

INGLEWOOD WA 6052

| TOTAL | \$199.00 |
|--|----------|
| G.S.T. Content | \$18.09 |
| MONEYS DUE NOW | \$199.00 |
| 376039xxxxxx5015-/- | \$199,00 |
| TO THE TOTAL TO THE CONTRACT OF THE CONTRACT O | Q133100 |

ANZ EFTPOS

EFTPos-Amex

ANZ CUSTOMER COPY

HARVEY NORMAN AV/IT

CLAYTON & LLOYD STS

MIDLAND WA 6056

TERMINAL ID 00446004012

AMEX (I) CR

5015

PUR AUD \$199.00

AMERICAN EXPRESS

AID A000000025010801



Rate Notice

Payment Reference No: 1025 9641 45

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

Property Address:

3/919 Beaufort Street INGLEWOOD WA 6052

Legal Description:

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

052 71796

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

Ong 1/6/20

| 25 6 5 6 | |
|-----------------|-------------------------|
| Property No. | 259641 |
| Valuation - GRV | 15340 |
| Rating Year | 01/07/2020 - 30/06/2021 |
| Date Issued | 22/07/2020 |
| Date Due | 26 August 2020 |
| Full Amount Due | \$1,453.54 |

| <u>Item</u> | Charge | Arrears | Amount Due |
|----------------------------|------------|----------|------------|
| Emergency Services Levy | | | |
| 1 Residential | 15340 @ 1 | 4839c/\$ | \$227.63 |
| Improved Residential Rates | 15340 @ 5. | 6122c/\$ | \$860.91 |
| Service Charge - Security | 1 @ 30.00 | | \$30.00 |
| Standard Waste Service | 1 | | \$335,00 |
| Total | | | \$1,453.54 |

| Option | Due | Amou |
|-----------------------------------|----------------------|------------|
| Option 1 | 26/08/2020 | \$1,453.54 |
| Option 2 | | |
| Instalment 1 | 26/08/2020 | \$726.54 |
| Instalment 2 | 11/11/2020 | \$727.00 |
| Total \$1,453.54 (co | SLof option \$0.00) | |
| Option 3 | | |
| Instalment 1 | 26/08/2020 | \$364.54 |
| Instalment 2 | 11/11/2020 | \$363.00 |
| Instalment 3 | 13/01/2021 | \$363.00 |
| instalment 4 | 17/03/2021 | \$363.00 |
| Total S1 453 54 (co | st of option \$0.00) | |
| | | 6.0 |
| Payments made effected on this | after 1 July 2020 ma | av not be |

| | thing Direct Debit | ************************************** |
|---------------------------------|-----------------------------|--|
| Option | Due | Amount |
| Weekly | 26/08/2020 | \$34.61 |
| 42 Payments | 54 (Cost of Option: \$0.00) | |
| Fortnightly | 26/08/2020 | \$69.22 |
| 21 Payments | 4 (Cost of Option: \$0.00) | |
| Monthly | 26/08/2020 | \$145.35 |
| Total \$1,453.54 10 Payments | 4 (Cost of Option: \$0.00) | |



COVID-19 Recovery



and a suspension of debt recovery in 2020/21.



The City of Stirling Council has adopted an Economic Stimulus and Community Recovery Package to help alleviate financial burdens on households and businesses as a result of the COVID-19 pandemic. A key component of this package was to maintain rates at 2019/20 levels for all residential and business ratepayers, with this initiative resulting in a concession for some ratepayers which is identified on their rates notice. The package also includes the removal of any future interest, instalment or arrangement fees on overdue rates accounts

Househol
Waste pas
Valid 1 August 20
Visit www.stirlin
further informat







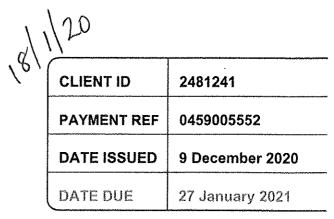
Government of Western Australia Department of Finance

RevenueWA

AND TAX NOTICE OF ASSESSMENT

BASED ON LAND OWNED AS AT 30 JUNE

PHIPPS L M + W E T/F PHIPPS SUPERANNUATION FUND 46 LENORI RD GOOSEBERRY HILL WA 6076



IMPORTANT - You must notify RevenueWA of any errors or omissions in this notice

ASSESSMENT PERIOD: 2020/2021

PAYMENT OPTIONS FOR THIS ASSESSMENT

| <u>Opti</u> | on . | Payment due by | | Amount to Pay |
|-------------|-----------------------------|-----------------|----------|------------------------|
| 1 | One Discounted Payment | 27 January 2021 | \$329.85 | \$329.85 |
| | (includes \$10.25 discount) | | | Due by 27 January 2021 |
| | | | | |
| | | | | |
| | *638 0459005552 \$329.85 | | | |
| 2 | Two Instalments | 27 January 2021 | \$170.05 | \$170.05 |
| | (no discount or cost) | 2 June 2021 | \$170.05 | Due by 27 January 2021 |

*638 0459005552 \$170.05

| 3 | Three Instalments | 27 January 2021 | \$115.70 | \$115.70 |
|-------------------------------------|------------------------|-----------------|----------|------------------------|
| | (includes \$6.80 cost) | 2 June 2021 | \$115.60 | Due by 27 January 2021 |
| | | 6 August 2021 | \$115.60 | |
| Carry and and and analytical states | | | | |

*638 0459005552 \$115.70

The discount on Payment Option 1 will not apply unless the Amount to Pay is received by 27 January 2021.

Payment options 2 and 3 will not apply unless the Amount to Pay is received by 27 January 2021.

A late payment penalty of 5% will be imposed on the amount of tax assessed which is not paid by the due date unless you have advised RevenueWA of an error in your assessment by 27 January 2021.

This assessment is **not** subject to GST

Land Tax Payment Slip for Client ID: 2481241

Save time and pay online.

Pay your assessment by:



via our website at www.osr.wa.gov.au.payments or phone 1300 133 676 A credit or debit card administration fee will apply. Please visit our website for more information. Your payment reference number is: 0459005552

PAYMENT DUE BY 27 January 2021

360SRV_dl_1_1_0781/014561/029137

Biller Code: 747097 Ref: 0459005552

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More information can be accessed by visiting www.bpay.com.au

| *638 04590055 | 52 \$329.85 |
|---------------|-------------|

User code 066559 831

Customer reference number

000000 459005555

For credit: RevenueWA

329.85

Land Tax Assessment details

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

| Description | Aggregated Assessable Value | Debit | Credit | Balance |
|--|--------------------------------|-------|----------|----------------------------|
| 2020/2021 LAND TAX 2020/2021 METROPOLITAN REGION IMPROVEMENT TAX 2020/2021 ROUNDING DOWN | 328,655 328,655 | | | 300.00 340.12 340.10 |
| *The balanc | ce is payable by option | _ | ALANCE * | \$340.10 |

This Assessment is based on the following land held at 30 June 2020. Land that you have sold after 30 June 2020 WILL NOT change your liability for this assessment.

| Land Identity | Address | Proportionate Tax | Unimproved Value | Taxable Value | Assessable Value |
|---------------|--|----------------------|---------------------|------------------|-----------------------|
| 28\$59977 | Unit 28, 5 WALLSEND RD MIDLAND 6056 | 30.16 | 29,160 | 29,160 | 29.27 29,160 |
| 2830715 | 19 LANDOR GDNS MIDLAND 6056 | 240.49 | 232,400 | 232,400 | 233.24 232,400 |
| 3S50898 | Unit 3, 919 BEAUFORT ST INGLEWOOD 6052 | 69.42 | 67,095 | 67,095 | 67.34 67,095 |

AGGREGATED ASSESSABLE VALUE

329.85\$328,655

Enquiries



INTERNET

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

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



PHONE

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

OTHER PAYMENT METHODS



By Post:

Send this slip with your cheque payable to:

COMMISSIONER OF STATE REVENUE, GPO Box H572, Perth WA 6841

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

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

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

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



Service Charge Account

Issue date

3 July 2020

Bill ID

0055

WE & LM PHIPPS

ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 16301 55 4

Please pay

\$194.48

Payment due by

20 Jul 2020

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

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

| Description | | Amount |
|-------------------------------------|-------|----------|
| Service charges due 20 July 2020 | | \$194.48 |
| Turn over for important information | Total | \$194.48 |



If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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



Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$194.48

Payment due by

20 July 2020





Service Charge Account

UNIT 3 / 919 BEAUFORT ST INGLEWOOD-180029

How your service charges have been calculated

Water residential

1 Jul 2020 to 31 Aug 2020

Service charge for 1 residence

\$44.90

\$128.55

Sewerage residential

1 Jul 2020 to 31 Aug 2020

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$134.71

Drainage residential

1 Jul 2020 to 31 Aug 2020

Minimum charge for 1 residence

\$21.03

Service charges

\$194.48

Your new rateable value of \$15340 applies from 1 July 2020.

The rateable value of your property is the gross rental value (GRV) determined by the Valuer-General. You can object to the GRV within 60 days, visit landgate.wa.gov.au for details. Your charges must still be paid by the due date.

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

Information

OUR COMMITMENT TO YOU

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

Ways to pay your account



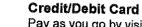
VISA

1907A)

Direct Debit

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





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



Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 16301 55 4



Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90163015541878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90163 01554 1878943





WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND PO BOX 1318 MIDLAND DC PO BOXES WA 6936

Service Charge Account

Issue date

4 September 2020

Bill ID

0056

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

21 Sep 2020

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

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

| Description | | | Amount | |
|-------------------|---------------------|--|----------------|---|
| Service charges d | e 21 September 2020 | | \$191.34 | |
| Turn over for imp | ortant information | | Total \$191.34 | 1 |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format? Please call us on 13 13 85.

Concession Application

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

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Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

21 September 2020





How your service charges have been calculated

Water residential

1 Sep 2020 to 31 Oct 2020

Service charge for 1 residence

\$44.18

\$126.47

Sewerage residential

1 Sep 2020 to 31 Oct 2020

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$132.54

Drainage residential

1 Sep 2020 to 31 Oct 2020

Minimum charge for 1 residence

\$20.69

Service charges

\$191.34

The rateable value of your property is the gross rental value (GRV) determined by the Valuer-General. You can object to the GRV within 60 days, visit landgate.wa.gov.au for details. Your charges must still be paid by the due date.

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

Information

OUR COMMITMENT TO YOU

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Ways to pay your account



Direct Debit

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



Credit/Debit Card

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



Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 16301 55 4



Centrepay

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

Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90163015541878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90163 01554 1878943









Service Charge Account

Issue date

5 November 2020

BIII ID

0057

WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

23 Nov 2020

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

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

| Description | Amo | unt |
|----------------------------|-----------------------|-----|
| Service charges due 23 No | vember 2020 \$191 | .34 |
| Turn over for important in | formation Total \$191 | .34 |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance



Need your account in an alternative format?

Please call us on 13 13 85. **Concession Application**

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

Need more time to pay?

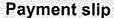
Visit watercorporation.com.au/financialassistance or call 1300 659 752.

Interpreter Services 13 14 50

Hearing or speech impaired?

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Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75



UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

23 November 2020





Service Charge Account

How your service charges have been calculated

1 Nov 2020 to 31 Dec 2020 Water residential

\$44.18 Service charge for 1 residence

Sewerage residential

1 Nov 2020 to 31 Dec 2020

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$132.54

Drainage residential

1 Nov 2020 to 31 Dec 2020

Minimum charge for 1 residence

\$20.69

\$126.47

Service charges

\$191.34

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Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 16301 55 4



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BPAY View®

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POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90163 01554 1878943





WE & LM PHIPPS

PO BOX 1318

Service Charge Account

Issue date

6 January 2021

Bill ID

0058

Account number

90 16301 55 4

Please pay

\$185.07

Payment due by

22 Jan 2021

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

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

ATF THE PHIPPS SUPERANNIATION FUND

MIDLAND DC PO BOXES WA 6936

| Description | |
|-------------------------------------|----------|
| Service charges due 22 January 2021 | Amount |
| Turn over for important information | \$185.07 |
| Total | \$185,07 |

Poud 18/1/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Enquiries?

Need your account in an alternative format?

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Interpreter Services 13 14 50

Hearing or speech impaired?
Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

Payment slip

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$185.07

Payment due by

22 January 2021





*690.9016301554

How your service charges have been calculated

1 Jan 2021 to 28 Feb 2021 Water residential

\$42.73 Service charge for 1 residence \$122.33

1 Jan 2021 to 28 Feb 2021 Sewerage residential

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$128.20

1 Jan 2021 to 28 Feb 2021 Drainage residential

\$20.01 Minimum charge for 1 residence \$185.07

Service charges

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

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Ways to pay your account



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

VI5A AN (1865)

Credit/Debit Card

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



Mail

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BPAY® Contact your bank or financial institution to arrange

payment. Ref: 90 16301 55 4 Biller Code: 8805



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POST Billpay

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Manage your account online

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

ERN: 90163 01554 1878943





WE & LM PHIPPS

PO BOX 1318

Service Charge Account

Issue date

5 March 2021

Bill ID

0059

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

22 Mar 2021

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

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

ATF THE PHIPPS SUPERANNIATION FUND

MIDLAND DC PO BOXES WA 6936

| Description | | Amount |
|-------------------------------------|-------|----------|
| Service charges due 22 March 2021 | | \$191.34 |
| Turn over for important information | Total | \$191.34 |

Pard 8/3

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

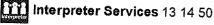
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UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

22 March 2021





*690 9016301554

Service Charge Account

UNIT 3 / 919 BEAUFORT ST INGL

How your service charges have been calculated

Water residential

1 Mar 2021 to 30 Apr 2021

Service charge for 1 residence

\$44.18

Sewerage residential

1 Mar 2021 to 30 Apr 2021

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$132.54

\$126,47

Drainage residential 1 Mar 2021 to 30 Apr 2021

Minimum charge for 1 residence

\$20.69

Service charges

\$191.34

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Ways to pay your account

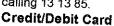


VISA

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Direct Debit

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PO BOX 1600, OSBORNE PARK DC, WA 6916

Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 16301 55 4



PEOS

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WE & LM PHIPPS

PO BOX 1318

Service Charge Account

Issue date

5 May 2021

Bill ID

0060

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

21 May 2021

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

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

ATF THE PHIPPS SUPERANNIATION FUND

MIDLAND DC PO BOXES WA 6936

| Dogovinti | They to this decounty | |
|-------------------------------------|-----------------------|----------|
| Description | | Amount |
| Service charges due 21 May 2021 | | \$191.34 |
| Turn over for important information | Total | \$191.34 |

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Payment slip

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

Account number

90 16301 55 4

Please pay

\$191.34

Payment due by

21 May 2021





Service Charge Account

UNIT 3 / 919 BEAUFORT ST INGLEWOOD LOT 29

How your service charges have been calculated

Water residential

1 May 2021 to 30 Jun 2021

Service charge for 1 residence

\$44.18

Sewerage residential

1 May 2021 to 30 Jun 2021

Your sewerage charges have been limited. Based on the rateable

value of \$15340 your charges would have been \$132.54

\$126,47

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Minimum charge for 1 residence

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Service charges

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ERN: 90163 01554 1878943





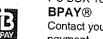
















Financial Year Statement

Statement period From: 1 July 2020 To: 30 June 2021

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

Property

Unit 28 / 5 Wallsend Rd, Woodbridge WA

| Details | CST | Expense | Income |
|-------------------------|----------|------------|-------------|
| Rent ' | | | |
| | | | \$16,450.00 |
| Advertising | \$18.09 | \$199.00 | |
| Blinds - Repairs | \$10.00 | \$110.00 | |
| Electrical Repairs | \$12.50 | \$137.50 | |
| Inventory Report Fee | \$18.09 | | |
| | 518.09 | \$199.00 | |
| Letting Fee | \$140.00 | \$1,540.00 | |
| Locks, Keys and Remotes | \$9.00 | \$99.00 | |
| Management Fee | \$166,00 | \$1,826.00 | |
| | \$373.68 | \$4,110.50 | \$16,450.00 |

Net Position at End of Period

\$12,339.50

Total rent deduction(s) of \$0.00 applied during the statement period.
 NOTE: Includes rent deduction(s) and removal of rent deductions.



P-95 Owner Statement

Tax Invoice

| Account | WALLSEND28/5 |
|---------------------|---|
| Statement number | 24 |
| Statement period | 2 June 2020 - 1 July 2020 |
| For property | Unit 28 / 5 Wallsend Rd, Woodbridge WA |

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

| Current Tenancy | Kim Overbeek, Barend Zomer Rent: \$350.00 Weekly Paid to: 09/07/20 |
|-----------------|--|
| | |

| | | \$0.00 |
|--|-------------------------------------|---------------------|
| lance Brought Forward | | |
| come | | \$700.00 |
| s/06/20 - Kim Overbeek, Barend Zomer - Rent - 26/06/2020 to 09/07/2020 | Total income: Includes GST of: | \$700.00 \$0.00 |
| expenses | | \$199.00 |
| expenses 24/06/20 - Advertising to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) 24/06/20 - Property Condition Report Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge | wA) | \$199.00 \$77.00 |
| 24/06/20 - Property General Pee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | Total expenses: Includes GST of: | \$475.00 \$43.1 |
| Funds withheld for the following upcoming expenses Pending payment for Radi Estates (Agency Fee) - Leasing Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Walls | end Rd, Woodbridge | |
| Pending payment for Radi Estates (Agency 166) WA) (\$770.00) | Total held in trust | \$225.0 |
| Payments to owner | neld in trust (\$225.00) = | \$0.0 |
| Payments to owner Total payments: Balance (\$0.00) + income (\$700.00) - expenses (\$475.00) - total l | | |

Radi Estates trading as Radi Estates

Licensee: Radi Estates Pty Ltd - Licensee: Tamara Radi - TC Licence no. RA59720 / RA46910 Licensed Real Estate and Business Agent - 909A Beaufort Street PO Box 542, Inglewood WA 6052 AU Copyright © 1992-2020 Console Australia Pty Ltd. All rights reserved.

Page 1 of 1 Created 9:41 AM 01/07/2020 By Monica Hay

P-96 **Owner Statement**



Tax Invoice

WALLSEND28/5

| | Statement number | 26 |
|--|---------------------|---|
| ATTN: WAYNE & LINDA PHIPPS | Statement period | 1 July 2020 - 3 August 2020 |
| LM & WE PHIPPS ATF PHIPPS SUPERANNUATION 46 LENORI RD GOOSEBERRY HILL WA 6076 | For property | Unit 28 / 5 Wallsend Rd, Woodbridge WA |

Account

| | Kim Overbeek, Barend Zomer |
|-----------------|----------------------------|
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| | |
| | Rent: \$350.00 Weekly |
| | |
| Current Tenancy | |
| | Paid to: 06/08/20 |
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| alance Brought Forward | | \$225.00 |
|--|-----------------------------|------------|
| | | |
| ncome | | |
| 06/07/20 - Kim Overbeek, Barend Zomer - Rent - 10/07/2020 to 16/07/2020 | | \$350.00 |
| 3/07/20 - Kim Overbeek, Barend Zomer - Rent - 17/07/2020 to 23/07/2020 | | \$350.00 |
| 20/07/20 - Kim Overbeek, Barend Zomer - Rent - 24/07/2020 to 30/07/2020 | | \$350.00 |
| 27/07/20 - Kim Overbeek, Barend Zomer - Rent - 31/07/2020 to 06/08/2020 | • | \$350.00 |
| 27/07/20 - Kill Overbeak, Barens 2 | Total Income: | \$1,400.00 |
| | Includes CST of: | \$0.00 |
| Expenses | | |
| 24/06/20 - Leasing Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | | \$770.00 |
| | | \$99.00 |
| 14/07/20 - Repair lock to Storeroom(Ref. 2208) | | \$137.50 |
| 14/07/20 - Supply & replace storage light sensor (Ref. 2168) | | • |
| 03/08/20 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | | \$154.00 |
| | Total expenses: | \$1,160.50 |
| | Includes CST of: | \$105.50 |
| Payments to owner | | |
| 03/08/20 | | \$464.50 |
| Total payments: Balance (\$225.00) + income (\$1,400.00) - expenses (\$1,160.50) - tot | ai held in trust (\$0.00) = | \$464.50 |



ABN 89 130 761 499

PO BOX 2737, MALAGA WA 6944

TELEPHONE 041 99 77 833 FACSIMILE (08) 9275 5435 EMAIL: gilomen68@gmail.com

TAX INVOICE

| LM+WE PHPS | FACSIM EMAIL: gilom | ILE (08) 9 1 en68 @gn | 275 5 <i>4</i> : nail.co |
|--|------------------------|---------------------------------|-----------------------------|
| TO: ATT PHIPS SUPERBINDATION | İ | INVO | |
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| | DATE: 4- | 7-20 | |
| DESCRIPTION | | AMO | UNT |
| JOBAT - 28/5 WALLSEND | Ro | | |
| WOODBANGE | | | |
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| PAYMENT DUE IN 7 DAYS BANKING DETAILS: TOTA | L (Excl. GST) | 90. | లు |
| BSB 036 062 ACCOUNT No. 414406 | GST | 9. | eo |
| VVSVIII GIRDOF ISONI COSIS IN ISCOVET BOD HONDIN DAGGISTO WILLIAM | AL (Incl. GST) | 99. | <i>e</i> 0 |
| added to the amount already payable. 3. All work guaranteed for 2 months. | , _ | | -> |
| Payment Received Customer Sig | nature | ******************* | |



A.B.N. 78 278 298 139

Invoice N°: 02147

Date of completion: 13/7/2020

28 Clifton Street,

Phone: 0428116859

Scarborough WA 6019

Email: shockwaveecs@gmail.com

Tax Invoice

Client Name

LM & WE Phipps ATF Phipps Superannuation c/o Radi Estates 909A Beaufort

St, Inglewood

Address

28/5 Wallsend Rd, Woodbridge

Work completed

Supplied and replaced storeroom motion sensor.

• RCD and smoke alarm compliance test = Compliant with AS:NZ3000/2018.

| | | and the second s | | ~ | | |
|---|-----|--|------------------|-----------------|--|---------------------------------|
| ĺ | QTY | Description | Cost per Item | Total Ex GST | Total | |
| | 1 | 1x hour Labour - \$80.00 + GST = \$88.00 (No callout fee) | 80.00 | 80.00 | 88.00 | tour service and the service of |
| | 1 | HPM motion sensor | 35.00 | 35.00 - | 38.50 | |
| | | | | | | a |
| | | Land Volument of The New York | | Sub Total | ************************************** | |
| | Pr | ompt payment is appreciated.Thank You | ., | GST Total | 12.50 137.50 | |

INTERNET BANKING: BSB - 944300 Account N° - 9269010

^{*}Please quote invoice number as reference on all payments



ATTN: WAYNE & LINDA PHIPPS LM & WE PHIPPS ATF PHIPPS

GOOSEBERRY HILL WA 6076

SUPERANNUATION 46 LENORI RD **Owner Statement**

Tax Invoice

| Account | WALLSEND28/5 |
|---------------------|---|
| Statement number | 28 |
| Statement period | 3 August 2020 - 1 September 2020 |
| For property | Unit 28 / 5 Wallsend Rd, Woodbridge WA |

Current Tenancy

Kim Overbeek, Barend Zomer Rent: \$350.00 Weekly Paid to: 10/09/20

| | · · · · · · · · · · · · · · · · · · · | | | | |
|--|---------------------------------------|----------------------------------|--|------------------|------------|
| Balance Brought Forward | | \$0.00 | | | |
| Income | | | | | |
| 03/08/20 - Kim Overbeek, Barend Zomer - Rent - 07/08/2020 to 13/08/2020 | | \$350.00 | | | |
| 10/08/20 - Kim Overbeek, Barend Zomer - Rent - 14/08/2020 to 20/08/2020 | | \$350.0 | | | |
| 7/08/20 - Kim Overbeek, Barend Zomer - Rent - 21/08/2020 to 27/08/2020 24/08/20 - Kim Overbeek, Barend Zomer - Rent - 28/08/2020 to 03/09/2020 31/08/20 - Kim Overbeek, Barend Zomer - Rent - 04/09/2020 to 10/09/2020 | | \$350.00 \$350.00 \$350.00 | | | |
| | | | | Total Income: | \$1,750.00 |
| | | | | Includes GST of: | \$0.00 |
| Expenses | | | | | |
| 21/08/20 - Blind Repair(Ref. 2453) | | \$110.00 | | | |
| '09/20 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | | \$192.50 | | | |
| | Total expenses: | \$302.50 | | | |
| | Includes GST of: | \$27.50 | | | |
| Payments to owner | | | | | |
| 01/09/20 | | \$1,447.50 | | | |

Total payments: Balance (\$0.00) + income (\$1,750.00) - expenses (\$302.50) - total held in frust (\$0.00) =

\$1,447.50



Amazing Clean Blinds - Karrinyup

4/20 Mumford Place Balcatta 6021

Tax Invoice

Phone: 9240 4992

Invoice No.: 00013645

Date: 21/08/2020

Ship Via:

40 350 459 772 A.B.N.

A.C.N.

Bill To:

Radi Estates 909A Beaufort Street Inglewood W.A. 6932 Ship To:

Radi Estates 909A Beaufort Street Inglewood W.A. 6932

| Repair roller blind on balcony door at 28/5 Wolffand D. J. W. | AMOUNT | CODE |
|--|--|------|
| Repair roller blind on balcony door at 28/5 Wallsend Road, Woodbridge for LM & WE PHipps ATF Phipps Superannuation | \$110.00 | GST |
| | | |
| | No. | |
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| | To a procession | |

Your Order No: **Customer ABN:** Freight: \$0.00 GST Shipping Date: Terms: Net 30th after EOM GST: \$10.00 Comment: Code Rate Sale Amount **GST** Total Inc GST: \$110.00 **GST** 10% \$10.00 \$100.00 Amount Applied: \$0.00 **Balance Due:**

Payment Details:

Please make payments to the following account:

ANZ Bank BSB 016 495

Account number 4936 83267

\$110.00



Owner Statement

Tax Invoice

| Account | WALLSEND28/5 |
|---------------------|---|
| Statement number | 34 |
| Statement period | 2 November 2020 - 1 December 2020 |
| For property | Unit 28 / 5 Wallsend Rd, Woodbridge WA |

Kim Overbeek, Barend Zomer Current Tenancy Rent: \$350.00 Weekly Paid to: 10/12/20

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

| Balance Brought Forward | | \$0.00 |
|--|----------------------------|------------|
| Income | | Credit |
| 02/11/20 - Kim Overbeek, Barend Zomer - Rent - 06/11/2020 to 12/11/2020 | | \$350.00 |
| 09/11/20 - Kim Overbeek, Barend Zomer - Rent - 13/11/2020 to 19/11/2020 | • | \$350.00 |
| 16/11/20 - Kim Overbeek, Barend Zomer - Rent - 20/11/2020 to 26/11/2020 | | \$350.00 |
| 23/11/20 - Kim Overbeek, Barend Zomer - Rent - 27/11/2020 to 03/12/2020 | • | \$350.00 |
| 30/11/20 - Kim Overbeek, Barend Zomer - Rent - 04/12/2020 to 10/12/2020 | | \$350.00 |
| | Total income: | \$1,750.00 |
| | Includes GST of: | \$0.00 |
| Expenses | | Debit |
| 01/12/20 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | | \$192.50 |
| | Total expenses: | \$192,50 |
| | Includes GST of: | \$17.50 |
| Payments to owner | | |
| 01/12/20 | \$1,557.50 | |
| Total payments: Balance (\$0.00) + income (\$1,750.00) - expenses (\$192.50) - tota | l held in trust (\$0,00) = | \$1,557.50 |



Owner Statement

Tax Invoice

| Account | WALLSEND28/5 |
|---------------------|---|
| Statement number | 44 |
| Statement period | 1 April 2021 - 3 May 2021 |
| For property | Unit 28 / 5 Wallsend Rd, Woodbridge WA |

Roscoe Fitzpatrick Armstrong-Sharp Rent: \$350.00 Weekly Paid to: 09/05/21 **Current Tenancy**

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

| Balance Brought Forward | \$0.00 |
|---|--|
| Income | and the same of th |
| arcone | Credit |
| 09/04/21 - Roscoe Fitzpatrick Armstrong-Sharp - Rent - 12/04/2021 to 18/04/2021 | \$350.00 |
| 09/04/21 - Roscoe Fitzpatrick Armstrong-Sharp - Rent - 19/04/2021 to 02/05/2021 | \$700.00 |
| 23/04/21 - Roscoe Fitzpatrick Armstrong-Sharp - Rent - 03/05/2021 to 09/05/2021 | \$350.00 |
| Total income: | \$1,400.00 |
| Includes CST of: | \$0.00 |
| Expenses | Debit |
| 03/05/21 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | \$154.00 |
| Total expenses: | \$154.00 |
| includes CST of: | \$14.00 |
| Payments to owner | |
| \$1,246.00 | |
| Total payments: Balance (\$0.00) + income (\$1,400.00) - expenses (\$154.00) - total held in trust (\$0.00) = | \$1,246.00 |

Page Left

By Monica Hay

Created 11:33 AM 03/05/2021

From: Radi Estates emaildelivery@console.com.au & Subject: Owner Statements: 03/05/2021 - 01/06/2021

Date: 1 June 2021 at 11:45 am

To: LM & WE PHIPPS ATF PHIPPS SUPERANNUATION waynephipps@iinet.net.au



Please find attached the owner statements in relation to your properties:

- (1) Unit 3 / 919 Beaufort St, Inglewood WA
- (2) Unit 28 / 5 Wallsend Rd, Woodbridge WA

Kind Regards,

Natalie Del Borrello Property Manager 0421 497 295 Radi Estates leasing@radiestates.com 0421 497 295 0421 497 295







Owner_Stateme nt_LM_...-01.pdf



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

Owner Statement

| Ťax Invoi | |
|---|----------------------|
| Wallsendis/ | Account |
| 4 5 | Statement mainbar |
| 3 May 2521 - 1 Page 202 | Statement period |
| Unit 28 / 5 Wallsond Rd. Woodbridge WA | For property |
| Resconfitenavich Ametrong Sharp Rent: \$150 00 Wenkly Paid to: 15/06/21 | Current Tenancy |

| Balance Brought Forward | |
|--|----------|
| and the second of the second o | \$0.00 |
| become | |
| 17/05/31 - Roscoe Sitzpetrick Armstrong-Sharp - Rent - 10/05/2021 to 23/06/2025 | |
| | \$700 pa |
| 19/05/21 - Roscop Fitzpatrick Armstrong - Sharp - Start - 24/05/2021 to 06/06/2023 | \$700.69 |

| strainers - moston perfunitive venitioned -parth - wour - drawn says to extraor and | | \$ \$ 754 4/44 |
|--|--|----------------|
| Abhairt Bain mear an comhaint ann ann an aire | Total income. | \$1,750.00 |
| | includes G57 of | \$0.00 |
| | | pebit |
| Expenses 01/08/71 - Managerson Fee to Agent (WALLSEND78/5 - Unit VII / 5 Wassend Rd, Woorkshige WA) | The second secon | \$112.50 |
| 01/05/71 - Management Fee to Agent (WALLSTND)#/5 - Unit 26 / 5 Wassington | Total expenses: | \$192 50 |
| | includes 657 of. | \$17.50 |
| \$ syments to owner | 集制557 范围 | |
| ON/ON/21 Total payments: Baltimes (Sc. 200) increases and only evaluating (State 200) increases | and the first State of the stat | \$1,557.40 |

1557.50 Paid ov

Total Credits: \$75,916.93

includes CST of.

\$16.00

| Payments to owner | Doord |
|---|---|
| ed annue en emperatorio partico en accompansamente en esta en en en entre de en en en en entre en entre en entr En entre en re entre | rage i |
| (0/96/2) \$1,424.00 | |
| | enteriore en agricologia contra a en en |
| Total payments: Seland e (\$0.00) + mounte (\$1,600.00) - experies (\$275.00) + intel fetti in (met (\$0.00) m | \$1,424,00 |

Rach Resides tooming as Applications About \$1136976880

Page 1661 Syeated to 23 AM 65/07/2021

By Moreca Hay

Licensen. Rais Estates Pty Liu - Sivensee. Turketa Rais. - To Livence no. Rabbito / Raisbid Licensed Real Estate and Business Agent - Doba Beaufait Street no Box Dra (regionated Warfoss Au Copyright y 1808: 2011 Copyrigh-Allertain Buy Christ Allerghes (represent



Owner Statement

Tax Invoice

| WALLSENDIS/S | Account |
|--|----------------------|
| 48 | Statement reinber |
| 1 June 2021 - 1 July 2021 | Statement period |
| Urut 28 / 5 Wallsend Rd, Woodbridge WA | For property |
| Roscoe Fitzpatrick Armstrong Starp Rent. \$250.00 Weekly Paid tg: 84/07/21 | Current Tenancy |

ATTN. WAYNE & LINDA PHIPPS LM & WE PHIPPS ATF PHIPPS SUPERANNUATION 46 LENORI RD COOSEBERRY HILL WA 6076

| Balance Brought Forward | \$0,64 |
|--|--|
| Income | Credi |
| 05/06/21 - Rescoe Fitzpatrick Armstrong-Sharp - Rent - 14/06/2021 to 20/06/2021 | \$ \$50.00 |
| 16/06/21 - Roscee Fitzpatrick Armstreng-Sharp + Rent + 21/06/2021 to 27/06/2021 | \$350.00 |
| 23/06/21 - Roscoe Fitzpatrick Armstrong-Sharp - Rent - 28/06/2021 to 04/07/2021 | \$\$50.00 |
| Total income: | \$ 1,0\$0.00 |
| Includes CST v4: | \$0.00 |
| Espenses | Debl |
| 30/06/21 - Management Fee to Agent (WALLSEND28/5 - Unit 28 / 5 Wallsend Rd, Woodbridge WA) | \$ 715.50 |
| Total expenses: | \$135.50 |
| Includes CST of: | \$10.50 |
| syments to owner | |
| \$5/08/21 | to company of the entire of the state of the entire of the |
| Total payments: Balanca (Balanca (Balan | \$934 \$0 |

934.50



Policy Schedule

Landlord Preferred Policy

Phipps Superannuation Fund PO BOX 1318 MIDLAND DC WA 6936

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

27 January 2021

POLICY NUMBER:

TS0430946LPP

AMOUNT DUE:

\$355.00

Insured: Phipps Superannuation Fund

Insured Address: 28/5 Wallsend Road, MIDLAND WA 6056

Premium Type

Renewal

Expiry Date

4,00pm 13/03/2021. We invite you to renew your policy until 4.00pm 13/03/2022

Managing Agent

Radi Estates

Property Details

The land size is less than 2 acres

Sum Insured

Contents/Building Liability to Other Weekly rent

\$60,000 \$20,000,000 Up to \$1,000

Excess per claim

Other claims

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

Annual Premium

\$355.00

Includes: Multiple Property Discount

Last year's annual premium

\$299.00 Change on last year

18.7 %

Please turn over for important policy information

Special Conditions

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

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

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Payment Slip for: Phipps Superannuation Fund - 28/5 Wallsend Road, MIDLAND WA 6056

Amount Payable

Due Date

\$355.00

13/03/2021

Policy Number TS0430946LPP

Payment Reference No

704309467

Payment Options

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

Biller Code: 63461

Ref: 704309467

Telephone & Internet Banking - BPAY®

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



Insured details

What you have told us:

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terrischeer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

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

| Cover | Last year | This year |
|--------------------|---------------|---------------|
| Contents/Building | \$60,000 | \$60,000 |
| Weekly rent | Up to \$1,000 | Up to \$1,000 |
| Premium | \$247.11 | \$293.39 |
| GST | \$24.71 | \$29.34 |
| Stamp Duty | \$27.18 | \$32.27 |
| Annual Premium (*) | \$299.00 | \$355.00 |

^{*} Please note that minor rounding may be present in your premium calculation.

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

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

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.



This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859, trading as Vero Insurance.

This SPDS supplements the following Product Disclosure Statements (PDS's):

- Terri Scheer Landlord Preferred Policy Product Disclosure Statement and Policy Wording TS00005
- Terri Scheer Landlord Residential Building Insurance Policy Product Disclosure Statement and Policy Wording TS00012
- Terri Scheer Landlord Preferred Policy Self Managed Product Disclosure Statement and Policy Wording TS00067
- Terri Scheer Short Stay Policy Product Disclosure Statement and Policy Wording TS00016

all with a prepared date of 2 November 2017 and must be read together with the PDS and any other SPDS we have given you or may give you for the PDS.

The purpose of this SPDS is to update the information in the PDS for seeking an external review of a complaint due to a change to the relevant external dispute resolution scheme.

The Financial Ombudsman Service (FOS) Australia will no longer accept new disputes on and from 1 November 2018. The Australian Financial Complaints Authority (AFCA) will deal with all new financial service disputes, on and from this date.

Change to the PDS

On page 7 of all the above PDS's, replace 'Step 3. Seek review by an external service' with the following:

Step 3. Seek review by an external service

We expect our procedures will deal fairly and promptly with your complaint. However, if you remain dissatisfied, you may be able to access the services of the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers. Any decision AFCA makes is binding on us, provided you also accept the decision. You do not have to accept their decision and you have the option of seeking remedies elsewhere.

AFCA has authority to hear certain complaints. Contact AFCA to confirm if they can assist you.

You can contact AFCA:

By phone: 1800 931 678

By email: info@afca.org.au

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

By visiting: www.afca.org.au



AH Strata Management Services PO Box 511 Mt Lawley WA 6929 T: (08) 9227 8966 i F: (08) 9227 5519 admin⊈alistrata.com.au | www.alistrata.com.au ABN 81 099 452 877



Notice of Levies Due in October 2020

Tax Invoice

Issued 03/09/2020 on behalf of:

The Owners of Strata Plan 59977 ABN 45605640181 FOUNDRY APARTMENTS 5 Wallsend Road MIDLAND WA 6056

Wayne & Linda Phipps C/- Phipps Superannuation Fund PO Box 1318 MIDLAND WA 6936

forLot 28 Unit 28 Wayne Edward & Linda Magdalen Phipps

| | | , | Amounts due (includ | ing GST) (\$) |
|--|--|------------|---------------------|---------------|
| Due date | Details | Admin Fund | Sinking Fund | Total |
| 01/10/2020 | Strata levy for period 1/10/20 to 31/12/20 | 806.25 | 41.95 | 848.20 |
| Exercise Company of the Company of t | Total levies due in month | 806.25 | 41.95 | 848.20 |

| Total of this levy notice | 848.20 |
|-------------------------------|----------|
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | 848.20 |
| Prepaid | 0.00 |
| Total amount due | \$848.20 |
| Payment due 01/10/2020 | |

(including \$77.11 GST)

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.

Cheques should be made payable to 'All Strata Management Services Trust Account'

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE QUARTER IN ADVANCE. PAYMENTS CAN BE MADE OVER THE PHONE USING A CREDIT CARD RATHER THAN ATTENDING THE OFFICE IN PERSON IF YOU PREFER. PAYMENTS CAN ALSO BE MADE ON-LINE USING BPAY.

IF YOU ARE ATTENDING THE OFFICE, WE ARE EQUIPPED WITH AN EFTPOS MACHINE WHICH CAN ACCEPT ATM AND CREDIT CARDS.

Australia and New Zealand Banking Group Limited ANZO

Mt Lawley

Telephone and Internet Banking - BPAY & Please coulant your bank or financial institution to make this payment from your cheque, savings, debit, credit card or fransaction account. To use the GR code, use the reader valbin your mobile banking app. More inforwww.bpay.com.au



Biller Code: 221556

Ref: 7933 5



Amount Due

\$848.20

Due Date

01/10/2020

Wayne & Linda Phipps Strata Scheme 59977, Lot 28, Unit 28

Post this payment slip with your cheque to:

All Strata Management Services PO Box 511 Mt Lawley WA 6929 All Strata Management Services PO Box 511 Mt Lawley WA 6929 T: (08) 9227 8966 | F: (08) 9227 5519 admin@allstrata.com.au | www.alistrata ABN 81 009 452 877

Notice of Levies Due in January 2021

Tax Invoice

Issued 27/11/2020 on behalf of:

The Owners of Foundry Apartments Strata Scheme

ABN 45605640181 Foundry Apartments 5 Wallsend Road MIDLAND WA 6056

Wayne & Linda Phipps C/- Phipps Superannuation Fund PO Box 1318 MIDLAND WA 6936

forLot 28 Unit 28 Wayne Edward & Linda Magdalen Phipps

| | | | Amounts due (including GST) Sinking Fund | (\$) Total |
|------------|---|----------------------|--|---------------|
| Due date | Details | Admin Fund 806.25 | 41.95 | 848.20 |
| 01/01/2021 | Strata levy for period 1/1/21 to 31/3/21 Total levies due in month | 806.25 | 41.95 | 848.20 |

| Total of this levy notice Levies in arrears Interest on levies in arrears Outstanding owner invoices | 848.20 0.00 0.00 0.00 | (including \$77.11 GST) | Jourd 28/12/20 |
|---|--------------------------------|---|---|
| Subtotal of amount due | 848.20 | | de by the due date, interest may be charged at an |
| Prepaid Total amount due Payment due 01/01/2021 | \$848.20 | Late Payment: If payment is not ma annual rate of 11%. Cheques should be made payable t | o 'All Strata Management Services Trust Account' |

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE QUARTER IN ADVANCE. PAYMENTS CAN BE MADE OVER THE PHONE USING A CREDIT CARD RATHER THAN ATTENDING THE OFFICE IN PERSON IF YOU PREFER. PAYMENTS CAN ALSO BE MADE ON-LINE USING BPAY.

OUR OFFICE WILL BE CLOSED FOR CHRISTMAS FROM 12 NOON FRIDAY 18TH DECEMBER, RE-OPENING MONDAY 11TH JANUARY 2021

Australia and New Zealand Banking Group Limited

Mt Lawley

Telephone and Internet Banking - BPAY & Please contact your bank or Saneural institution to make this payment from your cheque, savings, debt, credit card or transaction account. To use the QR code, use the mader which your mebile banking ayp. More into: www.bpay.com.au



Biller Code: 221556 Ref: 7933 5

Amount Due

\$848.20

Due Date

01/01/2021

Wayne & Linda Phipps Strata Scheme 59977, Lot 28, Unit 28

Post this payment slip with your cheque to: All Strata Management Services PO Box 511

Mt Lawley WA 6929

All Strata Management Services PO Box 511 Mt Lawley WA 6929 T: (08) 9227 8966 | F: (08) 9227 5519 admin@allstrata.com.au | www.alistrata.com.au ABN 81 009 452 877

ALL STRATA

Notice of Levies Due in April 2021

Tax Invoice

Issued 05/03/2021 on behalf of:

The Owners of Foundry Apartments Strata Scheme

ABN 45605640181 Foundry Apartments 5 Wallsend Road MIDLAND WA 6056

Wayne Phipps & Linda Phipps C/- Phipps Superannuation Fund PO Box 1318 MIDLAND WA 6936

forLot 28 Unit 28 Wayne Edward Phipps & Linda Magdalen Phipps

| | | | | uding GST) (\$) | Total |
|----------|--|----------------------|-------|-----------------|--------|
| Due date | Details | Admin Fund 806.25 | 41.95 | | 848.20 |
| O (1 O | Strata levy for period 1/4/21 to 30/6/21 | 806.25 | 41.95 | | 848.20 |
| | Total levies due in month | | | | |

| Total of this levy notice Levies in arrears Interest on levies in arrears Outstanding owner invoices Subtotal of amount due Prepaid Total amount due | 848.20 0.00 0.00 0.00 848.20 0.00 \$848.20 | (including \$77.11 GST) Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%. Cheques should be made payable to 'All Strata Management Services Trust Account' |
|--|--|---|
| Payment due 01/04/2021 | | Cheques should be made payable to All Strate Management |

STRATA LEVIES ARE DUE AND PAYABLE ON THE FIRST DAY OF THE QUARTER IN ADVANCE.
PAYMENTS CAN BE MADE OVER THE PHONE USING A CREDIT CARD RATHER THAN ATTENDING THE OFFICE IN
PERSON IF YOU PREFER. PAYMENTS CAN ALSO BE MADE ON-LINE USING BPAY.

Australia and New Zealand Banking Group Limited ANZO

Mt Lawley

Tetephone and Internet Sanking - BPAY ⊗ Please confact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.aii

E)

Biller Code: 221556 Ref: 7933 5

Amount Due

\$848.20

Due Date

01/04/2021

Wayne Phipps & Linda Phipps Strata Scheme 59977, Lot 28, Unit 28

> Post this payment slip with your cheque to: All Strata Management Services

PO Box 511 Mt Lawley WA 6929

Yaid 31/3

From: Caryll Sedgman Caryll@allstrata.com.au & Subject: Levy Notice - Strata Scheme 59977 - Lot 28

Date: 3 June 2021 at 3:27 pm
To: waynephipps@iinet.net.au



Dear Wayne Phipps & Linda Phipps,

Please find attached your next levy notice July 2021

If you have any questions, please contact us during business hours.

Regards

Caryll Sedgman Trust Account Administrator for the Owners of Strata Plan 59977

IMPORTANT:

The contents of this email are confidential.

They are intended for the named recipient(s) only.

If you have received this email in error, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Quid /2/

All Strata Management Services to bus \$1.1 M. Conny MA 1992 T. (18) 9237 1998) F. (16) 9727 3519 administration from our Anabellistis from au Add 8) (179 952 877



Notice of Levies Due in July 2021

Tax Invoice

Issued 03/06/2021 on behalf of:

The Owners of Strata Scheme 59977 ABN 45605640181 Foundry Apartments 5 Walland Road MIDLAND WA 6056

Wayne Phipps & Linda Phipps C/- Phipps Superannuation Fund PO Box 1318 MIDLAND WA 6936

forLot 28 Unit 28 Wayne Edward Phipps & Linda Magdalen Phipps

| | | À | Amounds due (actuona | G\$1) (\$) |
|----------|--|------------|----------------------|------------|
| Oue date | Details | Admin Fund | Sinking Fund | Total |
| | | acc.25 | 41.95 | 848.20 |
| | Strata levy for period 1/7/21 to 30/9/21 | | | 848.20 |
| | Total levies due in month | 805.25 | 41.95 | Q10:20 |

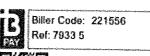
| Total of this levy notice Levies in arrears Interest on levies in arrears Outstanding owner invoices Subtotal of amount due | 848.20 0.90 0.00 0.00 848.20 | (including \$77.11 GST) |
|---|--|--|
| Prepaid Total amount due Payment due 01/07/2021 | 0.00 \$848.20 | Late Payment: If payment is not made by the due date, interest may be charged at an aneual rate of 11%. Cheques should be made payable to 'All Strate Management Services Trust Account' |

Australia and New Zealand Banking Group Limited



Wayne Phipps & Linda Phipps Strata Scheme \$9977, Lot 28, Unit 28

Mi Lawley

ত্ৰিকালুকী কৰাৰ প্ৰচাৰ কৰিছিল।
তৈনা কৰাৰ ক্ৰিয়াৰ কৰিছিল




Amount Due

\$848.20

Due Date

01/07/2021

Post this payment slip with your chaque to: All Strata Management Services PO Box 511 Mt Lawley WA 6929



ENQUIRIES TELEPHONE: (08) 9267 9267

www.swan.wa.gov.au

PO Box 196, Midland WA 6936 Facsimile: (08) 9267 9444 Email; swan@swan.wa.gov.au

National Relay Service

If you require assistance from the National Relay Service, please use the following contact details: TTY: 1800 555 630

Voice: 1800 555 660 www.relayservice.com.au

P-114 RATE NOTICE

Financial Year 2020/202

TAX INVOICE

ISSUE DATE

24 July 2020

REFERENCE NUMBER

4132874

WARD

Midland / Guildford

DUE DATE

28 August 2020

երրայլի_սիլելերի և

BD052 001795R1_C5 1234 Mr Wayne Edward Phipps and Mrs Linda Magdalen Phipps PO Box 1318 MIDLAND DC WA 6936

PROPERTY ADDRESS

28/5 Wallsend Road, MIDLAND WA 6056 Strata Lot 28 on Strata 59977

| Description | | | | | |
|---|--|-----------------------------------|--|-----------------------------|--------------------------------------|
| Valuat Residential Rates Emergency Services Levy Category 1 - Residential Bin Collection Charge Multi Unit Developments | ion(\$) / Unit(s) 11,440 11,440 1 | Rate(\$) 0.085499 0.014839 208 | Current \$978.11 \$169.76 | Arrears \$0.00 \$0.00 | Total \$978.11 \$169.76 |
| The Current Waste/Recycling Service Charge includes the State Gov. Payments made after 15 July 2020 are not reflected on this account. For full information and the state of the second | ernment landfill lev | | \$208.00 \$1,355.87 | \$0.00 \$0.00 | \$208.00 \$1,355.87 |

The Current Waste/Recycling Service Charge includes the State Government landfill levy of \$70/tonne on all waste material sent to landfill. Payments made after 15 July 2020 are not reflected on this account.

If unable to pay this account in full please contact Rating Services to discuss an alternative suitable payment arrangement.

Yord 24/8/20

qualify for the instalment a, the City Must receive EXACT amount of the instalment due by ist 28, 2020

| 1 | One Payment | PAYMENTS \$1,355.87 | DUE DATES 28 August 2020 |
|---|----------------|------------------------|-----------------------------|
| 2 | 1st Instalment | \$338.99 | 28 August 20 |
| | 2nd Instalment | \$338.96 | 30 October 20 |
| | 3rd Instalment | \$338.96 | 15 January 21 |
| | 4th Instalment | \$338.96 | 19 March 21 |
| | Total | \$1,355.87 | (Cost of Option \$0.00) |



For more information, see overleaf

YMENT METHODS

ERENCE NUMBER

4132874

NAME

PERTY ADDRESS

Mr Wayne Edward Phipps and Mrs Linda Magdalen

28/5 Wallsend Road, MIDLAND WA 6056

OPTION 1 - Pay In Full:

Date 28-Aug-20

Amount Due

\$1,355.87

OPTION 2 - First Instalment: 28-Aug-20

\$338.99

all electronic payments please use reference below: Code: 7807

ence No: 4132874

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

Online

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



Pay by Phone

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

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



Pay in Person at Council

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

Pay at any City of Swan Library or Gidgegannup Drop-Point Library With EFTPOS or Credit Card during Library opening hours. Pay by Mail

Make cheques payable to City of Swan and crossed "Not Negotiable". City of Swan,

PO Box 196, Midland WA 6936. No receipts will be issued for payments made. Pay in Person at Australia Post

Please present this notice INTACT at any Post Office.

*637 4132874

GRV - NON RURAL PROPERTIES Residential; The Residential category is considered to be the base rate for calculation of all other GRV rate in dollar. It relates to land where the predominant purpose for which the land is held or used is residential.

Commercial/Industrial; a) Commercial relates to land where the predominant purpose for which the land is held or used is commercial, including in that term the activities of buying and selling of goods and services in retail businesses, wholesale buying and selling, financial establishments, and a wide variety of services that can be broadly classified as 'business', but where no other more specified use or zone category (such as 'Industrial' applies. b) Industrial relates to land zoned for the purpose of Industrial use or development under the City of Swan LPS 17. In this context, the term relates to any of the Industrial zones in the City of Swan zoning Local Planning Scheme, other than the Extractive Industry zone. Land within one of the Industrial zones in the Local Planning Scheme may more appropriately fall into another definition or category which more specifically or appropriately applies, or where the City determines that another definition or category should apply to the characterisation of the subject land. To facilitate the making of a distinction between uses in other rate categories and use for industry, the definition of industrial premises relied on by the City (but not applied to the Industrial differential general rate which depends on zoning) is as follows: 'Industrial premises are premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials, or substances, and in appropriate cases the following activities or uses associated with industry as described above, may be included -

- (i) The storage of goods;
- (ii) The work of administration or accounting;
- (iii) The selling of goods by wholesale or retail; or
- (iv) The provision of amenities for employees, where any such activity or use is incidental to an industry as defined above, carried out on the same land.

Heavy Industry (Properties used as either Transport Depot, Noxious plants & Brickwork or Concrete Plant) a) Transport Depots & Heavy Haulage; Transport Depot and Heavy Haulage-Transport Depot, or Transport Depot and Heavy Haulage, or Transport Depot and Heavy Haulage Vehicle Centre relates to land (including buildings) held or used for the predominant purpose of garaging, parking or storage of road transport or heavy haulage vehicles used or intended to be used for carrying goods, materials or persons for hire, rent or reward, or for any consideration; or used for the transfer of goods, materials or persons from one such motor vehicle to another and such motor vehicle and including the maintenance, building and repair of such vehicles. Without limiting the generality of the foregoing, this differential general rate characteristic relates to land including buildings held or used for the parking or garaging of commercial vehicles, and land including buildings held or used for the maintenance and refuelling of any vehicles referred to above, and the storage of goods brought to the premises by those vehicles. b) Noxious Plants; Relates to land where animal tissue (whether waste tissue or otherwise) is rendered into stable, value-added materials. Rendering in this context can refer to any processing of animal by-products into more useful materials, or more narrowly to the rendering of whole animal fatty tissue and purified fats like lard or tallow. c) Extractive Industry; Relates to land held or used for the predominant purpose of an extractive industry, as involving the excavation or extraction of soil, limestone, rock, gravel, shale, sand or clay, or other materials of a like kind, and which activity does not amount to mining operations under the Mining Act 1978 (WA). Or at the option of the Council: Land zoned under the City of Swan LPS 17 for the purpose of Extractive Industry. d) Brickworks and Concrete Plants; Relates to the following; i) Brickworks: Land held or used for the predominant purpose of a brickworks which, without restriction, may include one or more kilns, drying sheds, or buildings for manufacturing bricks, and may include a quarry for clay extraction if located on the same site as the manufacturing activity. ii) Concrete plant: Land held or used for the predominant purpose of a concrete plant, which may also be known as a concrete batching plant, and may comprise a plant, operation or equipment that combines various ingredients to produce concrete. A concrete plant can have a variety of parts and accessories, including but not limited to mixers, cement batchers, aggregate batchers, conveyors, radial stackers, aggregate bins, cement bins, heaters, chillers, cement silos, batch plant controls, and dust collectors (to minimise environmental pollution).

UV General; The UV General differential rate category relates to all Unimproved Valued properties where the predominant purpose for which the land is held or used is rural and that does not fall in the differential rate category of "UV Commercial" or "Farmland".

UV Commercial (Properties used as either Vineyards with Commercial, large Scale Vineyards, Quarries or Mining Tenements); a) Vineyards with Commercial; Relates to a number of properties which can be described as 'vineyards with commercial' which exist throughout the Swan Valley and b) Large Scale Vineyards; Applies to properties which produce a relatively small amount of grapes on the property itself compared with the total volume of grapes processed on the property. In addition to a large scale production including bottling facilities, each property has a wine tasting area, eating facilities, areas set aside for outside entertainment functions, and other areas for events such as meetings and social activities. Retail shopping facilities also exist for tourists which consist of vineyard products and local and other products.

c) Quarries; Refers to an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar materials from the land, and may include the treatment and storage of those materials, or the manufacture or products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include Industry - Mining. The definition of the 'Extractive Industry' within GRV differential categories is acknowledged to have the potential to overlap this Quarries definition, and the distinction depends upon whether a GRV or UV valuation is applied to the subject land. d) Mining Tenements; Relates to land held or used to commercially extract minerals from the land and in this context the term 'minerals' refers to substances the extraction or mining of which is covered by the Mining Act 1978 (WA).

Farmland; The Farmland rate category relates to land where the predominant purpose for which the land is held or used is farmland. It applies to all properties carrying on farming activities in line with the City's Farmland Guidelines. It is intended that this differential rate will foster and encourage farming and horticultural activities.

MIDLAND DISTRICT AND HAZELMERE/GUILDFORD DISTRICT DRAINAGE

The Water Corporation does not perform drainage works, or levy a drainage rate, in the Midland, Guildford, South Guildford, and parts of Woodbridge, Viveash and Hazelmere Districts (apart from a small number of properties). The City is responsible for construction and maintenance of drainage infrastructure within this area, and the total cost to carry out these works over a number of years is estimated at more than \$25 million. The Midland District Drainage rate for 2020/21 is 0.6578 cents in the dollar and the Hazelmere/Guildford District Drainage rate for 2020/21 is 0.6657 cents in the dollar.

HAZELMERE INDUSTRIAL AREA INFRASTRUCTURE From 1 July 2014, Council introduced two (2) Specified Area Rates "GRV Hazelmere Industrial Area Infrastructure and UV Hazelmere Industrial Area Infrastructure" based on the basis of valuation applied to the property GRV or UV. The City is responsible for construction and maintenance of the roads and drainage infrastructure within this area, and the total cost to carry out these works over a number of years is estimated at more than \$69 million. An alternative funding source was required to fund these works. Council introduced specified area rates as an equitable way of raising part of the needed funds. The specified area rates for 2020/21 are set at 3.896277 cents in the dollar for GRV Hazelmere Industrial Area Infrastructure and 0.113950 cents in the dollar for UV Hazelmere Industrial Area Infrastructure.

On July 1, 2020 Council adopted that the Rates and Minimum Rates to be levied on all rateable property within the City of Swan for the financial year 2020/21 be

| on all rateable property within | | | |
|--|--|------------|---|
| as follows: | 79.1 | reins | Magnature Rate 5 |
| Gost Renal Values (GRV) | CONTRACTOR OF THE PARTY OF THE P | 3.5499c | 890.00 |
| Residential | | 0.8247c | 1,420.00 |
| Commercial/Industrial | | 6.1131c | 1,710.00 |
| Heavy Industry | | | /Almintonskate/s |
| aimmpoyerayanes (0V) | |).38914c | 890.00 |
| UV General | | 0.561300 | 890.00 |
| UV Commercial | | 0.28841c | 890,00 |
| Farmland | | | (anesins) |
| Specificity Area Raice (SAR) | ĺ | 0,6578 | cents per dollar of GRV |
| Drainage Midland | 0.6657 cents per dollar of GRV | | |
| L L L L L L L L L L L L L L L L L L L | 3 896277 cents per dollar of GRV | | |
| e Looy Nozelmere Industrial Area Intra | Any Mazelmere Industrial Area Intrastructuro | | |
| | | s on which | 50 cents per dollar of UV differential general rates |

The Local Government Act 1995 sets out the basis on which differential general rates

Section 6.32 (1) of the Local Government Act 1995 states:

- (1) When adopting the annual budget, a local government -
- a. in order to make up the budget deficiency, is to impose a general rate on rateable land within its district, which rate may be imposed either -
- i. Uniformly; or
- ii. Differentially

DIFFERENTIAL RATES

- (1) A local government may impose differential general rates according to any, or a 6.33. Differential general rates combination, of the following characteristics -
- a. the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or
- b, a purpose for which the land is held or used as determined by the local government;
- c. whether or not the land is vacant land; or d. any other characteristic or combination of characteristics prescribed.



Service Charge Account

Issue date

30 July 2020

Bill ID

0048

WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 18341 59 2

Please pay

\$145.37

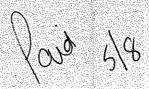
Payment due by

17 Aug 2020

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

| | Description | Amount |
|---|-------------------------------------|---------|
| | | 445 27 |
| | Service charges due 17 August 2020 | 3145.37 |
| | Ψ-1.11 · | 145.37 |
| | Turn over for important information | 140.07 |
| " | | |



If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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

ffff Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75 UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

Account number

90 18341 59 2

Please pay

\$145.37

Payment due by

17 August 2020





UNIT 28 / 5 WALLSEND RD M

How your service charges have been calculated

Water residential

Sewerage residential

1 Jul 2020 to 31 Aug 2020

Service charge for 1 residence

\$44.90

1 Jul 2020 to 31 Aug 2020 Based on the rateable value of \$11440

\$100.47

Service charges

\$145.37

Your new rateable value of \$11440 applies from 1 July 2020.

The rateable value of your property is the gross rental value (GRV) determined by the Valuer-General. You can object to the GRV within 60 days, visit landgate.wa.gov.au for details. Your charges must still be paid by the due date.

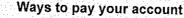
To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au.

Information

OUR COMMITMENT TO YOU

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







Direct Debit

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



Credit/Debit Card

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



Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 18341 59 2



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90183415921878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943







WE & LM PHIPPS

PO BOX 1318

Service Charge Account

Issue date

1 October 2020

Bill ID

0049

Account number

90 18341 59 2

Please pay

\$143.03

Payment due by

19 Oct 2020

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

ATF THE PHIPPS SUPERANNIATION FUND

MIDLAND DC PO BOXES WA 6936

| Your accoun | it summer | | | | | Amount |
|---------------|-----------------|-----------|--|-----|-------|-----------------|
| Description | | | | *** | | |
| Service charg | on due 19 Octo | her 2020 | | | | \$143.03 |
| Service charg | es due 19 Octo | ,00, =0=0 | | | Total | \$143.03 |
| Turn over for | r important inf | ormation | | | iulai | <u> </u> |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

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Concession Application

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Need more time to pay?

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

Interpreter Services 13 14 50

Hearing or speech impaired? Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

Account number

90 18341 59 2

Please pay

\$143.03

Payment due by

19 October 2020





How your service charges have been calculated

Water residential

1 Sep 2020 to 31 Oct 2020

Service charge for 1 residence

Sewerage residential

1 Sep 2020 to 31 Oct 2020

\$44,18

Based on the rateable value of \$11440

\$98.85

Service charges

\$143.03

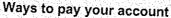
The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the date of issue shown on this bill. For information, visit landgate.wa.gov.au/valuations or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still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

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

Information

OUR COMMITMENT TO YOU

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Direct Debit

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Credit/Debit Card

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



Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 18341 59 2



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on 13 13 85 or go to

humanservices gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90183415921878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943





Service Charge Account

Issue date

1 December 2020

Bill ID

0050

WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 18341 59 2

Please pay

\$143.03

Payment due by

17 Dec 2020

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

| Your account summary (GST does not upp.) | | Amount |
|--|-------|----------|
| Description | | \$143.03 |
| Service charges due 17 December 2020 | Total | \$143.03 |
| Turn over for important information | | |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

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Interpreter Services 13 14 50

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Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

90 18341 59 2 Account number

\$143.03 Please pay

17 December 2020 Payment due by





How your service charges have been calculated

1 Nov 2020 to 31 Dec 2020 Water residential

Service charge for 1 residence 1 Nov 2020 to 31 Dec 2020

Sewerage residential

Based on the rateable value of \$11440

\$143.03 Service charges

\$98.85

\$44.18

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

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Ways to pay your account



Direct Debit

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



Credit/Debit Card

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



Mail

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



BPAY® Contact your bank or financial institution to arrange

Ref: 90 18341 59 2

payment.

Biller Code: 8805

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

Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

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POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943





Service Charge Account

Issue date

4 February 2021

Bill ID

0051

WE & LM PHIPPS
ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 18341 59 2

Please pay

\$138.33

Payment due by

22 Feb 2021

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

| Description | | Amount |
|--------------------------------------|-------|----------|
| Service charges due 22 February 2021 | | \$138.33 |
| Turn over for important information | Total | \$138.33 |

Jaid 12/2/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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

Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

Account number

90 18341 59 2

Please pay

\$138.33

Payment due by

22 February 2021





*690 9018341592

How your service charges have been calculated

Water residential

1 Jan 2021 to 28 Feb 2021

Service charge for 1 residence

Sewerage residential

1 Jan 2021 to 28 Feb 2021

Based on the rateable value of \$11440

\$42.73

\$95.60

Service charges

\$138.33

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

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

Information

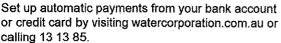
OUR COMMITMENT TO YOU

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

Ways to pay your account

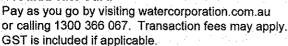


Direct Debit





Credit/Debit Card





Mail

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



Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 18341 59 2



Centrepay

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

Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90183415921878943

POST Bilipay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943





Service Charge Account

Issue date

31 March 2021

TOTAL mc 681

Bill ID

0052

AWE & LM. PHIPPS. Poolises desired page to

Account number

90 18341 59 2

ATF THE PHIPPS SUPERANNIATION FUND

Please pay

\$143.03

MIDLAND DC PO BOXES WA 6936

KPECT YOU TO BE 190% SATISFIED. Payment due by

16 Apr 2021

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

| Description | Amount |
|---|----------|
| Service charges due 16 April 2021 | \$143.03 |
| Turn over for important information Total | \$143.03 |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Enquiries?

Need your account in an alternative format?

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interpreter Services 13 14 50

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Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

Payment slip

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

Account number

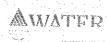
90 18341 59 2

Please pay

\$143.03

Payment due by

16 April 2021





How your service charges have been calculated

Water residential

1 Mar 2021 to 30 Apr 2021

Service charge for 1 residence

Sewerage residential

1 Mar 2021 to 30 Apr 2021

\$44.18

Based on the rateable value of \$11440

\$98.85

Service charges

\$143.03

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

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

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Ways to pay your account



Direct Debit

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



Credit/Debit Card



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







Mail

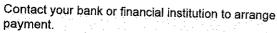
Send your cheque made payable to 'Water Corporation' with this payment slip to: WATER CORPORATION



PO BOX 1600, OSBORNE PARK DC, WA 6916



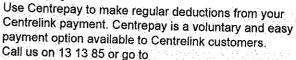
BPAY®



Biller Code: 8805

Ref: 90 18341 59 2

Centrepay



servicesaustralia.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90183415921878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943



Service Charge Account

Issue date

31 March 2021

Bill ID

0052

WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND

PO BOX 1318

MIDLAND DC PO BOXES WA 6936

Account number

90 18341 59 2

Please pay

\$143.03

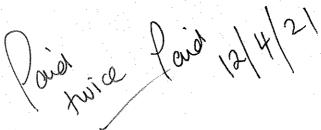
Payment due by

16 Apr 2021

Account for HOME UNIT AT UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708 Strata lot 28

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

| Description | | | | | Amount |
|-------------------------------------|--|--|---|-------|----------|
| Service charges due 16 April 2021 | | | | | \$143.03 |
| Turn over for important information | | | · | Total | \$143.03 |



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UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

Account number

90 18341 59 2

Please pay

\$143.03

Payment due by

16 April 2021





Service Charge Account

UNIT 28 / 5 WALLSEND RD MIDLAND LOT 708

How your service charges have been calculated Water residential

Sewerage residential

1 Mar 2021 to 30 Apr 2021

Service charge for 1 residence

1 Mar 2021 to 30 Apr 2021

\$44.18

Based on the rateable value of \$11440

\$98.85

Service charges

\$143.03

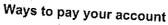
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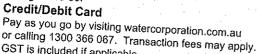


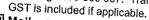


VISA

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









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

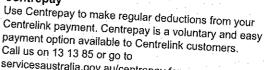


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Biller Code: 8805

Ref: 90 18341 59 2





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POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90183 41592 1878943











42 Queen Street BUSSELTON WA 6280 (08) 9753 0888 Licensee: Jill Turton Shop 9/55 Dunn Bay Road DUNSBOROUGH WA 6281 (08) 9756 8888 Licensee: Louis De Chiera 128 Bussell Highway MARGARET RIVER WA 6285 (08) 9780 5777 Licensee: Mark Murray

71 Blackwood Avenue AUGUSTA WA 6290 (08) 9758 0300 Licensee: Alf Fandry

Ucensee: Downsouth (WA) Pty Ltd T/A Stocker Preston ACN 125 383 628/ABN 65 125 383 628 Ucensed Real Estate and Business Agent

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076

Ref:

PHIPPS

Debit

Credit

Page: 1

Wayne Edward Phipps & Linda Magdalen Phipps Owner Income & Expenditure for July 2020 to June 2021 Manager: Jennifer Allsop

Property:

Balance Brought Forward

135 St Michaels Parkway DUNSBOROUGH WA 6281

| Data lice Di | ought Forward | | 0.00 |
|--------------|-----------------------------------|---|----------|
| income | | | |
| 101 | Rent | | 12857.15 |
| 109 | Unexpired portion of lease fee | | 955.68 |
| 110 | Final Bond Charge - break lease | | 165.00 |
| 111 | Advertising - break lease charge | | 149.00 |
| 116 | Account reimbursement | | 520.00 |
| 164 | Outgoings Recovered - Water Usage | | 68.84 |
| Total | Income | *************************************** | 14715.67 |
| Expenditur | e | | |
| 217 | Lawnmowing | 432.50 | |
| 251 | Cleaning | 432.50 87.50 | |
| 332 | R & M - General | 855.00 | |
| 335 | R & M - Painting | 25.00 | |
| 414 | Lease Fees | 2640.00 | |
| 416 | Advertising | 149.00 | |
| 419 | GST on fees | 125.67 | |
| 421 | Property Condition Report | 264.00 | |
| 423 | Tenant Database Search | 50.00 | |
| 425 | Final Bond Inspection | 165.00 | |
| 462 | Inspection Fees | 66.00 | |
| 481 | Management Fees | 1206.64 | |
| 483 | Administration Fee | 50.00 | |
| Total E | Expenditure | 6116.31 | |
| Balance Car | ried Forward | 0.00 | |
| | | 0.00 .av | · |
| Net Income | Paid to Owner | 8599.36 | |
| | | 14715.67 | 14715.67 |
| | | | |

 $(-\frac{3}{2}) \times (k - k) \times ($

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076

Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 02/03/21 Reference: PHIPPS

TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

| Property | | Tenant | Rent | Pa | aid From | То | Periods | Paid |
|------------|---------------------------|--|----------|------|----------|----------|-------------|------------|
| 135 St Mic | chaels Parkway | Astrid Robertson | 600.00 | W1 1 | 16/02/21 | 08/03/21 | 3 | 1800.00 |
| Date | Disbursements & Sundry R | leceipts | | | | | Debit | Credit |
| | Total Rent Collected From | Tenants | | | | | | 1800.00 |
| 19/02/21 | 135 St Michaels Parkway | Paint It Ltd t/as Jims First | | | Inv:640 | 0563 | | |
| | R & M - Painting | (Includes 2.27 GST) | | | | | للر 25.00 🌒 | |
| 19/02/21 | 135 St Michaels Parkway | / Dave's Home Maintenance & Painting Servi | > | | Inv:138 | STMICH | | |
| | R & M - General | | | | | - | 855.00 | |
| 19/02/21 | 135 St Michaels Parkway | Kelly Kocsis - Kel's Cleaning Service | | | Inv:29 | | | |
| | Cleaning | | | | | | 87.50 | (|
| 26/02/21 | 135 St Michaels Parkway | V.I.P Lawn And Garden Maintenance Shane |) | | Inv:IN\ | /-1435 | | PAID Byus! |
| | Lawnmowing | (Includes 39.32 GST |) / | | | | 432.50 | panos |
| | *Management Fees | | | | | | 153.00 | |
| | *Administration Fee | | | | | | 10.00 | |
| | Plus GST on items marked | * | | | | | 16.30 | |
| | | | | | | | 1579.30 | 1800.00 |
| | NETT AMOUNT TO BE PA | MD | | | | | | 220.70 |

Transferred to your bank account \$220.70 Payment Details: Phipps Super Fund 0728054 306-041 Bankwest

jimsfirst

A.B.N.: 58-109-767-688

Unit 2 2 Clark Street DUNSBOROUGH WA 6281

Phone: 0897553335 Fax: 0897553628

Tax Invoice

| Invoice No | 640563 Date | 16/02/2021 8:01AM CUST. REF. | 135 ST MICHAELS |
|-------------|--|--|-----------------|
| Invoiced To | STOCKER PRESTON DUNSBOROUGH P.O. BOX 585 DUNSBOROUGH W.A. 6281 | Deliver To: By By By By By By By By By B | e d |
| | PH: 9756 8888 | | |

| Bar code | Description | Тах | Price \$ | Qty | Total |
|----------|---------------|-----|----------|-----|-------|
| HKEY | KEY CUT HOUSE | GST | 5.00 | 5 | 25.00 |
| | | | 7.44 | | |
| | | | | | |
| | | | | - | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | - | | |
| | | | | - | |

No. of Items (5)

| | invoice & A | count Details | | |
|---------------------|-------------|---------------|---------------|------------------|
| Invoice No. | Payment Due | Account ID | | Invoice Totals |
| 640563 | 30/3/2021 | PRE | Sub Total | \$25.00 |
| Account Manager | GLENN CARTE | R | Rounding | |
| Invoice Received by | <i>(</i> | | Tax | \$0.00 \$2.27 |
| Name | | Signature | TOTAL inc GST | \$25,00 |

Comments

COLLECTED BY JENNY



DAVE'S HOME MAINTENANCE & PAINTING SERVICE

9 B SYDLAND COVE

WEST BUSSELTON WA 6280

ABN 99 358 238 705

DATE 15-02-21

PAYMENT DUE WITHIN 7 DAYS

BSB:

016 334

A/C:

ANZ BANK

PHONE 0418 936 342

EMAIL cisdavd@bigpond.com

TAX INVOICE.....

Paint, invoiced as renter

| BILL TO WE + LM STIPPS 135 Gr MICHAELS GARKWAY DUNS BORDUGIA | Har No | Bellow |
|---|------------------|--|
| REMOVE PICTURE SCREWS FROM 4 INTERIOR WALLS OF FILE THE HOLES THEN SAND SMOOTH, COTOUR MATER AND PAINT THE A WALLS. | | A SECULIA DE LA COMPANIA DE |
| SAND AND PRET 2 ESTERIOR DOORS AND FRAME (WEATHERE) AFRIX 2 CARTS OF SIKKENS TEAK STAIN VARNISHI | | n Trindrager |
| REMOVE FLAKER PAINT TO LETTER BOX THEN COLOUR MARCH AND PAINT | | Tarabana Tarabana Tarabana |
| SUB TOTAL GST TOTAL | 855.00 855.00 | |

P-132 TAX INVOICE: / STATEMENT Table 1 Carlotte EMBERNO 10408 ŌŦ ALKATA(N) PRICE 1835 BURELLE ENDER CONTRACT O'S LOS Liference Comments of the Comment of OCIAMONTESC TOTAL INCLUSIVE OF GS (1) 157. 5

Total Includes a comme

TAX INVOICE



To

Wayne Edward & Linda Magdalen Phip

ps c/- Downsouth (WA) P/L t/as Stocke

r Preston

Invoice Number INV-1435

Reference

135 St Michaels Parkway

ABN

69 625 765 219

Issued

18 February 2021

Due

| Vo-1-01-0 |
|---|
| Enriched Environments PTY LTD. T/A V.I.P. L |
| awn & Garden Maintenance and Gutter Clea |
| ning |
| 645 Boodjidup Rd |

REDGATE WA 6286 AUSTRALIA

From

shane.hermon@viphomeservices.net.au

| | 070/a | | | |
|---|----------|------------|-----|------------|
| Description | Quantity | Unit Price | GST | Amount AUD |
| Garden maintenance | 1.00 | 175.00 | 10% | 175.00 |
| -Light pruning on all plants, mowed, fertilised lawns and plant | ts, | | | |
| checked retic and increased time for lawn, supplied and sprea | ad | | | |

mulch.

| Fertiliser for Lawns sold to custom | ners | 1.00 | 18.18 | 10% | 18.18 |
|-------------------------------------|-------------|------|--------|-----|--------|
| Lawn mowing | a oslar | 1.00 | 27.27 | 10% | 27.27 |
| Garden maintenance | ()(s | 1.00 | 172.73 | 10% | 172.73 |
| 17/2/21 | of and ' | | | | |
| -Mulch | Logar Parco | | | | |
| (| J' (·) | Su | btotal | | 393.18 |

| 1.00 | 27.27 | 10% | 27.27 |
|------|-----------|-----|--------|
| 1.00 | 172.73 | 10% | 172.73 |
| | | | |
| Sub | total | | 393.18 |
| Tota | I GST 10% | 6 | 39.32 |

Amount Due AUD

P-134 26/2/21, 8:41 am

Please make payment to..

Enriched Environments Pty Ltd BSB 086006 ACC 757926198

Vip Home Services

Telephone 61 0414817984 shane.hermon@viphomeservices.net.au http://www.viphomeservices.com

From: Stocker Preston pm@stockerpreston.com.au $\mathscr G$ Subject: Rental statement and related invoices for April [PHIPPS]

Date: 1 April 2021 at 1:13 pm To: waynephipps@iinet.net.au



Dear Wayne & Linda

Please find attached your monthly statement and any invoices related to your investment property(s) 135 St Michaels Parkway .

Best regards,

Jennifer Allsop jenni.allsop@stockerpreston.com.au



MERCAPA PER PROPO

RECONNECTIONS

TO SEED TO THE RECONS

THE RECONSTRUCTION

TO SEED TO SEED TO SEED TO

Sanga Sepal Salah Kideg Sebaga Anton Cores Colosian Roda 2084 SEBA BASH Salah Cores Sebagai

COM A content wag to water with those CO in the Comment Schools place to the Comment Schools gradient Schools Director CS Block actors a service CS CC CC CS SSA BIOD CS CS CS CSSO Engreen and CSC Cy

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076 Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 01/04/21 Reference: PHIPPS TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

| Property | | Tenant | Rent | Feig From | 1ª C | Periods | Pard |
|----------|------------------------------|--|-----------|-----------|------|--|----------------|
| | | Astria Pakeerissa | 650.00 WI | | | ana yang menganan kananan kananan yang salah | 2400 55 |
| Daie | Distursements & Screen Re | tests | | | | Setal | Great |
| | Total Real Collected From Te | drants | | | | | 2409 00 |
| 94:03-21 | 155 St Michaels Parkady | FUNDS RETURNED FRM SIP GARDENING | Ì | | | | 4 52.50 |
| 76 OB2 t | 135 St Michaels Parkagy | Inspection Fee. 23/03/21 135 St Michaels Pa | reway | | | 65 00 | |
| | (mskates 6 00 OST) | | | | | | |
| 31/54.21 | 135 St Michaela Parkway | teting Poet 135 St thickels Parkedy | | | | 1329-05 | |
| | (Includes 120 98 G5) ; | | | | | | |
| 91:04:21 | 135 St Mathods Parkaby | Preserty Condition Report 135 St Michaels P. | arivery' | | | 264-03 | |
| | (includes 24 00 GST) | | | | | | |
| | "Management Fees | | | | | 204.00 | |
| | 'Administration Fop | | | | | 10 00 | |
| | Flus GET on Jerns marked 1 | | | | | 2140 | |

1885.43 2832 66

947 10 MELLI AMBUNITO SE PAID

Transferred to your bank account \$947.10 Payment Details Philips Guper Fund 9725104 316 041 Bankines:

From: Stocker Preston pm@stockerpreston.com.au & Subject: Rental statement and related invoices for May [PHIPPS]

Date: 3 May 2021 at 1:56 pm To: waynephipps@iinet.net.au



Dear Wayne & Linda

Please find attached your monthly statement and any invoices related to your investment property(s) 135 St Michaels Parkway .

Best regards,

Jennifer Allsop jenni.allsop@stockerpreston.com.au



STOCKER FILKES TOR

#J Green street (SE) 975# BEEB Therefore BE Septem Tā Majārajastā Argenta Allingta galā SPA (DA) PISATES Arangaga ĀTĀppārg

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076 Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 03/05/21 Reference: PHIPPS TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

| Property | | Fenant | Rent | | रेक्षा है लिया। इ.स.च्या | To | Ponods | Paid |
|----------|---------------------------|--------------------------------------|------|----------------|---|--|--|---------|
| | hasia Parkway | Agind Robbitson | | | 06/04/21 | | 4 | 2400.00 |
|)ate | Osbursements & Sundry | Roccopis | | n, riblingerse | an en el este en la colonia de la colonia | anthres and the State Association (State State Sta | Debd ************************************ | Čre∳t |
| | Total Rent Collected From | Tenanta | | | | | | 2400.00 |
| 9-04-21 | 135 St Michaels Parkway | MAL'S CLEANING INVOICE PAID TWICE RE | UVO | | | | | 67.50 |
| | *Management Fees | | | | | | 204 00 | |
| | "Asministration Fee | | | | | | 10 00 | |
| | Plus GST on dema market | d' | | | | | 21,40 | |
| | | | | | | | 235 40 | 2487 50 |
| | | | | | | | | |

From: Stocker Preston pm@stockerpreston.com.au & Subject: Rental statement and related invoices for June [PHIPPS]

Date: 1 June 2021 at 12:52 pm To: waynephipps@iinet.net.au



Dear Wayne & Linda

Please find attached your monthly statement and any invoices related to your investment property(s) 135 St Michaels Parkway .

Best regards,

Jennifer Allsop jenni.allsop@stockerpreston.com.au St. Michaels





sevae Hikestae

\$1 Garren Mange 19 Tunius Ist - Kappengara 1961 Man Ist Stabille Erremane Ist Stabille Standard (1995) Earthur Standard (1995) 1990: Christian (1995) Albert (1995) 1988: Standard (1995) 1988: Albert (1995) Albert (1995)

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TO REPERSON ALLERS OF THE START
Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076 Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 01/06/21 Reference: PHIPPS TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

Property Rent Paid From To Periods Paid 135 St Michaels Parkway Astro Residue 600 00 W1 04-8571 27:05:21 3 2057 15 Vacating 27.05-21 Collum & Sheby Foster 600 00 W1 28-05-21 17-08-21 3 1850 00 Distribution entre & Sundin Receipts Dukst Total Pesit Collected From Tenants 3687 15 11/03/21 135 Stationada Parkway Water Usage 17-32-91 to 19-04-21 (Astroit Roberts): 42.02 01:06/31 435 St Michaels Parkway Letons Peed 135 St Michaella Parkingy 1320.00 thickes 100 od GSY: 01:05:21 155 St Microsoft Parkway Final Good Inspection 135 St Michaels Parkway 165-00 (Inchides 15.00 GST) 01/06@1 135 St Michaela Parking Marketing 135 St Michaels Parkets 149 (0) Uncludes 13 55 GBT) 01-06-21 135 St Nicharla Parkway Tenancy Oxistase Search 135 St Michaels Pankway 55.93 Attrackation of 55 GST₁

P-139

 127 anglement Floors
 331.43

 1Agrams traspen Floor
 132.03

 Plus GST on Flores marked 1
 24.15

 3259.58
 3889.17

WETT ANOUNT TO SECOT PAID

Transferred to your bank account \$1,839.59

1639 59

From: Stocker Preston pm@stockerpreston.com.au & Subject: Rental statement and related invoices for July [PHIPPS]

Date: 1 July 2021 at 12:45 pm To: waynephipps@iinet.net.au



Dear Wayne & Linda

Please find attached your monthly statement and any invoices related to your investment property(s) 135 St Michaels Parkway .

Best regards,

Jennifer Allsop jenni.allsop@stockerpreston.com.au



STOCKER ## RESTOR

\$3 Theorem Street Durch 2.4 (1955 WA \$28) (S#1 975 I ITSE LESTONE FA CARON

Strong militar Charles Been Robert Children Charles (from their dieser 1888) BYSK SERRE Letterreise Lenter Chy Chestry 958 Berekê hizbura 198 920 (199 - 199 **184 828**) 1289 Berek 3778 1866 1886 **18**46 1846 1846 To Minderson America And Color Was Signed The Fire Color Charpey Affancey

Wayne & Linda Phipps 46 Lenori Road Gooseberry Hill WA 6076

Agent ABN: 66-125-383-628 Primary Owner Statement for Period Ending: 01/07/21 Reference: PHIPPS TAX INVOICE

Wayne Edward Phipps & Linda Magdalen Phipps Manager: Jennifer Allsop

| ropedy | | i mani | Rent | Paid Promi | fo | Periods | Par |
|-----------|---------------------------|---|-----------------------|-------------|----------|--|---------------------|
| 135 St NS | chasis Parkway | Astrict Rebectson Vacating. 27:05:21 | | W1 27/05/21 | | G | 000 |
| | | Callum & Sheey Foster | 600,00 | W1 18-06-21 | 15/07/21 | đ | 2400.00 |
| Date | Distribution & Sundry F | tecesss | | | | Debit | Cred ! |
| | Total Rent Collected From | re distribution and the compression and associate procession and associate associate as the second and associate as the second as | | | | The Binner (Bellet Tees Trans (1994) (Bellet Insul | 7490.00 |
| 10-06-21 | 135 St Nichada Parkasy | Final Water Meter Reading | (Asted Robortia) | | | | 26 92 |
| 0:06:21 | 135 St Nicharla Parkway | Break Lease Adversing | (Astrid Robertso) | | | | 149.00 |
| 10/06/21 | 135 St Michaels Parkway | First Bond Inspection Fee | (Assid Robertse) | | | | 165.00 |
| 10/06/21 | 135 St Michaels Parknay | Unexpired Portion of Letting | Fee (Astrid Robertse) | | | | 955.68 |
| | *Management Fees | | | | | 314.21 | |
| | "Administration Fee | | | | | 10 03 | |
| | Plus GST on tems marked | § * | | | | 37.42 | |
| | | | | | | en et er og til en en e | ere w Newson steere |
| | | | | | | 356 63 | 3696 50 |

NETT AMOUNT TO BE PAID 3339 67

Transferred to your bank account \$3,339.87
Payment Details: Phipps Super Fund 0778054 308-041 Bankwest



TBS - Richard Thomlinson AR Number 452 906 ABN 30 009 439 203 as an Authorised Representative of: Aviso WA Insurance Brokers AFS 230 778 ABN 30 009 439 203

Level 4, 9 The Avenue Midland WA 6056

PO BOX 1486 Midland WA 6936 Ph: 08 6274 0500 Email: team@avisowa.com.au Web: https://avisowa.com.au

NEW BUSINESS TAX INVOICE

Wayne Phipps PO Box 643 Kalamunda WA 6057 Date: 13/01/2021

Client Code: WAYN01 Invoice Number: 559788

Account Manager: TBS - Richard Thomlinson

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Insured

Wayne Phipps

Policy Description

135 St Michaels Parkway Dunsborough WA

Policy Number

ICF000011034LAN

Period of Insurance

18/01/2021 to 31/12/2021

Effective Date

18/01/2021

Insurer

THE HOLLARD INSURANCE COMPANY PTY LTD

loid 19/1/21

| \$586,83 | \$0.00 | \$50.00 |
|----------|--------|---------|
| | | |

Commission earnt on this invoice \$161,38

\$64.56

\$65.39

\$70.22

ommission earth on this invoice \$101,36

\$837.00



DEFT Reference Number 40570425597881

Pay by credit card or registered bank account at **www.deft.com.au** or phone **1300 78 11 45.** Payments by credit card may attract a surcharge.









Aviso WA Insurance Brokers

Name:

Wayne Phipps

Client Code:

WAYN01

Invoice No:

559788





*498 405704 25597881

Payments can be made at any Post Office by cash (up to \$9,999.99), cheque or EFTPOS.

B

Biller Code: 20362 Ref: 40570425597881

Total Due:

\$837.00

Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account. Enter the Biller Code and BPAY reference number as detailed above.

LANDLORDS INSURANCE CERTIFICATE

Underwritten by

The Hollard Insurance Company Pty Ltd ABN 78 090 584 473 AFSL 241436

Policy Number

ICF000011034LAN

Period of Insurance

From 18/01/2021 To 31/12/2021 at 4.00pm

Effective From

18/01/2021

Insured Name

Wayne Phipps

Insured Location(s)

135 St Michaels Parkway, Dunsborough WA 6281

Product Name

Landlords Insurance

Interested Parties

None

Building Sum Insured \$ 400,000 Liability Limit \$ 20,000,000 Rent Default and Legal Expenses Not Taken Theft by Tenants Taken Total Weekly Rent \$ 600

EXCESSES

Building

\$

500

Your Duty of Disclosure

The policies outlined in this Certificate of Insurance are subject to the Insurance Contracts Act 1984 Act. Under the Act you have a Duty of Disclosure. To comply with the Duty of Disclosure when first entering into an insurance contract with us or when you vary, extend, reinstate, or renew your policy, you must be honest and tell us everything a reasonable person in the circumstances could be expected to tell us, in answer to any questions we ask you. You have this duty until the time that we agree to insure you. This applies to every person insured under the policy. You do not have to tell us anything that is common knowledge, which we should know through our business, that reduces the risk of a claim or that we tell you we do not need to know. If you fail in your Duty of Disclosure, we may reduce or deny any claim you make and/or cancel your policy. If you fraudulently keep information from us or deliberately make false statements, we may avoid your contract and treat your insurance as if it never existed. If anything has changed in relation to matters disclosed or the question asked by us when you first applied, you must tell us. Please refer to the PDS that sets out your Duty of Disclosure.

Important Information

Please refer to the Financial Services Guide (FSG) which describes the insurance services offered and is designed to help you decide whether to use those services. The FSG explains how responsible parties are remunerated, how your personal information is protected and provides details of how any complaints and disputes will be dealt with as well as important contact details.



TAX INVOICE

Wayne Edward & Linda Magdalen Phipps c/- Downsouth (WA) INV-1435 P/L t/as Stocker Preston

Invoice Date 18 Feb 2021

Invoice Number

Reference 135 St Michaels Parkway

69 625 765 219

Enriched Environments PTY LTD. T/A V.I.P. Lawn & Garden Maintenance and Gutter Cleaning 645 Boodjidup Rd **REDGATE WA 6286** AUSTRALIA shane.hermon@viphomes ervices.net.au

| Description | Quantity | Unit Price | GST | Amount AUD |
|--|----------|------------|----------|------------|
| Garden maintenance 10/2/21 -Light pruning on all plants, mowed, fertilised lawns and plants, checked retic and increased time for lawn, supplied and spread mulch. | 1.00 | 175.00 | 10% | 175.00 |
| Fertiliser for Lawns sold to customers | 1.00 | 18.18 | 10% | 18.18 |
| Lawn mowing | 1.00 | 27.27 | 10% | 27.27 |
| Garden maintenance 17/2/21 -Mulch | 1.00 | 172.73 | 10% | 172.73 |
| • | | | Subtotal | 393.18 |
| | | TOTAL G | ST 10% | 39.32 |
| | | тот | AL AUD | 432.50 |

Due Date: 25 Feb 2021 Please make payment to..

Enriched Environments Pty Ltd BSB 086006 ACC 757926198

Has found wice prestor
Shocked out
Shocked out
of sont
of us to

PAYMENT ADVICE

Customer Invoice Number Wayne Phipps INV-0117

Amount Due

900.00

Due Date

5 Mar 2021

Amount Enclosed

Enter the amount you are paying above

To:

ARB Landscaping Trust 5 Wagon Ent **BROADWATER WA 6280** AUSTRALIA WGIP #4002

Request for Payment from Geographe Property Maintenance

Invoice 0388

Amount due: \$65.00

Due on: April 2nd 2021

Print

Download PDF

INVOICE

135 St Michaels Parkway, Dunsborough 6281

Geographe Property Maintenance

ABN 47 179 464 090 Western Australia 6280 Australia

Mobile: 0415243058

BILL TO
Wayne & Linda Phipps

jenni.allsop@stockerpreston.com.au

Invoice Number: 0388 P.O./S.O. Number: 16969

Invoice Date: March 3, 2021
Payment Due: April 2, 2021

Amount Due (AUD): \$65.00

| Services | Quantity | Price | Amount |
|---|----------|------------|---------|
| Labour Reattach fibreglass insect mesh onto the back screen doors. | 1 | \$65.00 | \$65.00 |
| | | Subtotal: | \$65.00 |
| | | No GST 0%: | \$0.00 |

Total: \$65.00

Amount Due (AUD): \$65.00

Notes / Terms

Please make payment to Samuel Uzaraga

bsb : 116879 acc : 104671271

Thankyou for your business

© 2010-2021 Wave Financial Inc. Privacy Policy · Security



10/31 Dunn Bay Rd Dunsborough 6281 1/32 Denning Road Bunbury 6230 (08) 9750 5300 admin@procarelocksmiths.com.au

Tax Invoice

ABN: 85 158 125 976

Tax Invoice # 5433 12th March 2021 PO# 16971

Accounts Payable
Wayne Edward Phipps & Linda Magdalen
Phipps c/- Downsouth (WA) P/L t/as Stocker
Preston
135 St Michaels Pkwy
Dunsborough WA 6281

WORK COMPLETED:

Service call to make keys to window locks, visually decoded lock, supply and cut keys on site

| DESCRIPTION | QTY | UNIT PRICE | TOTAL PRICE |
|--|-----|------------|-------------|
| Dunsborough Area Service Call and labour | 1 | \$118.18 | \$118.18 |
| Make keys to lock | 1 | \$22.73 | \$22.73 |
| Duplicate standard key | 1 | \$6.36 | \$6.36 |

SUBTOTAL: \$147.27

GST: \$14.73

TOTAL: \$162.00

PAID: \$0.00

BALANCE DUE: \$162.00

The technician has carried out the above work to my satisfaction.

How to Pay

Tax Invoice #5433 \$162.00 due by 4th March 2021

We accept payment by: Bank Deposit, Card or Cash

......

Bank Details Name: Procare Locksmiths

BSB: 086 565

Account Number: 139986898

Online payment Visit this link to pay your invoice online: https://sm8.link/i5aqvmv

Thank you for supporting a locally owned small business! Please leave us a review on facebook or google to help our business grow



P-149

10/31 Dunn Bay Rd Dunsborough 6281 1/32 Denning Road Bunbury 6230 (08) 9750 5300 admin@procarelocksmiths.com.au

Tax Invoice

ABN: 85 158 125 976

Tax Invoice # 5433 12th March 2021 PO# 16971

Customer Signature

How to Pay

Tax Invoice #5433 \$162.00 due by 4th March 2021

We accept payment by: Bank Deposit, Card or Cash

Bank Details Name: Procare Locksmiths

BSB: 086 565

Account Number: 139986898

Online payment Visit this link to pay your invoice online: https://sm8.link/i5aqvmv

Thank you for supporting a locally owned small business! Please leave us a review on facebook or google to help our business grow



INVOICE

135 St Michael's Parkway, Dunsborough 6281

Geographe Property Maintenance ABN 47 179 464 090 Western Australia 6280

Australia

Mobile: 0415243058

BILL TO

Wayne & Linda Phipps

jenni.allsop@stockerpreston.com.au

Invoice Number: 0441

P.O./S.O. Number: 017740 Invoice Date: June 2, 2021 Payment Due: June 17, 2021

Amount Due (AUD): \$0.00

| Services | Quantity Price | Amount |
|---|---|---------|
| Labour Supply and fit new 250mm HPM fan cover to ensuite exhaust fan | 1 \$65.00 bathroom | \$65,00 |
| Materials HPM 250mm fan cover | 1 \$10.30 | \$10.30 |
| | Subtotal: | \$75.30 |
| | No GST 0%: | \$0.00 |
| | Total: | \$75.30 |
| | Payment on June 8, 2021 using a bank payment: | \$75.30 |
| | Amount Due (AUD): | \$0,00 |

Notes / Terms

Please make payment to Samuel Uzaraga

bsb : 116879 acc : 104671271



WE & LM PHIPPS

PO BOX 1318

Water Use Account

Issue date

18 February 2021

Bill ID

0081

Account number

90 19326 02 8

Please pay

\$5.78

Payment due by

8 Mar 2021

Account for HOUSE AT 135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

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

ATF THE PHIPPS SUPERANNIATION FUND

MIDLAND DC PO BOXES WA 6936

| Description | | | Amount |
|-------------------------------------|--|-------|----------|
| Opening balance | | | \$1,53CR |
| Water use charges due 8 March 2021 | | | \$7.31 |
| Turn over for important information | | Total | \$5.78 |

Pois 19/2/21

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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

III Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

Payment slip

135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Account number

90 19326 02 8

Please pay

\$5.78

Payment due by

8 March 2021





*690 9019326028

135 ST MICHAELS PWY DUNSBORO BH 167 2000

Meter reading details

Meter number This reading Last reading Use (kL)

17 Feb 2021 1619 11 Jan 2021 1615 Estimated BC1147869

This reading was estimated based on your previous water use because we were unable to access your meter, or due to COVID-19 restrictions. Visit watercorporation.com.au/estimate for more information. Contact us if you would like your estimate reviewed.

Total water used in 37 days was 4 kilolitres (4000 litres)

How your water use charges have been calculated

Water use

4 kL at \$1.8270

\$7.31

Water use charges

\$7.31

| YOUR NEXT USAGE PRICED AT | | |
|---------------------------|-------------|--|
| next 96 kL | \$1.8270/kL | |
| next 100 kL | \$2.4340/kL | |
| next 250 kL | \$4.5920/kL | |
| over 446 kL | \$6.8870/kL | |

Your average daily use was 108 Litres at \$0.20 per day. The meter reading year ends in August 2021 and you revert to the lowest tariff.

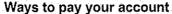
To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au.

Information

OUR COMMITMENT TO YOU

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







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



Credit/Debit Card

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



Mail

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



Contact your bank or financial institution to arrange

payment. Biller Code: 8805

Ref: 90 19326 02 8



Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on 13 13 85 or go to

humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90193260281878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90193 26028 1878943











PO BOX 1318

Water Use and Service Charge Account

Jenni Hslop.

MIDLAND DC PO BOXES WA 6936

Issue date

20 April 2021

Bill ID

0082

WE & LM PHIPPS ATF THE PHIPPS SUPERANNIATION FUND

Account number

90 19326 02 8

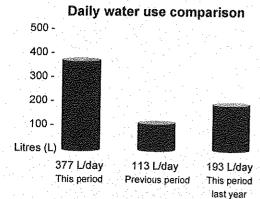
Please pay

\$286.54

Payment due by

6 May 2021

Account for HOUSE AT 135 ST MICHAELS PWY DUNSBOROUGH LOT 1000



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

| Description | | Amount |
|--------------------------------|-------|----------|
| Current charges due 6 May 2021 | | \$286.54 |
| | Total | \$286.54 |

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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

III Interpreter Services 13 14 50

Hearing or speech impaired? Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75

Payment slip

135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Account number

90 19326 02 8

Please pay

\$286.54

Payment due by

6 May 2021





Meter reading details

 Meter number
 This reading
 Last reading
 Use (kL)

 BC1147869
 19 Apr 2021
 1642
 17 Feb 2021
 1619
 23

Total water used in 61 days was 23 kilolitres (23000 litres)

How your water use charges have been calculated

Water use

23 kL at \$1.8270

\$42.02

Water use charges

\$42.02

| YOUR NEXT USAGE PRICED AT | | |
|---------------------------|-------------|--|
| next 73 kL | \$1.8270/kL | |
| next 100 kL | \$2.4340/kL | |
| next 250 kL | \$4.5920/kL | |
| over 423 kL | \$6.8870/kL | |

Your average daily use was 377 Litres at \$0.69 per day. The meter reading year ends in August 2021 and you revert to the lowest tariff.

How your service charges have been calculated

Water residential

1 Mar 2021 to 30 Apr 2021 Service charge for 1 residence

\$44.18

Sewerage residential

1 Mar 2021 to 30 Apr 2021

Your sewerage charges have been limited. Based on the rateable

\$200.34

value of \$19240 your charges would have been \$233.38

Service charges Total charges \$244.52

\$286.54

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

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

Information

OUR COMMITMENT TO YOU

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

Ways to pay your account



Direct Debit

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



Credit/Debit Card

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



Mail

Send your cheque made payable to

'Water Corporation' with this payment slip to:

WATER CORPORATION

PO BOX 1600, OSBORNE PARK DC, WA 6916

BPAY®

Contact your bank or financial institution to arrange

payment.

Biller Code: 8805

Ref: 90 19326 02 8



Centrepay

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

Call us on 13 13 85 or go to

servicesaustralia.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90193260281878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90193 26028 1878943







Water Use and Service Charge Account

Issue date

18 June 2021

Bill ID

0085

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

Account number

90 19326 02 8

For payment due dates please see account summary below

Account for HOUSE AT 135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

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

| Description | Amount |
|---|----------|
| Overdue charges (Overdue charges should be paid immediately) | \$26.82 |
| Current charges due 5 July 2021 | \$266.44 |
| Turn over for important information Total | \$293.26 |

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

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

Need more time to pay?

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

Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact Faults and Emergencies: (24/7) 13 13 75



135 ST MICHAELS PWY DUNSBOROUGH LOT 1000

Account number

90 19326 02 8

Enter payment amount





Page 2

Water Use and Service Charge Account

135 ST MICHAELS PWY DUNSBOROUGH + 10 1000

Meter reading details

Meter number This reading Last reading Use (kL)

17 Jun 2021 BC1147869 1659 27 May 2021 1647 12 **Estimated**

This reading was estimated based on your previous water use because we were unable to access your meter, or due to COVID-19 restrictions. Visit watercorporation.com.au/estimate for more information. Contact us if you would like your estimate reviewed.

Total water used in 21 days was 12 kilolitres (12000 litres)

How your water use charges have been calculated

Water use 12 kL at \$1.8270

\$21.92

Water use charges

\$21.92

| YOUR NEXT U | YOUR NEXT USAGE PRICED AT | | |
|-------------|---------------------------|--|--|
| next 38 kL | \$1.8270/kL | | |
| next 50 kL | \$2.4340/kL | | |
| next 250 kL | \$4.5920/kL | | |
| over 338 kL | \$6.8870/kL | | |

Your average daily use was 571 Litres at \$1.04 per day. The meter reading year ends in August 2021 and you revert to the lowest tariff.

How your service charges have been calculated

Water residential

1 May 2021 to 30 Jun 2021

Service charge for 1 residence

\$44.18

Sewerage residential

1 May 2021 to 30 Jun 2021

Your sewerage charges have been limited. Based on the rateable

\$200.34

value of \$19240 your charges would have been \$233.38

Service charges **Total charges**

\$244.52 \$266.44

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

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

Ways to pay your account



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

Credit/Debit Card

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

Mail

Send your cheque made payable to

'Water Corporation' with this payment slip to:

WATER CORPORATION

PO BOX 1600, OSBORNE PARK DC, WA 6916

BPAY®

Contact your bank or financial institution to arrange payment.

Biller Code: 8805 Ref: 90 19326 02 8



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

Call us on 13 13 85 or go to

servicesaustralia.gov.au/centrepay for more

information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - 90193260281878943

POST Billpay

Pay in person at any Post Office.

Manage your account online

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

ERN: 90193 26028 1878943







Information

OUR COMMITMENT TO YOU

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

APPLICATION PROCESSING

TICA shows no information on the Residential Tenancy Records Report

APPLICANT: Astrid Robertson

PROPERTY: 135 St Michaels Parkway

OWNER: Wayne & Linda Phipps

1. Contact current landlord: Professionals Main Reality

Confirm applicant was a tenant - YES Period of lease: Periodic from May 2019 What rental amount was being paid: \$425

Are there breaches on file: No

Was the rent paid on time: Always even through COVID-19 Condition of property at inspections: Well looked after

Gardens: Well looked after

How was the final inspection: Not vacated yet

Was all the bond refunded at end of lease: Not vacated yet

Would you rent to them again – YES, I would definitely recommend her as a tenant, the dog is not a problem no issues

with digging and damage etc.

2. Contact previous landlord: Home Owner in Wembley

3. Personal references: Caris Bryan

How do you know the applicant: Mother in-law

How long have you known the applicant for: Many years

Have you visited their home: Yes

How did it present: Immaculate, always perfect, she is a bit if a clean freak

Do you think they would make a good tenant: Yes definitely, her dog doesn't shed hair, is very well behaved and well mannered, is a medium dog about 12kg.

4. Personal references: Tony Farris

How do you know the applicant:

How long have you known the applicant for:

Have you visited their home:

How did it present:

Do you think they would make a good tenant:

5: Confirm employment and wages: Self Funded Retiree

6: Confirm details:

Requested lease start date and length of lease: ASAP Number of persons to occupy rental: 1 Adults - 62 years

Pets: Breed: Cobberdog Age 10 months



STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)

Not for retail premises or other premises where the Commercial Tenancy (Retail Shops) Agreement Act 1985 applies

Particulars of the Lease

- This document incorporates The Real Estate Institute of Western Australia (Inc.) 2006, General Terms and Conditions of the Lease contained in the document attached.
- Before using this document please read the notes at the front of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease.

| ΓHIS | LEASE is made | 20 11 | | | | |
|-------|--|-------------------------------------|--|--|--|--|
| or th | e Premises at | | | | | |
| 1. | Lessor: | | | | | |
| 1. | W.& I Phinns | | | | | |
| | | | | | | |
| | | | | | | |
| | Telephone: Work 92745000 | Home | | | | |
| | Facsimile | Email | | | | |
| | ACN/ABN | Mobile | | | | |
| 2. | Lessee: | | | | | |
| | Full Name: The Potters House Christian Centre Midland Inc. | | | | | |
| | Address: 40 A McKenzie Way, Embleton WA 6062 | | | | | |
| | Telephone: 93752363 | Home | | | | |
| | Facsimile | Email_jcpennydesign@optusnet.com.au | | | | |
| | Full Name: | | | | | |
| | Address: | | | | | |
| | Telephone: Work | Home | | | | |
| | Facsimile | Email | | | | |
| | (if a corporation) Name: | | | | | |
| | ACN/ABN 53214126727 | | | | | |
| | | Mobile | | | | |
| | Postal Address: | | | | | |
| | Address of Registered Office: | | | | | |
| | Telephone | Mobile: | | | | |
| | Facsimile | Email | | | | |
| | Contact Name: Jonathan Penny | | | | | |

| A alal | Full Name: Address: | | | | | | |
|---------------|----------------------|----------------------|----------------------|--------------------|---|------------------------------------|--|
| | | | | | | | |
| • | | | | | | | |
| Facsimile: | | | | E | mail: | | |
| Full Name: | | | | | | | |
| | | | | | | | |
| Telephone: | Work | | Home | | Mob | <u>:</u> | |
| Facsimile: | | | | E | mail: | | |
| Premises: | | | | | | | |
| *The Land | | | | | | | |
| *That part o | the Land and Build | ding situated at an | d known as . | Part 1, 12 Loton a | venue, Midland | | |
| | icted as crosshatch | | | | | | |
| <u>Land</u> : | | | | | | | |
| | on Dia | | | an. <i>30715</i> | and being the | whole of the land in Certificate o | |
| <u>Term</u> : | | | | | | | |
| | months/v | vears commencing | on the Date | of Commencement. | | | |
| | | 3 | | | | | |
| | mmencement: | 2011 | | | | | |
| Further Te | | | | | | | |
| 36 | months/y | ears commencing | on 1st April | 20 14 | *************************************** | | |
| ************* | months/y | ears commencing | on | 20 | ************ | | |
| Rent: | | | | | | | |
| From the Da | te of Commenceme | ent until varied the | Rent is \$ | 5530.00 | | per annum, payable by instalme | |
| | | | | | | ent is exclusive of GST, see claus | |
| Rent Revie | | , por | nona, m a a v | and on the met day | or odori monan, (re | one to exercise of Got, see class | |
| Kent Kevi | w Dates. | | Durir | g the Term: | | | |
| Method.B | Review Date | 1/04/12 | ***** | Method | Review Date | | |
| Method.B | Review Date | 1/04/13 | | Method | Review Date | | |
| Method | Review Date | | •••• | Method | Review Date | | |
| | | | During th | e Further Term: | | | |
| MethodA. | Review Date | 1/04/14 | ************* | Method | Review Date | | |
| MethodB | Review Date | 1/04/15 | ******* | Method | Review Date | | |
| | Review Date | | | | | | |
| | | | | Insert . | A,B,C,D or E fo | or the Method of Rent Review. | |
| | Rent Review: | | | | | | |
| Method of | | | | | | | |

E

X

n/a

| | | | 06/06 R400 |
|------------|--|--|---|
| 12. | Lessor Chattels: | | |
| | The Lessor's Chattels included in the Lease are: One split system air conditioner in front offic | e | |
| 13. | Rate of Interest: | | |
| | 15% per annum calculated on a daily basis. | | |
| 14. | Painting and decorating intervals: Within three (3) months before the end of each Term and Further Term granted or at earlier Termina | ition. | |
| 15. | Public Risk Insurance: | | |
| | \$20 million unless stated otherwise | | |
| 16. | Nature of Business and Permitted Use: | | |
| | The Permitted Use of the business is Church | | |
| 17. | Outgoings Payable by the Lessee: | | |
| | | THE LESSOR AGREES TO PAY (DENOTE WITH X) | THE LESSEE AGREES TO PAY (DENOTE WITH X) |
| (a) | Water Drainage and Sewerage Rates | | x |
| (b) | Local Authority Rates including fire services levy | | X |
| (c) | Land Tax and MRIT | | X |
| (d) | Interest Charges on Outstanding Rates and Taxes | X | |
| (e) | Water Consumed Beyond Allowance | | X |
| (f) | Fire Services | | X |
| (g) | Cleaning, Including Window and Rubbish Removal | | X |
| (h) (i) | Grounds Repairs and Maintenance Building Repairs and Maintenance of a Non-Structural Nature | | X |
| (i) | Building Insurance | | X |
| LU/ | Dullully Insurance | | X |

| 18. | Security Bond: | \$ |
|-----|----------------|----|
| | | |

Public Liability Insurance (to a minimum of \$10 million).

Hot Water Systems Running and Repairs and Maintenance

Air-conditioning Running and Repairs and Maintenance

Escalator & Lift: Running and Repairs and Maintenance

Electricity and Gas and Telephone Services Consumed in the leased Premises

Special Clauses: 19.

Plate Glass Insurance

Security

Toilet Requisites

Strata Company Levy

Pest Control

Property Management Fees

Common Area, Lighting and Power

 $\overline{(1)}$

(m)

(n)

(0)

(p)

(q)

(r)

(s)

(t)

(u)

(v)

(w) (x) (y)

The owner grants the tenant permission to install up to 4 split system air-con units in the property

The owner allows the tenant to install partition/dividing walls in the warehouse at their cost

The owner allows the tenant to install their existing signs on the roof on the Western & Northern sides of the premises

The owner allows the tenant to extend the female toilet converting it to a disabled

The tenants shall satisfy themselves as to gaining council approval to operate from these premises and to do all things necessary to comply with their requirements. The owner agrees to sign off where required on a development application. In the event that the council do not accept the change of use the tenant shall have the right to withdraw from this agreement

The outgoings are currently budgeted at \$6,641.00 plus GST per annum

| SIGNED BY THE LESSOR OR THE LESSOR'S AGENT | | SIGNED BY THE LESSOR OR THE LESSOR'S AGENT | | |
|---|--------------|--|------------------|--|
| (Individual) | | (Individual) | | |
| SIGNED by | | SIGNED by | | |
| MILE PALMER | | | | |
| | NAME) | (FULL N | AME) | |
| Sig | gnature | Sign | nature | |
| in the presence of: | | in the presence of: | | |
| musou | | | | |
| Signature of V | Vitness | Signature of Wi | tness | |
| MICHELLE GLOVER | | | | |
| Full name of V | Vitness | Full name of Wi | itness | |
| 82 CREST HILL RO BINDOON WA 6502 | | | | |
| BINDOON WA 6502 | | | | |
| Address of V | Vitness | Address of Wi | tness | |
| Occupation of V | Vitness | Occupation of Wit | tness | |
| (Corporation) | | (Corporation) | | |
| Full name of Corp | oration | Full name of Corpor | ration | |
| ACN | I/ABN | ACN/A | ABN | |
| EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT |)))) | EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT |)))) | |
| Sole / D | Director | Director / Secr | etary | |
| Full Name of D | Director | Full Name of Director / Secr | etary | |

| SIGNED BY THE LESSEE | SIGNED BY THE LESSEE |
|--|--|
| (Individual) | (Individual) |
| SIGNED by Jonathon Penny | SIGNED by |
| (FULL NAME) | (FULL NAME) |
| $\ell \cap D$ | (I OLE IVANIL) |
| fflerry | |
| in the presence of: | in the presence of: |
| ////////////////////////////////////// | |
| Signature of Witness | Signature of Witness |
| MICHABL FARMER | |
| Full name of Witness | Full name of Witness |
| 11 The Crescent | |
| Allahand | |
| Address of Witness | Address of Witness |
| Ked Estate agun. | |
| Occupation of Witness | Occupation of Witness |
| (Corporation) | (Corporation) |
| Full name of Corporation | Full name of Corporation |
| ACN/ABN | ACN/ABN |
| EVECUTED BY THE LEGGEE BUDGHANT | EVECUTED BY THE LEGGEE DUDGHANT |
| EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT) | EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT) |
|)) |)) |
| | |
| | |
| | |
| Sole / Director | Director / Secretary |
| | |
| Full Name of Director | Full Name of Director / Secretary |

ACCEPTANCE 06/06 **R400**

| SIGNED BY THE GUARANTOR (Individual) | SIGNED BY THE GUARANTOR (Individual) | | |
|--|---|--|--|
| SIGNED by | SIGNED by | | |
| Signature in the presence of: | Signature in the presence of: | | |
| Signature of Witness | Signature of Witness | | |
| Full name of Witness | Full name of Witness | | |
| Address of Witness | Address of Witness | | |
| Occupation of Witness | Occupation of Witness | | |
| (Corporation) | (Corporation) | | |
| Full name of Corporation ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT))) | Full name of Corporation | | |
| Sole / Director | Sole / Director | | |
| Full Name of Director | Full Name of Director | | |
| A true copy of this document has been received by each of the signatories hereto - to General Terms and Conditions of the Lease in the attached document. | ogether with a copy of the Real Estate Institute of Western Australia (Inc.) 2006 | | |



11 The Crescent Midland WA 6056 PO BOX 440 Midland WA 6936 ACN: 089 135 455 ABN: 94 089 135 455

Office: 08 9274 5000 Fax: 08 9274 5752

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

"Helping people on the move"

EXTENSION OF LEASE/EXERCISE OF OPTION

TO:

REAL ESTATE PLUS
As Managing Agents for

PHIPPS

RE:

UNIT 1, 12 (LOT 193) LOTON AVENUE BELLEVUE

I/We the Lessee of the above property, pursuant to the Lease dated the 01/04/11 between PHIPPS the Lessor and myself/ourselves the Lessee hereby exercise the Option to extend the term of the Lease by the Option Term commencing on the 31/03/14. The current rental is \$2234.65 + GST per Month and shall be reviewed in accordance with the Lease. In all other respects save for this option the terms and conditions of the Lease shall remain the same.

The Potters House Christian Centre Midland LESSEE

Dated

10.1.14

DHIPPS

ESSOR

Dated

12-11-13

EXTENSION OF LEASE/VARIATION

| TO: | REAL ESTATE PLUS COMME | RCIAL AND INDUSTRIAL |
|-----------|--|------------------------------------|
| | As Managing Agents for The Phipps Superannuation Fu | nd |
| RE: | 1/12 (Lot 193) Loton Avenue, B | ELLEVUE WA 6056 |
| between | Lessee of the above property, pursual The Phipps Superannuation Fund twish to extend the lease for 24 months c | he Lessor and ourselves the Lessee |
| | rent rent is \$2,128.37 net per month an dus outgoings plus GST for the term of | |
| and inst | ties agree that the Lessee will remove flead erect an appropriate sign on the but must be provided to the Lessor for final | building. A draft/proof of the new |
| In all ot | her respects the terms and conditions of | the Lease shall remain the same |
| | Chistel | 16-3-17 |
| The Pot | ters House Christian Centre Midland | Dated |
| | | |
| | | |
| The Dhin | as Commence Disast | Datad |

On 15 Mar 2017, at 9:54 am, Mike Palmer < Mike@realestateplus.com.au > wrote:

LESSOR

Hi Ron

Here is a revised extension.

IMPORTANT INFORMATION

Registering your Lease in Western Australia

In Western Australia the *Transfer of Land Act* (TLA) governs the registration of titles to land and dealings on those titles. Section 58 of the TLA states that an instrument is not effectual to pass any interest in land until registered.

The TLA provides for the registration of a lease for any term (excluding options to renew) exceeding 3 years for freehold land or exceeding 12 months for Crown land. The written consent of any mortgagee or annuitant registered in priority to the lease is required.

The lease document is made up of at least 2 parts. The first four pages of the lease document consist of the 'dealing' form entitled Form L1 'Lease' which can be obtained from the Landgate website as a free download by following this link:-

http://www.landgate.wa.gov.au/corporate.nsf/web/Freehold+Land+Registration+Forms

This Lease Agreement is then attached as an annexure to the Landgate L1 Lease Form and contains the terms and conditions of the Lease.

This page is for informational purposes only and should not form part of your Lease.

RP Emery & Associates

www.rpemery.com.au

LEASE BETWEEN WAYNE AND LINDA PHIPPS DARK NIGHT INVESTMENTS PTY LTD WAYNE PHIPPS SMASH REPAIRS

This lease is suitable for factories, industrial units and offices not for use with retail shop Premises.

© R.P. Emery & Associates

www.rpemery.com

TABLE OF CONTENTS

The table of contents is empty because you aren't using the paragraph styles set to appear in it.

COMMERCIAL LEASE AGREEMENT

With guarantee and indemnity

This Agreement is made on the

day of

, 2021.

The Landlord leases to the Tenant the Premises for the Term of the Lease and at the Rent and on the conditions set out in this Agreement, together with necessary access over any Common Areas.

The Guarantor, if any, agrees to be bound by his or her obligations set out in this Agreement.

SCHEDULE

| Item 1 | Landlord | THE PHIPPS SUPERANNUATION FUND ABN – 31 408 114 123 Phone No – 04 1993 1993 EMAIL - waynephipps@iinet.net.au The Landlord is registered for Goods and Services Tax (GST) |
|-------------------|----------------------------|--|
| Item 1A | Landlord's Agent | AS ABOVE |
| Item 2 | Tenant | DARK NIGHT INVESTMENTS PTY. LTD. C/- NEXIA PERTH ABN – 82 627 078 282 3/88 WILLIAM STREET PERTH, W.A. 6000 Phone No – 9463 2463 E-mail brenton.lawrence@nexiaperth.comau |
| Item 3 (cl35) | Guarantor | |
| Item 4 (cl2) | Premises | 12A LOTON AVENUE, MIDLAND, W.A. (STORE) LOT 193 STRATA LOT 1 |
| Item 5 (cl6) | Term of the Lease | The Lease starts on 1ST day of APRIL 2021 and remains in force until 31ST day of MARCH 2031 |
| Item 6 (cl5) | Rent | MONTHLY RENT \$1733.33 PLUS GST IS PAYABLE ON 30TH DAY OF APRIL, 2021 |
| Item 7 (cl5.1) | How is Rent paid? | The Rent must be paid MONTHLY into the following account BSB 306-041 ACCOUNT 0728054 THE PHIPPS SUPERANUATION FUND |
| Item 8 (cl4) | Security Deposit Amount | N/A |

| Item 9 (cl8) | Rent Review Dates | First: FIVE YEARS Second: FIVE YEARS Third: FIVE YEARS |
|----------------------|---|---|
| Item 10 (cl7) | Further term or terms | First: TEN years Second: FIVE years Third: FIVE years |
| Item 10A (cl7.3) | The earliest date for exercising the option | First: Second: Third: |
| Item 10B (cl7.3) | The latest date for exercising the option. | First: Second: Third: |
| Item 11 (cl14) | Tenant's Proportion of Outgoings | The total lettable area of the Building is 360 square metres of which 180 SQUARE METRES IS TENANTS PROPORTION |
| Item 12 (18.1.10) | Building Rules | |
| Item 13 (cl2.1) | Designated Car Spaces | 10 CAR SPACES |
| Item 14 (cl3) | Permitted Use | STORAGE OF SPARE MOTOR VEHICLE PARTS |

TERMS OF AGREEMENT

The parties agree as follows:-

1. INTERPRETATION

1.1. Definitions

Agreement means this document including any schedules or annexures to it.

Building means the property of which the Premises are a part.

Building Rules means the rules mentioned in Item 12 or any substitute rules that the Landlord or body corporate puts in place for the Building from time to time.

Common areas means the areas in the Building we control, or controlled by the Owner's Corporation, intended for use by either the public or multiple Tenants of the Building.

Designated Car Spaces are the car spaces described at Item 13.

Further term of terms means the further term/s that are described at Item 10.

Guarantor means the person named in Item 3.

Independent qualified valuer means an independent qualified valuer agreed on by the parties, or if agreement cannot be reached, an independent qualified valuer appointed by the Real Estate Institute in the state in which the Premises is located.

Index Number means the Consumer Price Index All Groups number in respect of Perth published from time to time by the Australian Bureau of Statistics.

Item means an Item in the schedule to this Agreement.

Land means the land on which the Premises are situated.

Land Tax means land taxes or taxes or charges in the nature of a tax on land calculated as if the Land is the only Land owned by the Landlord in Western Australia and is not subject to a trust.

Landlord means the person named in Item 1 who has granted the Tenant the right to occupy the Premises under this Commercial Lease Agreement, and includes the person's heirs, executors, administrators and assigns.

Landlord's agent means the person named in Item 1A who acts as the agent of the Landlord and who (whether or not the person carries on any other business) carries on the business as an agent for:-

(a) the letting of commercial premises, or

(b) the collection of rents payable for any tenancy of commercial premises.

Landlord's Property means all fittings, furniture, appliances, plant, machinery and equipment owned or supplied by the Landlord either fixed or movable specified in Annexure "B", if applicable.

Month shall mean a calendar month.

Outgoings means all stamp duties, taxes and rates and any similar charges levied by a government, a council or an authority in respect of this Agreement, or the Land or any part of it, as well as insurance premiums for damage and public risk and any other Outgoings specified in Annexure "A".

Permitted Use means the Permitted Use specified at Item 14.

Premises means the premises described at Item 4 together with fixed improvement and the Landlord's Property.

Rent means the rent stipulated at Item 6.

Security Deposit Amount means the amount detailed at Item 8.

Start Date means the date stated at Item 5 as the date the lease starts.

Term of the Lease means the period stated in Item 5.

Tenant means the person named in Item 2 who has the right to occupy the Premises pursuant to this Agreement, and includes the person's heirs, executors, administrators and assigns.

Tenant's Proportion means the proportion detailed at Item 11 as the Tenant's proportion of Outgoings.

- 1.2. Where the context permits, words expressed in the singular include the plural and vice versa, and words expressed in the masculine gender include the feminine, and words referring to a person include a company.
- 1.3. Where two or more persons are parties hereto either as agent, Guarantor, Landlord or Tenant, each of them shall be bound by the conditions of the Agreement, both jointly and individually.
- 1.4. When this Agreement is signed by both parties and witnessed it is a deed at law from that time.
- 1.5. By signing this Agreement, the Tenant (for itself, its employees or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible) agrees that use and occupancy of the Premises will be at the Tenant's own risk.

2. PREMISES

2.1. The Landlord gives the Tenant the right to occupy the Premises described in Item 4 ("the Premises"), including the Landlord's Property and use of the Designated Car Spaces (if applicable) specified in Item 13.

3. PERMITTED USE OF PREMISES

3.1. The Premises shall only be used for the Permitted Use specified in Item 14.

4. SECURITY DEPOSIT OR BANK GUARANTEE

- 4.1. This clause 4 applies if a Security Deposit Amount is inserted in Item 8 of the Schedule.
- 4.2. The Tenant must give security against breach of this Lease to the Landlord or the Landlord's agent on or before the date of signing this Agreement by:-
 - (a) depositing with the Landlord the amount set out in Item 8; or
 - (b) giving an unconditional banker's order or bank guarantee drawn to the Landlord for the amount set out in Item 8:
 - either of which will be called the 'Security Deposit'.
- 4.3. The Landlord must maintain any deposit in a separate interest-bearing account with a respectable financial institution. Interest earned on the account will become part of the deposit.
- 4.4. If the Tenant fails to pay Rent or other money payable under the lease, or if the Landlord suffers loss or damage because of any other breach of the lease by the Tenant, the Landlord may apply the security deposit or the amount payable under the Bank Guarantee towards the arrears of Rent or other money, or towards the loss or damage. In doing so, the Landlord does not waive the Tenant's breach and does not waive any other right or remedy arising from the breach.
- 4.5. If the Landlord does use the security deposit or the amount payable under the bank Guarantee as described in this clause 4, the Landlord may notify the Tenant that it has done so. Within 14 days of the notification date, the Tenant must reinstate the deposit by paying to the Landlord the amount applied or extend or renew the Bank Guarantee for the amount applied.
- 4.6. At the end of the lease, if the Tenant is not indebted to, or otherwise liable to the Landlord for breach of the lease, the Landlord will refund the deposit or the balance of the deposit then held to the Tenant or will consent to the discharge of the Bank Guarantee.

5. RENT

- 5.1. The Tenant must pay the Rent specified in Item 6 which is to be paid in the manner specified at Item 7, even if the Landlord has not asked for it, without deducting any amount.
- 5.2. The Landlord can change the method of payment at any time by notifying the Tenant of the change in writing.
- 5.3. The first instalment of Rent is to be paid by the lease Start Date described at Item 5. Each later month's instalment of Rent is to be paid in advance.

6. TERM

6.1. The initial Term of this Agreement is the term stated at Item 5.

7. OPTION TO RENEW

- 7.1. Subject to the Tenant's compliance with all of the terms and conditions of this Agreement, the Landlord offers the Tenant a renewal for the Further term or terms stated at Item 10.
- 7.2. In the event that the Tenant does not exercise their option to renew this Agreement in accordance with this provision, the Tenant agrees, at all times, to be bound by all of the remaining terms and conditions of this Agreement.
- 7.3. Where the Tenant intends to renew this Agreement under any option or additional term offered by the Landlord or this Agreement, the Tenant must give the Landlord notice in writing not more than 6 months nor less than 3 months before the end of the current term. The earliest date for exercising the option is the date stated in Item 10A. The latest date for exercising the option is stated in Item 10B.
- 7.4. Provided that the Tenant has paid all Rent punctually and complied with all of the terms and conditions contained within this Agreement until the Agreement expiration date, the Landlord will grant to the Tenant a Further term.
- 7.5. The starting Rent for each Further term will be an amount as agreed between the Landlord and the Tenant, and failing such agreement 3 months before the current term expires, shall be the market rent for the Premises as determined by an independent qualified valuer. The costs of such rental determination shall be borne in equal shares by the parties unless otherwise agreed.

7.6. The renewed Agreement:-

(a) starts on the date after this Agreement ends;

- (b) contains the same terms as this Agreement but with no option for renewal after the last option for a Further term stated in Item 10 has been exercised.
- 7.7. If you are a corporation and you have provided directors' guarantees for this Agreement, then you must provide guarantees of your obligations under the renewed Agreement by your directors in the terms of clause 35.

8. RENT REVIEW

8.1. Application

This clause 8 applies if Review Dates are inserted in Item 9 of the Schedule.

8.2. Review

The Rent must be reviewed on each Review Date to an amount represented by A where:

Where B = The Index Number for the quarter ending immediately before the review date:

Where C = The Index Number for the quarter 1 year before the quarter in B; and

Where D = The Rent payable immediately before the Review date.

9. VACANT POSSESSION

- 9.1. The Landlord agrees:-
 - (a) to ensure the Premises are vacant so that the Tenant can occupy the Premises on the date agreed;
 - (b) that there is no legal reason the Landlord knows, or should know about when signing this Agreement, why the Tenant cannot take occupancy of the Premises;
 - (c) to ensure the Premises are reasonably clean at the beginning of the tenancy term;
 - (d) provided that no damage is the result of the Tenant or the Tenant's employees or guests, to keep the Premises in reasonable repair, and to execute without delay all reasonable repairs necessary for the Tenant's ordinary use and occupation of the Premises, taking into account:-
 - (i) the age of the Premises;
 - (ii) the amount of Rent paid; and
 - (iii) the expected life of the Premises.

10. COPY OF AGREEMENT

10.1.The Landlord agrees to give the Tenant a copy of this Agreement duly signed by both parties as soon as practicable.

11. LOCKS AND SECURITY DEVICES

11.1.The Landlord agrees to provide and maintain locks or other security devices necessary to keep the Premises reasonably secure.

12. TAX INVOICES & RECEIPTS

12.1. The Landlord agrees to provide a receipt or tax invoice where applicable for any Rent paid to the Landlord or the Landlord's agent. Where the Rent is not paid in person, the Landlord will post a receipt or tax invoice to the Tenant. Any receipt or tax invoice posted to the Tenant shall be deemed as received by the Tenant on posting.

13. CONTINUATION

13.1.If, at the end of the Term, the Tenant does not exercise their option to renew this Agreement, the Tenant can continue to utilise the Premises and the terms and conditions of this Agreement shall remain in full force and effect and this Agreement shall continue as a periodic Agreement from month to month unless the Landlord has objected before the end of any such period.

14. OUTGOINGS

- 14.1.The Tenant agrees to pay to the Landlord the Tenants Proportion of any Outgoings after notification by the Landlord, and to pay the amount within 14 days of production to the Tenant of a copy of the Landlord's assessment notice or account.
- 14.2. The Landlord may notify the Tenant that it is required to pay the proportion of any particular rate, tax or other Outgoing after the Landlord has been notified by the relevant body that it is due for payment. The Tenant is to pay its proportion whether or not the rate, tax or Outgoing is payable by the Landlord immediately or at some time in the future and whether or not the Landlord has paid it.
- 14.3.If the period for which any particular rate, tax or other outgoing is payable does not coincide with the lease year, the amount the Tenant must pay will be adjusted proportionally.

15. UTILITIES

- 15.1.The Tenant agrees:-
 - (a) to be responsible for all charges associated with the consumption of services

- supplied to the Premises including; electricity, telephone, gas, internet and including any deposits that may be payable thereon; and
- (b) to pay for the connection of all services that will be supplied in his or her name.

16. APPROVALS AND USE

- 16.1.The Tenant agrees:-
 - (a) to comply with and obtain all approvals, licenses and consents required by and from the proper authorities to carry on the proposed business. The Tenant also agrees to bear all costs incurred in obtaining such approvals consistent with the specified use;
 - (b) not to cause or allow the Premises to be used for any illegal purpose;
 - (c) not to use the Premises as a place of residence; and
 - (d) unless otherwise agreed to in writing by the Landlord, the Landlord is not under any duty or obligation to assist the Tenant in his or her obtaining any approvals, licenses and consents required to carry on the proposed business on the Premises.

17. PROHIBITED USES

17.1.The Tenant agrees not to use the Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

18. TENANTS CARE AND USE OF THE PREMISES

- 18.1.The Tenant agrees:-
 - (a) to keep the Premises reasonably clean;
 - (b) to notify the Landlord as soon as practicable, orally or in writing, of any damage to the Premises or the need for any repairs or maintenance, other than repair or maintenance of a negligible kind;
 - (c) not to intentionally or negligently cause or permit any damage to the Premises, any part of the Premises or common property;
 - (d) where the Tenant causes damage to the Premises, the Tenant shall notify the Landlord, at whose option the Tenant will repair or compensate the Landlord for any reasonable expense incurred by the Landlord in repairing the damage;
 - (e) that, when this Agreement expires, the Tenant shall leave the Premises in substantially the same state of cleanliness and state of repair (fair wear and tear

- excepted), as the Premises were in on the date the Tenant took occupancy of the Premises:
- (f) not to put anything harmful down any sink, toilet or drain or do anything likely to cause a blockage or damage to the plumbing. The Tenant further agrees to pay the cost of repairs for any damage or blockage caused by the Tenant in this regard;
- (g) not to allow trade refuse or garbage to accumulate around the Premises and ensure such refuse is removed from the Premises regularly;
- (h) to do nothing that is likely to prejudice, render void or increase premiums payable under any policy of insurance held by the Landlord in relation to the Premises;
- (i) not to use any product on the Premises that would constitute toxic, harmful, pollutant or dangerous materials under any local, state or federal laws; and
- (j) to comply with the Building Rules contained in Item 12. The Landlord may institute or change the Building Rules from time to time and the Tenant agrees to be bound by a change when the Tenant receives written notice of it. The Landlord must not adopt a Building rule or change the Building Rules in a way that is inconsistent with this Agreement. To the extent that a Building rule is inconsistent with this Agreement, this Agreement prevails.

19. RESPONSIBLE FOR THE ACTIONS OF OTHERS

19.1.The Tenant agrees to be responsible to the Landlord for any act or omission by any employees, agents, or persons the Tenant allows on the Premises, including ensuring that such persons do nothing which would contravene any of the terms and conditions of this Agreement.

20. INSURANCE

- 20.1. Throughout the Term of this Agreement, the Tenant must:-
 - (a) obtain and maintain Grade 'A' insurance policies required to cover all stock, furnishings and plant and equipment for the full insurable value against all reasonable risks as required by the Tenant. For the avoidance of doubt, the term "Grade 'A'" insurance shall be any insurance provider agreed to by the Landlord;
 - (b) maintain legal/public liability insurance cover for a minimum of 10 million dollars;
 - (c) obtain plate glass insurance against all risks specified by the Landlord;
 - (d) ensure that all current insurance policies or those required by the Tenant under this Agreement have been approved by the Landlord and are taken out in the joint

- names of the Landlord and the Tenant for their respective rights and interests;
- (e) upon request, provide copies and provide certificates annually for each insurance policy confirming the currency of such policies to the Landlord;
- (f) obtain any additional insurance reasonably requested by the Landlord from time to time to ensure the Premises and its contents are sufficiently insured or which may be required under then applicable law.

21. ALTERATIONS AND ADDITIONS

21.1.The Tenant agrees:-

- (a) not to attach any fixture or renovate, make alterations or additions to the Premises (or the property, as the case may be) without the Landlord's prior written permission;
- (b) not to erect, paint, write or attach any sign upon any part of the Premises (or the property, as the case may be) without first having written approval from the Landlord and where necessary, the relevant authorities;
- (c) not to remove, without the Landlord's prior written permission, any fixture attached by the Tenant if its removal would cause damage to the Premises or common property;
- (d) to notify the Landlord of any damage caused by removing any fixture attached by the Tenant; and
- (e) at the option of the Landlord, have the damage repaired or compensate the Landlord for the reasonable cost of repairing the damage.

22. INDEMNITY

- 22.1. The Tenant agrees to indemnify the Landlord against all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:-
 - (a) neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible;
 - (b) Tenant's failure to give notice of service defects;
 - (c) damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible; or

(d) any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results from the gross negligence of the Landlord or its employees or contractors.

23. RELEASE

- 23.1.The Tenant releases the Landlord from all cost, liability, loss or damage suffered directly or indirectly in connection with all claims, demands, losses, damages and expenses including legal actions the Landlord may sustain or become liable for during or after this Agreement arising from:-
 - (a) neglect or default by the Tenant or Tenant's employees or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible;
 - (b) tenant's failure to give notice of service defects;
 - (c) damage to person or property caused or contributed to by the Tenant, or Tenant's employees, or any person who the Tenant permits to be on the Premises or for whom the Tenant is legally responsible;
 - (d) any liability the Landlord incurs resulting from anything the Tenant is permitted or required to do under this Agreement, unless the claim results from the gross negligence of the Landlord or its employees or contractors.

24. ASSIGNMENT AND SUBLETTING

- 24.1.The Tenant agrees not to assign any part of the Tenant's interest in the Premises or to sublet the Premises without the Landlord's prior written consent.
- 24.2. The Landlord may at it's discretion, consent to the proposed assignment if:-
 - (a) it is satisfied that the proposed new Tenant has the financial standing and experience necessary to carry out the Tenant's obligations under this Lease Agreement;
 - (b) the proposed new Tenant signs any Agreement reasonably required by the Landlord in the form approved by the Landlord and gives any security which the Landlord reasonably requires;
 - (c) the Tenant complies with any other reasonable requirements of the Landlord;
 - (d) the Tenant is not in breach of the tenancy; and
 - (e) the Tenant pays the Landlord's reasonable costs of giving its consent.

25. LANDLORD'S ACCESS

- 25.1.Both parties agree, unless an emergency situation dictates otherwise in which case the Landlord or Landlord's agent shall have immediate access right, the Tenant shall allow the Landlord or the Landlord's agent unfettered access to the Premises at all reasonable times on reasonable notice to the Tenant:-
 - (a) to inspect and view the state of repair of the Premises and to carry out necessary repairs;
 - (b) to show the Premises to prospective Tenants or purchasers after receiving notice from the Tenant of the Tenant's intention to terminate this Agreement;
 - (c) after receiving notice from the Landlord of the Landlord's intention to sell the Premises (or the property as the case may be), for the purpose of erecting "for sale" signs;
 - (d) for any other reasonable purpose the Landlord deems fit and proper.

26. UNEXPECTED EVENTS

- 26.1. Where the Premises becomes wholly or partially unfit for the Tenant to occupy due to damage or destruction, not caused by the Tenant or the Tenant's employees:-
 - (a) the Landlord will adjust the Rent and other amounts payable by the Tenant in accordance with the degree of damage or destruction until the Premises are restored and made fit for the Tenant to occupy; or
 - (b) where the damage or destruction is a continuing event without likelihood of repair, either party may terminate this Agreement provided written notice is given within sixty (60) days of the event.
- 26.2.Should the damage or destruction have been caused or contributed to by the Tenant, or its employees, or any person who the Tenant permits to be on the Premises, or for whom the Tenant is legally responsible, or should the Tenant or Tenant's employees' actions result in any insurer refusing to indemnify for such damage or destruction, this clause will no longer apply, insofar as they relate to the Tenant.

27. TENANTS RIGHT TO PRIVACY

27.1.Provided that the Tenant is, at all times, in compliance with this Agreement, the Tenant has the right to quiet enjoyment of the Premises and the Landlord will respect the Tenant's privacy at all times.

28. COSTS

28.1.The Tenant agrees to bear all reasonable costs incurred by the Landlord in preparation of this Agreement, including stamp duty where applicable.

29. GST

29.1.All amounts payable by the Tenant to the Landlord, including Rent and Outgoings, will be inclusive of GST (where applicable).

30. STATUTES

30.1. The Tenant and Landlord each shall comply with all by laws, statutory regulations, statutes and other public requirements now or hereafter affecting the Premises.

31. CLEANING

31.1.If the Tenant is unable or unwilling to maintain the Premises in a clean and tidy condition, the Tenant hereby authorises the Landlord to arrange for such cleaning to be undertaken at the Tenant's expense.

32. MITIGATION

32.1. The parties hereby acknowledge that any rules relating to the law of contract about mitigation of loss or damage on breach of a contract, apply to a breach of a lease agreement.

33. DISPUTE RESOLUTION

33.1.All disputes from the implementation of this Agreement or related to this Agreement shall, in the first instance, be resolved through friendly consultation between both parties. If negotiation fails to settle the dispute, either party has the right to make an arbitration application to the Australian Commercial Disputes Centre. The arbitration shall be the final verdict and have binding force on both parties.

34. TERMINATION

- 34.1.The Lease may be terminated:-
 - (a) by re-entry or by **14 days written notice of termination** (subject to clause 34.2), if:-
 - (i) the rent is unpaid for 14 days after becoming due for payment;
 - (ii) the Tenant does not meet the Tenant's other obligations under this Agreement;
 - (iii) the Tenant as an individual or corporation suffers, or any guarantor, suffers a material adverse change in financial position including but not limited to a

- default on any debt to any person valued at more than three months' rental under this Agreement;
- (iv) the Tenant is a corporation and without our written consent, the person in effective control of the Tenant is not the same person as was in effective control when this Agreement was signed as a result of changes in ownership of or membership of the company or its holding company, or of shares in either of these; or
- (b) by written mutual agreement between the Landlord and the Tenant at any time before the expiry of the Lease;
- (c) if any fixed term of the Lease has expired, and the Lease is a periodic Lease, then by either party giving the other 60 days written notice.
- 34.2.Before terminating this Agreement for a breach by the Tenant of this Agreement (including repudiation consisting of the non-payment of rent), the Landlord must give the Tenant written notice of the breach and a period of 14 days in which to remedy it and to pay reasonable compensation for it. A notice given in respect of a breach amounting to repudiation is not an affirmation of the Agreement.
- 34.3. Fourteen (14) days is fixed as the period within which the Tenant must remedy a breach capable of remedy and pay reasonable compensation for the breach.
- 34.4.Breach by the Tenant of any of the Tenant's obligations under clause 3, 4, 5, 7, 8, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 28, 29, 30, 31, or 37 of this Agreement (whether positive or negative) is a breach of an essential term of this Agreement and constitutes repudiation. If the Tenant transfers or attempts to transfer this Agreement or the Tenant's rights and obligations under it or sublet the shop without the Landlord's written consent the Tenant also commits a breach of an essential term of this Agreement and that breach also constitutes repudiation. Other of the Tenant's obligations under this Agreement may also be essential.
- 34.5. Termination by the Landlord ends this Agreement, but the Landlord retains the right to sue the Tenant for unpaid money or for damages (including damages for the loss of the benefits that the Landlord would have received if this Agreement had not been terminated early) and for breaches of the Tenant's obligations under this Agreement.
- 34.6.Even though the Landlord may not exercise its rights under this Agreement on one occasion, it may do so on any later occasion.
- 34.7.The Landlord may enter the Premises if he has reasonable grounds to believe the Premises have been abandoned.

- 34.8. The Tenant shall have the right to terminate this Agreement if the Landlord has seriously or repeatedly breached any of its conditions. The Tenant shall give the Landlord fourteen (14) days' notice at the same time indicating the nature of the breach. The Landlord shall have fourteen (14) days to rectify any such breach and if the Landlord fails to rectify such breach within such period, the Tenant shall have the right to terminate this Agreement on the giving of an additional fourteen (14) days' notice of his intention to do so.
- 34.9.Any action by the Landlord or the Tenant in accordance with this clause shall not affect any claim for damages in respect to a breach of a condition of this Agreement.
- 34.10.Upon termination of this Agreement for any cause, the Tenant shall vacate the Premises:-
 - in substantially the same state of repair and cleanliness, removing all the Tenant's belongings and any other goods brought onto the Premises during the term of this Agreement;
 - (b) in substantially the same condition as the Premises were in at the commencement of this Agreement, fair wear and tear excepted; and
 - (c) will deliver vacant possession of the Premises in a peaceful and prompt manner, by securely locking the Premises and handing over all keys to the Landlord or the Landlord's agent, including any copies of keys the Tenant made during the period the Tenant occupied the Premises.

35. GUARANTORS LIABILITY

35.1.In consideration of the Landlord leasing the Premises to the Tenant in accordance with this Agreement, the Guarantors for themselves and each of them, and each of their executors, unconditionally agree that they and each of them will be (with the Tenant) jointly and severally liable to the Landlord for the payment of the Rent and all other monies payable by the Tenant, and also for the due performance and observance of all the terms and conditions on the part of the Tenant contained or implied. It is hereby further expressly agreed and declared that the Landlord may grant to the Tenant time or any other indulgence and may compound or compromise or release the Tenant without affecting the liability of the Guarantors.

36. NOTICES

36.1. Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given to the appropriate party by personal delivery or by certified mail, postage prepaid, or recognised overnight delivery services at addresses already specified in the Schedule to this Agreement.

36.2. The Tenant and Landlord may agree to give notice to each other by means of email correspondence, provided that, unless otherwise notified in writing, any such email shall be sent to the email address of the relevant party first set out above.

37. RULES AND REGULATIONS

- 37.1.Except as approved in writing by the Landlord, no signage or advertisements may be affixed or painted on any part of the interior or exterior Building. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location colour and style of any advertisement.
- 37.2. The Landlord, at the Tenant's expense, will provide interior signs on glass doors or directory tablets at such time as requested by the Tenant.
- 37.3. The obstruction of passageways, staircases, fire escapes or the entrance of the Premises is strictly prohibited. The Tenant shall not use them for any other purpose than entering or exiting the Building.
- 37.4. The Tenant will not cause or permit the Premises to be used in such a manner as to cause a nuisance or interference with the reasonable peace, comfort and privacy of other Tenants.
- 37.5. The Tenant will not breach the terms and conditions of any policy of insurance relating to the Building and its contents.
- 37.6. The Tenant will not conflict with the regulations of any public authority.
- 37.7.Except as approved in writing by the Landlord, no heavy equipment may be installed on any part of the Premises. Where the Landlord's consent is forthcoming he shall reserve the right to stipulate the location where such heavy equipment must be placed. Should the Building be damaged in anyway during the installation or removal of any heavy articles, all damage shall be repaired at the Tenant's expense.
- 37.8.In the event of any emergency or other eventuality whereby the toilets or washrooms on any floor are not available for use, the Landlord may temporarily withdraw the right of exclusive use of all or any of the toilets or washroom areas and services not affected to ensure availability of these facilities to all occupants of the Building and no rental adjustment will be made during such temporary arrangements.
- 37.9. When moving furniture or goods in and out of the Building passenger lift, traffic shall have priority at all times.
- 37.10. When the Premises are left unoccupied, the Tenant will ensure all doors and windows of the Premises are securely fastened. The Landlord reserves the right to enter the

Premises to ensure the security of the Building is not compromised if windows or doors are left unfastened.

38. SPECIAL CONDITIONS

- 38.1. Special conditions forming part of this Agreement may be inserted here.
- 38.2.[special conditions]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE]

| Executed as a deed on | day of | , 2021 . |
|---|--------------------------------|--------------------------|
| EXECUTED BY THE LANDLORD [with s127 Corporations Act 2001 | insert company name] ACN [ir | nsert ACN] in accordance |
| x | x | |
| Sole Director & Secretary / Director | Director / Sec | retary |
| Name: | Name: | |
| (Block letters) | (Block letters) | |
| Or if the Landlord is an individual: | | |
| SIGNED SEALED AND DELIVERED in the presence of: | by the Landlord [insert name o | of Landlord] |
| x | | sert name of Landlord] |
| Name: | | |
| (Block letters) | | |
| EXECUTED BY THE TENANT [inse s127 Corporations Act 2001 | rt company name] ACN [insert | ACN] in accordance with |
| x | x | |
| Sole Director & Secretary / Director | Director / Sec | retary |
| Name: | Name: | |
| (Block letters) | (Block letters) | |

Or if the Tenant is an individual:-

| SIGNED SEALED and DELIVERED by the Tenant [| insert name of Tenant] |
|--|---------------------------------|
| in the presence of: | |
| x | x[insert name of Tenant] |
| Name: | |
| (Block letters) | |
| | |
| SIGNED SEALED AND DELIVERED by the Guaran | tor [insert name of Guarantor] |
| in the presence of: | |
| x | x[insert name of Guarantor] |
| Name: | |
| (Block letters) | |
| SIGNED SEALED AND DELIVERED by the Guaran in the presence of: | itor [insert name of Guarantor] |
| x | x[insert name of Guarantor] |
| Name: | |
| (Block letters) | |

MORTGAGEE CONSENT

enter the mortgagees name in this spot the mortgagee named in mortgage number insert mortgage identifier number consents to this Lease.

| Signe | d for a | nd on behalf of the mortgagee |
|-------|---------|-------------------------------|
| Date | date | xname for Mortgagee |

Annexure "A" - Outgoings

Estimate of Outgoings/operating expenses for the period beginning [date] to [date] (State which of the following are payable by the Tenant.)

Estimate (including GST) per annum for the Building:

| Description of outgoing | Amount |
|---|----------------------|
| Rates and other charges levied by any law | \$ 652.67 |
| Water, garbage and sewerage rates | \$1,450.29 per annum |
| Waste disposal costs | \$ |
| Land Tax | \$726.62 |
| Insurance premiums payable by the Landlord | \$ |
| The cost of cleaning any Common Areas that are used by the Tenant | \$ |
| Garden and maintenance | \$ |
| Car Park Levies | \$ |
| | |
| | |

| Total (| Outgoings | for the | Building | /Premises: |
|---------|-----------|---------|----------|------------|
|---------|-----------|---------|----------|------------|

\$[insert]

Formula for determining Tenant's Proportion of the total Outgoings for the Building/Premises as set out at Item 11 of the Schedule:

| Estimated Tenant contrib | oution to Outgoings: | \$[insert] |
|--------------------------|----------------------|------------|
| Signed by the Landlord: | | |
| Signed by the Tenant: | | |

Annexure "B" Landlord's Property

| Item | Description | Identifier |
|--------|---|--|
| Item 1 | [Insert any fixtures, fittings and equipment of the Landlord which will remain on the Premises otherwise delete.] | [Insert an identifier such as a serial number] |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| Signed by the Landlord: | |
|-------------------------|--|
| Signed by the Tenant: | |

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FORM 1AA - Residential Tenancies Act 1987 - Section 27A







RESIDENTIAL TENANCY AGREEMENT PART A

| his agreemer | nt is made betwee | n | | | |
|--|------------------------|---|----------------------------------|---------------------------------|-----|
| Lessor 1 | Insert name of lessor(| s) and contact details] | | Is this lessor an organisation? | Yes |
| iiven name(s) c | or Organisation Name | LM and WE Phipps ATF Phipps Super | annuation | | |
| amily name | | | | | |
| essor 2 🏻 | Insert name of lessor(| s) and contact details] | | Is this lessor an organisation? | Yes |
| iven name(s) c | or Organisation Name | | | | |
| amily name | | | | | |
| essor 3 [| Insert name of lessor(| s) and contact details] | | Is this lessor an organisation? | Yes |
| | or Organisation Name | | | | |
| amily name | or organisation (varie | | | | |
| | | | | | |
| nd ———————————————————————————————————— | | | | | |
| enant 1 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| iven name(s) c | or Organisation Name | Lara Alice | | | |
| amily name | | Burford | | | |
| 1obile | | 0487 586 636 | | | |
| mail | | laraburford@icloud.com | | | |
| enant 2 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| iven name(s) c | or Organisation Name | Jessica Jean | | | |
| amily name | | Higgins | | | |
| Mobile | | 0467 350 828 | | | |
| mail | | jhiggins08@outlook.com | | | |
| Tenant 3 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| iiven name(s) c | or Organisation Name | | | | |
| amily name | | | | | |
| Mobile | | | | | |
| mail | | | | | |
| enant 4 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| iven name(s) c | or Organisation Name | | | | |
| amily name | | | | | |
| Mobile | | | | | |
| mail | | | | | |
| | | | | | |
| _essor's r | roperty man | ager [Insert name of lessor's property manage | er (if any) and contact details] | | |
| rading Name | Radi Estates | - | | | |
| ddress | 909A Beaufort | Street, Inglewood, WA, 6052 | | | |
| elephone | 92752945 | | Facsimile | | |
| mail | tamara@radies | tates.com | | | |
| | | | | | |
| | | | | | |
| ERM OF | AGREEMENT | [*delete as appropriate] | | | |
| * | | | insert date | • | |
| ~ | | , <u>g</u> | | | |
| | | | insert date | | |
| *This | residential tena | ancy agreement is fixed starting on | Date: 20 / 02 / 2021 | | |
| | | | insert date | | |
| | | and ending on | Date: 19 / 02 / 2022 | | |
| | | 5 | | | |

| | F NOTICES AND | | | | | | P-194 |
|--|---|--|--|---|---|---------------|---------------------------------|
| | | lowing persons w | hether the person | agrees to notices ar | nd information being give | en by ema | il or facsimile under the |
| 1.1 | ransactions Act 2011 M and WE Phipps A⁻ | TE Phinne Sunera | | | Free II Was | /NI - | Facility No. 7 |
| .03301 1 | Wi and WE i hipps A | тт ттіррэ оцреге | 1 | | Email: Yes | | Facsimile: Yes /No |
| .essor 2 📙 | | | <u> </u> | | Email: Yes | | Facsimile: Yes / No |
| .essor 3 L insert email or | facsimile if different from | contact details above) | | | Email: Yes | /No | Facsimile: Yes /No |
| l. | | contact actains above; | Burford | | - " · · · · · · · · · · · · · · · · · · | | |
| | ara Alice | | | | Email: Yes 🗸 | | Facsimile: Yes /No |
| renant 2 🗔 | essica Jean | | Higgins | | Email: Yes 🗸 | | Facsimile: Yes /No |
| renant 3 | | | | | Email: Yes | | Facsimile: Yes / No |
| renant 4 | facsimile if different from | contact dotails above | | | Email: Yes | /No | Facsimile: Yes /No _ |
| | | Email: Yes 🗸 /N | | Facsimile: Yes/I | No 🗔 | | |
| insert email or | facsimile if different from | | | , | | | |
| RESIDEN | TIAL PREMISES | | | | | | |
| The residen | tial premises are [Ins | sert address] | | | | | |
| Address 1 | Unit 3/919 Beaufo | | | | | | |
| Address 2 | | | | | | | |
| Suburb | Inglewood | | | | State WA | | Postcode 6052 |
| Postal Addr | ess [If different from abo | ove] | | | | | |
| PO Box | | Town/City | | | | | Postcode |
| Address 1 | | | | | | | |
| Address 2 | | | | | | | |
| | tial premises include, | | as appropriate) Include | e any additional matters, | such as parking space or furnitu | ure provided, | or any exclusions, such as she |
| | | | as appropriate) Include | e any additional matters, | such as parking space or furnitu | ure provided, | or any exclusions, such as shee |
| Single alloca | ated carpark and stor | reroom | | e any additional matters, | such as parking space or furnitu | ure provided, | or any exclusions, such as shee |
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| | | | | P-195 |
|---|--|------------------------------------|--|---|
| A security bond of | insert amount \$ 1,600.00 | | and a pet bond of | insert amount \$ Nil |
| must be paid by the i | tenant on signing this a | greement. | | |
| | | | | ed the sum of 4 weeks rent plus a per used to meet costs of fumigation of |
| RENT INCREASE | | | | |
| commencement of t increase | his tenancy agreement a ated by reference to inco | and the date of the la | | r than 6 months after the e at least 60 days notice of the ease only applies if the method of |
| In the case of a fixed | term tenancy (see "TER | RM OF AGREEMENT") | the rent increase will be | |
| and take effect no so lessor must give at le | east 60 days' notice of t | er the commencemer he increase. | nt of this tenancy agreement an | d the date of the last increase. The |
| | | eding 12 months, teref | to Fait C for details of Subsequ | ient rent intreases. |
| WATER SERVIC | | | _ | |
| | nected to the premises? • is not connected to scl | | _ No nt may have to purchase watei | at his or her own expense. |
| MATER HEACE | COSTS (SCHEME V | WATED) | | |
| WATER USAGE | COSTS (SCHEME V | [insert number] | | |
| The tenant is require | d to pay | 100 | % of water cons | sumption costs. |
| PERMISSION TO | CONTACT THE W | ATER SERVICES | PROVIDER | |
| | oremises and to commu | | | ses to access accounts for water concessions available to the tenant or |
| supply faults at the p | oremises? | | | |
| | oremises? | Yes | Z No | |
| supply faults at the p | | | Z No | |
| ELECTRICITY, GA Indicate for the utilit Electricity: Gas: | AS AND OTHER UT ies below whether or no Yes No | FILITIES | | |

consumption costs as per the relevant account for the premises.

| consumption cost | : 9E263BB3-FDC2-432F-BF5D-61232737B737 es are not separately metered to measure the consumption of a specific utility, the tenant must p the 196 s for that utility which will be calculated as follows: |
|---|---|
| Electricity: | [insert method of calculation] |
| Gas: | [insert method of calculation] |
| Water: | [insert method of calculation] |
| Other: | (please specify) |
| | [insert method of calculation] |
| STRATA BY-L | ΔWS |
| The pets listed be | low can be kept at the premises: |
| | |
| | IANT TO ASSIGN OR SUB-LET [*delete as appropriate] |
| *The tenant may *The tenant may | IANT TO ASSIGN OR SUB-LET [*delete as appropriate] assign the tenant's interest under this agreement or sub-let the premises- not assign the tenant's interest under this agreement or sub-let the premises. assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the |
| *The tenant may *The tenant may *The tenant may lessor. | not assign the tenant's interest under this agreement or sub-let the premises. not assign the tenant's interest under this agreement or sub-let the premises. assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the |
| *The tenant may *The tenant may *The tenant may lessor. RIGHT OF TEN | not assign the tenant's interest under this agreement or sub-let the premises. |

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

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

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

FORM 1AA - Residential Tenancies Act 1987 - Section 27A



RESIDENTIAL TENANCY AGREEMENT PART B

STANDARD TERMS APPLICABLE TO ALL RESIDENTIAL TENANCY AGREEMENTS

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement.

Both the lessor and the tenant must comply with these laws.

Some of the rights and obligations in that legislation are outlined below.

RIGHT TO OCCUPY THE PREMISES

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

COPY OF AGREEMENT

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

RENT

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

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

9. The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed). The lessor is responsible for any contribution levied under the *Strata Titles Act 1985* and any contribution levied on a proprietor under the *Strata Titles Act 1985*.

PUBLIC UTILITY SERVICES

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

POSSESSION OF THE PREMISES

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

TENANT'S RIGHT TO QUIET ENJOYMENT

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

USE OF THE PREMISES BY TENANT

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

LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

- 20. In this clause, premises includes fixtures and chattels provided with the premises but does not include:
 - 20.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into; or
 - 20.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21. The lessor must:
 - 21.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
 - 21.2 maintain and repair the premises in a timely manner; and
 - 21.3 comply with all laws affecting the premises including building, health and safety laws.

URGENT REPAIRS

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

LESSOR'S ACCESS TO THE PREMISES

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

REASONABLE TIME

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

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

27. If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant.

REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

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

TENANT ENTITLED TO BE PRESENT

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

ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

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

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

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

ALTERATIONS AND ADDITIONS TO THE PREMISES

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

LOCKS AND SECURITY DEVICES

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

TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

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

CONTRACTING OUT

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

ENDING THE RESIDENTIAL TENANCY AGREEMENT

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

ENDING A FIXED TERM AGREEMENT

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

ENDING A PERIODIC AGREEMENT

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

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

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

OTHER GROUNDS FOR ENDING AGREEMENT

- 42. The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include sale of the residential premises, breach of this agreement by the tenant, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship.
- 43. For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit www.dmirs.wa.gov.au/ConsumerProtection.

44. Warning:

- 44.1 It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 44.2 It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

SECURITY BOND

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

TENANCY DATABASES

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

NOTICES

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

ADVICE, COMPLAINTS AND DISPUTES

DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

- 51. The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Mines, Industry Regulation and Safety may be contacted by telephone on 1300 30 40 54 or by visiting one of the Department's offices.
- 52. The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation, it cannot issue orders or make determinations in respect of disputes.

IF A DISPUTE CANNOT BE RESOLVED

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

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FORM 1AA - Residential Tenancies Act 1987 - Section 27A

RESIDENTIAL TENANCY AGREEMENT PART C

IMPORTANT INFORMATION

Additional terms may be included in this agreement if:

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

ADDITIONAL TERMS ARE NOT REQUIRED BY THE RESIDENTIAL TENANCIES ACT 1987.

HOWEVER, ONCE THE PARTIES SIGN THIS AGREEMENT, THE ADDITIONAL TERMS ARE BINDING UPON THE PARTIES UNLESS THE TERM IS FOUND TO BE UNLAWFUL.

ADDITIONAL TERMS:

1. REQUIREMENTS FOR EXISTENCE OF LEASE

| 1.1. | The parties agree that there will be no binding agreement to lease the Premises and no residential tenancy agreement will have come into |
|------|--|
| | existence, under the Residential Tenancies Act, 1987 (Act) or otherwise, unless and until the following pre-requisites have been met: |

- (a) By no later than 4.00 pm on Monday 15/02/2021 , or such later time as agreed to by the lessor's property manager: [*strike out whatever subparagraphs do not apply]
 - (i)* this residential tenancy agreement is signed by the tenant(s) and returned by the tenant to the lessor's property manager at the physical address or email address appearing in this lease;
 - (ii)* any security bond and any pet bond required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on the signing of the residential tenancy agreement are paid to the lessor's property manager; and
 - (iii)* any first payment of rent required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on or before the signing of the residential tenancy agreement is paid in accordance with Part A;
- (b) The residential tenancy agreement is signed by the lessor or the property manager (PROVIDED THAT if the tenant has been granted an option to enter the lease and paid an option fee, there shall be no need for the agreement to be signed by the lessor or property manager in order for a binding agreement to exist and this pre-requisite (b) shall not apply).

Note: Under the Residential Tenancy Act 1987 agreement to lease do not have to be in writing and may be entered verbally or by conduct. This clause 1 does not purport to remove the right of the parties to reach non-written agreements. However, if the parties wish to enter into an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

2. THE TENANT'S OBLIGATIONS

Rent

- 2.1. The tenant agrees to pay the Rent punctually pursuant to the provisions of Part A, on the dates for payment, without any deductions or legal or equitable set-offs.
- 2.2. The tenant must not fail or refuse to pay any rent due under this lease with the intention that the amount of the rent may be recovered by the lessor from the security bond. (This is an offence against Section 52 of the Act and is subject to a maximum penalty of \$5,000.00).

Renegotiated Fixed Term Lease (section 31B of the Act) [Delete if inapplicable - to be used when a new lease is entered into (the **new agreement**) that has been the subject of a previous fixed term lease between the same parties in relation to the same premises (the **former agreement**)].

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Rent Reviews

2.4. If this lease is a periodic tenancy, then the rent will be increased every [insert frequency of rent review]
 6 months using the following Method of Rent Review [insert method A, B, C, or D as defined below]

If this lease is a fixed term tenancy agreement, then the rent will be increased on the following dates in the following manner:

The Parties agree that on the relevant rent review date(s) referred to below the rent per week during the term of this fixed term lease will be increased by the method referred to below.

Note: Any increase in rent must be no sooner than 6 months after the commencement date of this tenancy and the date of the last increase. The lessor must give to the tenant at least 60 days' notice of the increase.

Pet Security Bond

| | | The reviewed rental cannot be less than the rental payable in the immediately preceding period. |
|-------------|-------|--|
| | | Method of Rent Review D Review Date 19/02/2022 |
| | | Method of Rent Review Review Date |
| | | Method of Rent Review Review Date |
| | | Method of Rent Review Review Date |
| | | Insert A, B, C or D for the Method of Rent Review. |
| | | A. fixed increase of \$ per week |
| | | B. Consumer Price Index (Perth All Groups) ("CPI") C. % increase of the rent payable on the day immediately prior to the Review Date |
| | | D. Other Method: No more than 20% |
| | | |
| | | For the purposes of this rent review clause, the following terms have the following meanings: |
| | | CPI means the rent will be determined in accordance with the following formula: CPI Rent $= R \times (C/P)$ |
| | | Where R = the Rent payable immediately prior to the relevant Rent Review Date |
| | | C = the Current CPI (for the most recent quarter prior to the Rent Review Date with respect to which the CPI has been published) |
| | | P = the Previous CPI (for the quarter immediately before the last Rent Review Date or, if there has been no previous rent review, the date of the commencement of the tenancy). |
| | | Percentage Increase means the reviewed rental will be the rent applicable immediately before the rent review date increased by the percentage specified above on that rent review date. |
| | | Other Method means the Rent applicable immediately before the rent review date will be increased by that method on that rent review date. |
| | 2.5. | If this tenancy agreement is for a fixed term and the tenancy reverts to a periodic tenancy pursuant to section 76C of the Act, then the periodic rent upon expiry of the fixed term will be, for the first 30 days after the commencement of the periodic tenancy, the same rent that was payable at the end of the fixed term and, after that 30 day period, a sum being |
| | | \$ No more than 20% [or insert a method of calculating the rent] (Increased Rent). |
| | | PROVIDED THAT, in order for the Increased Rent to apply, the lessor must give the tenant at least 60 days' notice of the Increased Rent and the commencement date for the Increased Rent must be no sooner than 6 months after the last rent increase. |
| Pets | 2.6. | The tenant must not keep any animal, bird or fish in or about the premises, unless that pet is listed in Part A of this residential tenancy agreement or without the prior written permission of the Lessor. |
| | 2.7. | The tenant must not keep any restricted breed dogs as defined under the Dog (Restricted Breeds) Regulations 2002-Dogo Argentine (Argentinian Fighting Dog), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit Bull Terrier, Pit Bull Terrier or any dog of a mixed breed which visibly contains any of these breeds, without the prior written consent of the Lessor. |
| curity Bond | 2.8. | If the lessor permits the tenant to keep pets at the premises as specified in Part A, or as agreed in writing after the commencement of the residential tenancy agreement, and if any of those pets are capable of carrying parasites that can affect humans, then the tenant shall deposit with the property manager a Pet Security Bond of the amount referred to in Part A. At the end of the tenancy that Pet Bond may be applied to the cost of fumigation of the premises. In this clause, the term "pet" does not include a guide dog as defined in section 3(1 of the <i>Dog Act</i> , 1976,). |
| Smoking | 2.9. | Unless otherwise agreed to by the lessor in writing, smoking is not permitted inside the residential buildings on the premises. |
| Services | 2.10. | The tenant must notify the electricity and gas utilities (if applicable) of the tenant's occupation of the premises. |
| Telephone | 2.11. | The lessor makes no representations about the availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make his or her own enquiries regarding the availability, cost and/or installation of those services. The tenant is allowed to install and/or attach cabling, telephone lines and/or communications lines to the premises provided no damage is done to the premises in installing, attaching and/or removing them and the tenant pays all costs associated with that installation, attachment and/or removal. |
| | | If at the end of the residential tenancy the lessor requests the cabling and/or communications lines to be removed, the tenant must remove them and make good any damage caused by that removal. If any cabling, telephone lines |

premises at the end of the tenancy, with the lessor's consent, those items become the property of the lessor.

and/or communications lines installed or attached by the tenant are left remaining at the premises or attached to the

Strata Company

2.12. The Tenant agrees to comply with all the rules and by-laws governing the use of the Premises and the common areas issued by the Strata Company or Strata Council.

Tenant to Keep Premises Clean

- 2.13. In accordance with the tenant's obligation to keep the premises in a reasonable state of cleanliness pursuant to section 38(1)(a) of the Act, the tenant must keep the premises in a clean and sanitary condition and free from dirt, oils, grease, insects, and vermin.
- 2.14. The tenant is responsible for the eradication of insect and vermin infestations caused by the tenant's activities or lack of cleanliness.

Chattels

2.15. Except for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), the tenant agrees to keep the premises, including all floors, floor coverings, skirting boards, walls, ceilings, windows (including glass), window treatments, doors (including glass if any), light fittings, fixtures and fittings, and chattels included in the tenancy agreement (as set out in any attached Inventory) in the same condition as they were in at the commencement of this lease and in accordance with the Property Condition Report (fair wear and tear excepted).

Smoke Alarms and RCDs

2.16. The tenant must take reasonable steps to regularly check and test whether all smoke alarms and residual current devices on the premises are in good working order. If any smoke alarm or residual current device is not at any time in good working order, the tenant must give the lessor immediate notice in writing of that fact. Note: Nothing in this clause lessens the obligations upon lessors in relation to smoke alarms under the Building Regulations 2012 and/or in relation to residual current devices under the Electricity Regulations, 1947.

Light Globes

2.17. The tenant agrees to replace all broken light globes and fluorescent light tubes and save for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), ensure all light globes and fluorescent light tubes are kept in good working order.

Gardens

2.18. The tenant must attend to the garden, lawns, lawn edges, hedges, shrubs and trees so that they are kept in the same condition as at the commencement of this lease as described in the Property Condition Report, to water and fertilise them regularly and adequately, to keep all the grounds clean and tidy and free from rubbish, to keep the flower beds and lawns free of weeds, and not to remove or cut down any plants, trees or shrubs.

Swimming Pool Spa

2.19. If the premises includes a swimming pool or spa, the tenant must keep the pool or spa and any associated equipment in a properly treated and clean condition and observe all legal requirements relating to pools and/or spas during the period of this lease. The tenant must not drain the pool without the lessor's written consent.

If a tenant becomes aware of any matters that may render any swimming pool or spa on the premises unsafe, the tenant must report those matters to the lessor as soon as practicable. Further, tenants should note that they are entitled to notify local governments about matters relating to the safety of swimming pools or spas.

Damage and Disrepair

- 2.20. The parties' rights and obligations with respect to urgent repairs are set out in section 43 of the Act and clauses 22 and 23 of Part B of the Residential Tenancy Agreement. Obligations upon the tenant to advise the lessor or property manager as soon as practicable if any damage occurs to the premises are set out in section 38 of the Act and clause 18.5 of the Residential Tenancy Agreement. The tenant agrees to make all reasonable efforts to report to the Lessor all damage and any state of disrepair to the premises, as soon as practical after the same occurs. Failure to do so will render the tenant liable for all costs and/or losses incurred by the lessor as a result of such failure to report (examples of the types of incidents that might give rise to a need to make a report as soon as practical include, but are not limited to, a broken window, a kitchen cupboard door falling off, a cracked shower screen or a burst water pipe on the leased premises or a machine, such as a pool pump, that forms part of the leased premises, being in need of repair). The tenant may be liable to pay the lessor damages if the lessor suffers loss as a consequence of the tenant failing or delaying to make a report.
- 2.21. The tenant must pay for any damages caused by the tenant's breach of the residential tenancy agreement including, but not limited to, the cost of repairing any damage that is caused by, or is attributable to, an act or omission by the tenant or anyone who is lawfully at the premises, contrary to clause 18 and/or 19 of Part B.

Excess on Insurance

- 2.22.
 - 2.22.1 If the lessor elects to claim on the lessor's insurance for any loss or damage that arises or is attributable to an act or omission by the tenant or the tenant's visitors, or people associated with the tenant, that amounts to a breach of this residential tenancy agreement or would otherwise leave the tenant liable to the lessor for damages and the lessor is successful in relation to recovering any money for such damage, then the tenant will be liable to the lessor to pay any "excess" on any such insurance claim.
 - 2.22.2 The tenant acknowledges that any damage caused to the premises or any chattels on the premises by a water bed is not normally covered by insurance.
 - 2.22.3 This clause does not limit the liability of the tenant for acts of negligence, other torts or breaches of this residential tenancy agreement and this clause does not require the lessor to make any claim under any insurance policy held by the lessor.

Alterations to the Premises

2.23. Notwithstanding which election is selected with respect to the right of the tenant to affix and remove fixtures in Part A, the tenant must not place any sign on, or paint the premises, use blue tack or any other adhesive material, or drive any nails or screws into or deface any part of the Premises.

Objectionable Behaviour

2.24. The tenant must not interfere with or cause or permit interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the premises.

Water beds, Aquarium, Swimming Pool, Spa

2.25. The tenant must not without the lessor's consent install any water bed, aquarium, swimming pool, or spa on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of water from any waterbed, aquarium, swimming pool, or spa if the escape of the water is caused by the tenant breaching this Residential Tenancy Agreement or breaching the terms of the Act.

Laundry

2.26. The tenant must not hang or display any laundry or other articles on any balcony or verandah.

Indemnify the Lessor

- 2.27. The tenant agrees to indemnify the lessor against any loss sustained by the lessor or any sum the lessor might at any time be liable to pay, as a result of:
 - 2.27.1 any damage to the premises or any furniture or chattels belonging to the lessor;
 - 2.27.2 any claim made against the lessor, whether in relation to property damage or personal injury; or
 - 2.27.3 any other matter whatsoever, arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

Inspections

2.28. Provided that the lessor has complied with clauses 24 to 28 of Part B of this residential tenancy agreement, if the tenant is not present at the time specified in any notice for the inspection provided by the lessor, the tenant agrees that the lessor or the lessor's Property Manager or their employees may enter the premises.

Keys and Electronic

- 2.29. Subject to the provisions of section 45 of the Act and clause 34 of Part B of this residential tenancy agreement, the lessor will supply to the tenant one set of Keys that enable access to the premises.
- 2.30. Should the tenant require an additional set(s) of the Keys or the existing set to be recoded (due to the fault of the tenant), then any cost associated with an additional set(s) or recoding will be borne by the tenant and must be paid for by the tenant prior to receiving the additional set(s) of the Keys.
- 2.31. Should the tenant lose possession of the Keys, then the tenant will be responsible for all costs and expenses associated with replacing the Keys, or gaining access to the premises.
- 2.32. The lessor will replace Keys and arrange for access to the premises arising from lost Keys only during normal business hours.

Granting of a Licence (Airbnb)

- 2.33. The tenant must not:
 - (a) grant any licence or right to reside or stay at the premises or any part of it to any person or entity as part of a commercial arrangement; or
 - (b) advertise or list the premises on any internet or other site for a licence or right to reside or stay at the premises

3. DEFAULT, INCLUDING WRONGFUL TERMINATION OF LEASE (i.e. "BREAK LEASE")

- 3.1 If the tenant:
 - (a) terminates this lease, otherwise than in accordance with clause 37 of Part B of this residential tenancy agreement or the provisions of the Act, before the end of the tenancy period referred to in Part A (commonly known as a "break lease"); or
 - (b) the tenant otherwise breaches the lease and/or does not comply with the tenant's obligations under this lease,

then the tenant is liable to pay any damages and losses to the lessor that the lessor suffers or will suffer as a result of the tenant's breach. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

4. END OF TENANCY

Swimming Pool and Spa Equipment at the end of tenancy

- 4.1 If at the commencement of the lease the lessor provided pool chemicals to the tenant, then a comparable quantity of the same chemicals are to be provided by the tenant to the lessor at the end of the lease.
- 4.2 The tenant must secure all portable pool cleaning equipment in a locked area on the premises at the end of the tenancy.

Movement of Chattels

4.3 The tenant must return all fixtures, furniture, chattels, household effects and all other items described in either the Property Condition Report or the attached Inventory to the original positions described in those documents.

Cleaning of Carpets

4.4 As part of the tenant's obligations under clause 18.6 of Part B of this Residential Tenancy Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the Property Manager a receipt as evidence that the carpets have been cleaned.

Examples of the types of costs that might give rise to a need to make a break lease claim include, but are not limited to rent, advertising expenses associated with finding a new tenant and the unexpired portion of any leasing fee charged by the property manager to the lessor and also property maintenance such as lawn mowing and watering. These costs may be charged until a new tenant moves in or the original tenancy period expires. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

5. DEFINITIONS AND INTERPRETATION

- 5.1 If any provision of this lease is invalid, unenforceable or illegal, then that provision may be severed and the remainder of this lease will continue to be effective.
- 5.2 In this lease, unless otherwise required by the context or subject matter:
 - "Keys" means all keys and electronic keys that permit access to the premises, to common property associated with a strata lot, or to car bays associated with the premises.
 - "Inventory" means a list of the lessor's furniture contained in the premises at the commencement of the lease.
- 5.3 Any reference in this lease to the "lessor" doing anything shall mean and include it being done by the lessor's Property Manager.
- 5.4 Where either the tenant or the lessor comprise more than one person, the obligations to be performed in this lease are binding upon such two or more persons jointly and severally.

6. INFORMATION COLLECTION NOTICE PRIVACY ACT, 1988 AUSTRALIAN PRIVACY PRINCIPLE 5

The Lessor's property manager (whose contact details appear in Part A of this form) collects the personal information provided in this form in compliance with the provisions of the *Privacy Act, 1988* and the Australian Privacy Principles. Personal information collected by the property manager through the management of the tenancy including, but not limited to the Property Condition Report is necessary to manage the tenancy. The personal information collected by the property manager in this residential tenancy agreement, in the Property Condition Report and during the period of the management of the tenancy is collected to be used in managing the tenancy, to enable the property manager to provide the services and benefits the subject of this agreement and to enable the property manager to conduct its business. The tenant, by signing this agreement, consents to that collection and use. Further details regarding the purposes for which the information is collected, the disclosures that are usually made of personal information collected by the property manager, the situations where the property manager is required to collect information by law, and any disclosure of information that may be made by the property manager overseas, can be obtained from the more detailed collection notice on the property manager's website. The property manager's privacy policy may also be accessed on that website. If the information collected in this form is not provided, the property manager may not be able to provide its services as effectively. Individuals who wish to access or correct information held about them or who wish to make any complaint regarding privacy should contact the property manager's privacy officer.

| 7. | ANNEXURES | | | |
|--------|-----------------------|-----|-------|--|
| The | e attached annexures: | | | |
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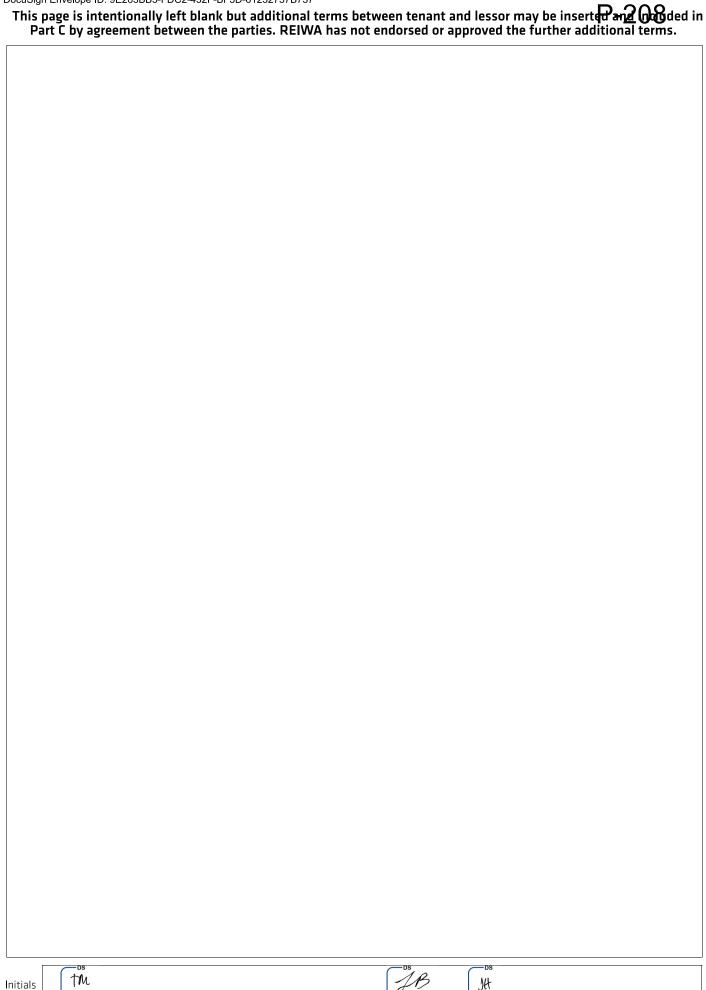
This page is intentionally left blank but additional terms between tenant and lessor may be inserted and only left blank but additional terms. Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.

- 7.1 The Tenant agrees that photographs of the property will be taken during the regular routine inspections of the rented premises to assist in maintaining and improving upon the standard of the property.
- 7.2 The Tenant gives permission for their contact details to be passed to tradesmen, utilities and any other body deemed necessary for the successful management of the property.
- 7.3 The tenant is aware that they are to notify the managing agent as a matter of urgency if any corded window device ceases to work or breaks. Secure devices to hold corded window treatments are to be in working order at all times, and it is the tenants responsibility to advise the agent/landlord if at any time any of these items cease working or they break. The tenant has read the enclosed brochure about corded window treatments.
- 7.4 The tenant is aware that they are to notify as a matter of urgency any external window latch / lock or door lock that ceases to work. These items are required to be in working order at all times and it is a tenants responsibility to advise if at any time any of these items cease working or break.
- 7.5 The tenant agrees that should there be an interruption to their power or water at the property that they will do the necessary standard checks to ensure it is not an appliance that has caused the electrical outage or issue. They will go to the meter box and check the RCD's have not tripped. Should there be no water to the property they agree to locate the water meter and ensure the water is on and also call the water corporation to ensure that the water is not off in the area. Should there be no hot water and the system is a gas hot water system the tenant agrees to check that the pilot light is lit and if necessary will relight it themselves.
- 7.6 When the bore and/or reticulation system at the property is not operating the tenant/s shall maintain the garden by watering by hand. The tenants are also aware with water restrictions, sprinkler systems are only permitted to be used on scheduled watering days, however hand watering is allowed on as many additional days as required to keep the gardens green & healthy. Should any plants, shrubs, trees, grass or other specimens die as a result of neglect or non watering by the tenant/s, these are to be replaced at the tenant expense. It is recommended to fertilise, weed & feed lawns and gardens twice a year (or as required) to assist with water retention.
- 7.7 As part of the tenant obligations under Clause 4. End of Tenancy of Part 4.4 Cleaning of Carpets of this residential Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the property Manager a receipt as evidence that the carpets have been cleaned. All carpets to be cleaned to Australian Standard 3733:1995 (Textile floor coverings Cleaning maintenance of residential and commercial carpeting). The Lessor stipulates that the Tenant engages a qualified and professional Carpet Cleaner who is a member of The Carpet Cleaning Association of WA.
- 7.8 Tenants are to use furniture protectors under all furniture to prevent scratching and indentations from furniture.
- 7.9 Tenants with wood flooring or floating wood flooring are to clean the floor with an almost dry mop and not use any chemicals. A lightly dampened microfiber mop is the best. Using excess water may cause the wood flooring to warp and would be a tenant responsibility to repair when they vacate.

1m







| | Date | |
|---------------------|---|---------------------|
| 13/2/2021 | | |
| 13/2/2021 | | |
| | | |
| | | |
| Name of Corporation | | ACN / ABI |
| | | |
| Director | | Director / Secretar |
| | it pursuant to its constitution and the Cor | |
| | 13/2/2021 | |

| Executed by the Lessor (if a corporation, the Lessor executes this document | pursuant to its constitution and the Corporations Act) |
|--|---|
| Lessor / Lessor's Agent Signature | Date |
| Tania MacDonald - Property Manager | |
| | |
| CORPORATION: | |
| Name of Corporation | ACN / ABN |
| Director | Director / Secretary |
| A true copy of: (1) The Residential Tenancy Agreement Parts A, B & C | (2) Relevant By-Laws pertaining to the strata complex, and |
| (3) Property Condition Report will be received when keys are picked up or | within 7 days of lease commencement. |
| - have been received by the Tenant: Docusigned by: 13/2/2021 Date Date | |
| Jussica Higgins Jussica Highton Justic Highton Justic Highton Justic Highton Justic Hi | Date// |
| For information about your rights and obligations as a lessor or tenant, | contact the Department of Mines, Industry Regulation and Safety |

on 1300 30 40 54 or visit www.commerce.wa.gov.au/Tenancy

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FORM 1AA - Residential Tenancies Act 1987 - Section 27A

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|---------------------------|--|------------------------------------|-------------------------------------|--|
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| | e of lessor(s) and contact details | | Is this lessor an organisation? Yes | |
| iven name(s) or Organisa | tion Name LM and WE Phipps ATF Phipps Sup | perannuation | | |
| amily name | | | | |
| essor 2 [Insert nam | e of lessor(s) and contact details] | | Is this lessor an organisation? | |
| iven name(s) or Organisa | tion Name | | | |
| amily name | | | | |
| .essor 3 [Insert nam | e of lessor(s) and contact details] | | Is this lessor an organisation? Yes | |
| iiven name(s) or Organisa | tion Name | | | |
| amily name | | | | |
| nd | | | | |
| enant 1 [Insert na | me of tenant(s) and contact details] | | Is this tenant an organisation? | |
| iven name(s) or Organisa | · · · · · | | | |
| amily name | Armstrong-Sharp | | | |
| Mobile | 0405 304 310 | | | |
| mail | ross-no1@hotmail.com | | | |
| Fenant 2 [Insert na | me of tenant(s) and contact details] | | Is this tenant an organisation? | |
| liven name(s) or Organisa | tion Name | | | |
| amily name | | | | |
| Mobile | | | | |
| mail | | | | |
| Tenant 3 [Insert na | me of tenant(s) and contact details] | | Is this tenant an organisation? Yes | |
| iven name(s) or Organisa | tion Name | | | |
| amily name | | | | |
| Mobile | | | | |
| Email | | | | |
| 「enant 4 [Insert na | me of tenant(s) and contact details] | | Is this tenant an organisation? Yes | |
| Given name(s) or Organisa | tion Name | | | |
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| _essor's propert | • | ager (if any) and contact details] | | |
| rading Name Radi E | | | | |
| | Beaufort Street, Inglewood, WA, 6052 | | | |
| ciepitotie | 752945 Facsimile | | | |
| _{mail} tamara | @radiestates.com | | | |
| | | | | |
| TERM OF AGRE | EMENT [*delete as appropriate] | | | |
| | | insert date | | |
| * | , , , , , , , , , , , , , , , , , , , | | | |
| | | insert date | | |
| *This residen | itial tenancy agreement is fixed starting on | Date: 22 / 02 / 2021 | | |
| | - | insert date | | |
| | | | | |
| | and ending or | n Date: 21 / 02 / 2022 | | |

| OocuSign Envelope ID: AD8BEB1C GIVING OF NOTICES AND | | | NIC MEANS | | P-211 |
|---|---|-------------------------|-----------------------------------|----------------------------|-----------------------------|
| Indicate below for each of the fo | | | | rmation heing given hy em | nail or facsimile under the |
| Electronic Transactions Act 2011 | | | -5 | | |
| Lessor 1 LM and WE Phipps A | TF Phipps Superal | | | Email: Yes 🗌 /No 🗌 | Facsimile: Yes 🗌 /No 🗌 |
| Lessor 2 | | | | Email: Yes 🗌 /No 🗌 | Facsimile: Yes 🗌 /No 🗌 |
| Lessor 3 | | | | Email: Yes 🗌 /No 🗌 | Facsimile: Yes 🗌 /No 📗 |
| [insert email or facsimile if different from | contact details above] | | | | |
| Tenant 1 Roscoe Fitzpatrick | | Armstrong-Shar | -p | Email: Yes 🗸 /No 🗌 | Facsimile: Yes 🗌 /No 🗌 |
| Tenant 2 | | | | Email: Yes 🗌 /No 🗌 | Facsimile: Yes 🗌 /No 🦳 |
| Tenant 3 | | | | Email: Yes 🔙 /No 🗌 | Facsimile: Yes 🗌 /No 🗌 |
| Tenant 4 | | | | Email: Yes 🔙 /No 🗌 | Facsimile: Yes 🗌 /No 🗌 |
| [insert email or facsimile if different from | contact details above] Email: Yes / No | | Fanaissila Van (Na (Na (| | |
| Lessor's property manager linsert email or facsimile if different from | econtact details above] | | Facsimile: Yes /No | | |
| RESIDENTIAL PREMISES | | | | | |
| The residential premises are [In | sert address] | | | | |
| Address 1 Unit 28/5 Wallsen | | | | | |
| Address 2 | | | | | |
| Suburb Woodbridge | | | | State WA | Postcode 6056 |
| Postal Address [If different from abo | ove] | | | | |
| PO Box | Town/City | | | | Postcode |
| Address 1 | | | | | |
| Address 2 | | | | | |
| nd The residential premises include | | | | | |
| | | | | | |
| MAXIMUM NUMBER (| F OCCUPANT | 'S | | | |
| No more than | insert number | | norsons may ordinar | ily live at the promises | at any one time |
| No more than | 1 (One) | | persons may ordinar | ily live at the premises a | at any one time. |
| RENT | | | | | |
| KLIVI | insert amount | | per week/ calculated t | | <u></u> |
| The rent is | \$ 350.00 | | • | nightly* in advance [*del | ete as appropriate |
| | insert date | | 1-7 | 3 1 / 11 1 11 (12) | |
| starting on | Date: 22 / 0 | 02 / 2021 | | | |
| | | | _ | | |
| The method by which the rent | : must be paid: [st | rikeout where applicat | ole] | | |
| (b) into the following acco | ount, or any other | account nomina | ited by the leason. | | |
| | · . | | | | |
| BSB number: 633 000 | | ount number: 7473302 | | | |
| account name: | | | | payment reference: | |
| Radi Estates Trust Account | | | | 900328 | |
| or | | | | | |
| (c) as follows. | | | | | |
| (5) 43 13110443. | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| OocuSign Envelope ID: Al | | 34A5-646847E888FF | | | P-21 | 2 |
|-----------------------------|---|---|--------------------|--------------------|---|---------|
| A security bond of | insert amount \$ 1,400.00 | | and | a pet bond of | insert amount \$ Nil | |
| must be paid by the | tenant on signing this | agreement. | | | | |
| | | | | | ed the sum of 4 weeks rent p used to meet costs of fumiga | |
| RENT INCREASI | | | | | | |
| commencement of t increase. | his tenancy agreemer | t and the date of the la | ast increase. The | e lessor must giv | r than 6 months after the e at least 60 days notice of the case only applies if the metho | |
| | | ERM OF AGREEMENT" |) the rent increa | se will be | | |
| and take effect no so | | after the commenceme | nt of this tenan | cy agreement an | d the date of the last increas | e. The |
| | east 60 days' notice of lease agreements exc | r the increase. Feeding 12 months, refe | er to Part C for d | etails of subseau | ient rent increases | |
| | - | ecanig iz mommis, rere | ., 10, 4,1 6,70, 4 | | ent reme intreduces. | |
| WATER SERVIC | _ | | | | | |
| ls scheme water con | nected to the premise | s? 🗸 Yes | No | | | |
| Note: If the property | is not connected to s | scheme water, the ten | ant may have to | purchase water | at his or her own expense. | |
| WATER HEACE | COSTS (SCHEME | \WATED\ | | | | |
| WATER OJAGE | CODID (JCIILINE | [insert number] | | | | |
| The tenant is require | d to pay | 100 | % | of water cons | umption costs. | |
| DEDMISSION TO | | WATER SERVICE | C DDOV/IDED |) | | |
| | | | | | | |
| | oremises and to comn | nunicate with the wate | r services provic | | ses to access accounts for wa concessions available to the t | |
| | | Yes | √ No | | | |
| ELECTRICITY, GA | AS AND OTHED I | ITII ITIES | | | | |
| • | | not the premises are se | enarately meter | 2d∙ | | |
| | Yes No | Tot the premises are se | paracely meters | zu. | | |
| , – | Yes No | | | | | |
| Water: | 🖊 Yes 📗 No | | | | | |
| Other: | Yes No | | | | | |
| (please specify): | Yes No | | | | | |
| <u> </u> | Yes No | | | | | |
| | Yes No | | | | | |
| | | ed to measure consump ount for the premises. | otion of a specif | c utility, the ten | ant must pay for the connect | ion and |

| Where the premi | D: AD8BEB1C-C07E-4DD8-B4A5-646847E888FF ses are not separately metered to measure the consumption of a specific utility, the tenant must p pth 213 ts for that utility which will be calculated as follows: |
|--------------------|---|
| Electricity: | [insert method of calculation] |
| Gas: | [insert method of calculation] |
| Water: | [insert method of calculation] |
| Other: | (please specify) |
| | [insert method of calculation] |
| STRATA BY-L | .AWS |
| | RE/ ARE NOT* [*delete as appropriate] applicable to the residential premises laws are attached: 🗹 Yes 🗌 No |
| PETS | |
| The pets listed bo | elow can be kept at the premises: |
| RIGHT OF TEI | NANT TO ASSIGN OR SUB-LET [*delete as appropriate] |
| *The tenant may | not assign the tenant's interest under this agreement or sub-let the premises. assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the |
| RIGHT OF TEI | VANT TO AFFIX AND REMOVE FIXTURES [*delete as appropriate] |
| | t not affix any fixture or make any renovation, alteration or addition to the premises. |
| | only affix any fixture or make any renovation, alteration or addition to the premises with the lessor's written |
| | |

PROPERTY CONDITION REPORTS

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

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

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

FORM 1AA - Residential Tenancies Act 1987 - Section 27A



RESIDENTIAL TENANCY AGREEMENT PART B

STANDARD TERMS APPLICABLE TO ALL RESIDENTIAL TENANCY AGREEMENTS

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement.

Both the lessor and the tenant must comply with these laws.

Some of the rights and obligations in that legislation are outlined below.

RIGHT TO OCCUPY THE PREMISES

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

COPY OF AGREEMENT

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

RENT

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

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

9. The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed). The lessor is responsible for any contribution levied under the *Strata Titles Act 1985* and any contribution levied on a proprietor under the *Strata Titles Act 1985*.

PUBLIC UTILITY SERVICES

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

POSSESSION OF THE PREMISES

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

TENANT'S RIGHT TO QUIET ENJOYMENT

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

USE OF THE PREMISES BY TENANT

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

LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

- 20. In this clause, premises includes fixtures and chattels provided with the premises but does not include:
 - 20.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into; or
 - 20.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21. The lessor must:
 - 21.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
 - 21.2 maintain and repair the premises in a timely manner; and
 - 21.3 comply with all laws affecting the premises including building, health and safety laws.

URGENT REPAIRS

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

LESSOR'S ACCESS TO THE PREMISES

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

REASONABLE TIME

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

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

27. If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant.

REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

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

TENANT ENTITLED TO BE PRESENT

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

ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

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

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

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

ALTERATIONS AND ADDITIONS TO THE PREMISES

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

LOCKS AND SECURITY DEVICES

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

TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

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

CONTRACTING OUT

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

ENDING THE RESIDENTIAL TENANCY AGREEMENT

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

ENDING A FIXED TERM AGREEMENT

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

ENDING A PERIODIC AGREEMENT

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

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

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

OTHER GROUNDS FOR ENDING AGREEMENT

- 42. The *Residential Tenancies Act 1987* also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include sale of the residential premises, breach of this agreement by the tenant, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship.
- 43. For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit www.dmirs,wa.gov.au/ConsumerProtection.

44. Warning:

- 44.1 It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 44.2 It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

SECURITY BOND

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

TENANCY DATABASES

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

NOTICES

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

ADVICE, COMPLAINTS AND DISPUTES

DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

- 51. The *Residential Tenancies Act 1987* allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Mines, Industry Regulation and Safety may be contacted by telephone on 1300 30 40 54 or by visiting one of the Department's offices.
- 52. The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation, it cannot issue orders or make determinations in respect of disputes.

IF A DISPUTE CANNOT BE RESOLVED

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





FORM 1AA - Residential Tenancies Act 1987 - Section 27A

RESIDENTIAL TENANCY AGREEMENT PART C

IMPORTANT INFORMATION

Additional terms may be included in this agreement if:

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

ADDITIONAL TERMS ARE NOT REQUIRED BY THE RESIDENTIAL TENANCIES ACT 1987.

HOWEVER, ONCE THE PARTIES SIGN THIS AGREEMENT, THE ADDITIONAL TERMS ARE BINDING UPON THE PARTIES UNLESS THE TERM IS FOUND TO BE UNLAWFUL.

ADDITIONAL TERMS:

1. REQUIREMENTS FOR EXISTENCE OF LEASE

| The parties agree that there will be no binding agreement to lease the Premises and no residential tenancy agreement will have come into |
|--|
| existence, under the Residential Tenancies Act, 1987 (Act) or otherwise, unless and until the following pre-requisites have been met: |

- (a) By no later than 4.00 pm on Monday 13/02/2021 , or such later time as agreed to by the lessor's property manager: [*strike out whatever subparagraphs do not apply]
 - (i)* this residential tenancy agreement is signed by the tenant(s) and returned by the tenant to the lessor's property manager at the physical address or email address appearing in this lease;
 - (ii)* any security bond and any pet bond required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on the signing of the residential tenancy agreement are paid to the lessor's property manager; and
 - (iii)* any first payment of rent required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on or before the signing of the residential tenancy agreement is paid in accordance with Part A;
- (b) The residential tenancy agreement is signed by the lessor or the property manager (PROVIDED THAT if the tenant has been granted an option to enter the lease and paid an option fee, there shall be no need for the agreement to be signed by the lessor or property manager in order for a binding agreement to exist and this pre-requisite (b) shall not apply).

Note: Under the Residential Tenancy Act 1987 agreement to lease do not have to be in writing and may be entered verbally or by conduct. This clause 1 does not purport to remove the right of the parties to reach non-written agreements. However, if the parties wish to enter into an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

2. THE TENANT'S OBLIGATIONS

Rent

- 2.1. The tenant agrees to pay the Rent punctually pursuant to the provisions of Part A, on the dates for payment, without any deductions or legal or equitable set-offs.
- 2.2. The tenant must not fail or refuse to pay any rent due under this lease with the intention that the amount of the rent may be recovered by the lessor from the security bond. (This is an offence against Section 52 of the Act and is subject to a maximum penalty of \$5,000.00).

Renegotiated Fixed Term Lease (section 31B of the Act) [Delete if inapplicable - to be used when a new lease is entered into (the **new agreement**) that has been the subject of a previous fixed term lease between the same parties in relation to the same premises (the **former agreement**)].

| However, in order to comply with sec | tion 31D of the Act and to provide | 30 days' notice of the increase in the renta |
|---|------------------------------------|--|
| nun darretr maid rinday tha farmar agr | amantntil | [incort data] |
| / | | [|
| (being the first 30 days of the term o | t this new agreement), the tenan | t is only required to pay rental of |
| ± [| <u> </u> | the state of the s |
| 71 | per week [macre the amount t | mat is the equivalent of the rental pala at |

Rent Reviews

2.4. If this lease is a periodic tenancy, then the rent will be increased every [insert frequency of rent review]
6 months using the following Method of Rent Review [insert method A, B, C, or D as defined below]

If this lease is a fixed term tenancy agreement, then the rent will be increased on the following dates in the following manner:

The Parties agree that on the relevant rent review date(s) referred to below the rent per week during the term of this fixed term lease will be increased by the method referred to below.

Note: Any increase in rent must be no sooner than 6 months after the commencement date of this tenancy and the date of the last increase. The lessor must give to the tenant at least 60 days' notice of the increase.

Pet Security Bond

Telephone

| | | The reviewed rental cannot be less than | he rental payable in the immediately preceding period. |
|-----------|-------|--|---|
| | | Method of Rent Review D | Review Date 21/02/2022 |
| | | Method of Rent Review | Review Date |
| | | Method of Rent Review | Review Date |
| | | Method of Rent Review | Review Date |
| | | Insert A, B, C or D for the Method of Ren | Review. |
| | | A. fixed increase of \$ B. Consumer Price Index (Perth All Group) C. % | per week) ("CPI") increase of the rent payable on the day immediately prior to the Review Date |
| | | D. Other Method: No more than 20% | |
| | | For the purposes of this rent review claus | e, the following terms have the following meanings: |
| | | CPI means the rent will be determined in CPI Rent = R x (C/P) | accordance with the following formula: |
| | | | ately prior to the relevant Rent Review Date |
| | | C = the Current CPI (for the m the CPI has been publishe | ost recent quarter prior to the Rent Review Date with respect to which d) |
| | | | uarter immediately before the last Rent Review Date or, if there has been he date of the commencement of the tenancy). |
| | | Percentage Increase means the reviewed increased by the percentage specified ab | rental will be the rent applicable immediately before the rent review date ove on that rent review date. |
| | | Other Method means the Rent applicable on that rent review date. | immediately before the rent review date will be increased by that method |
| | 2.5. | the Act, then the periodic rent upon expir | rm and the tenancy reverts to a periodic tenancy pursuant to section 76C of y of the fixed term will be, for the first 30 days after the commencement of the payable at the end of the fixed term and, after that 30 day period, a sum being |
| | | \$ No more than 20% | or insert a method of calculating the rent] (Increased Rent). |
| | | PROVIDED THAT, in order for the Increas the Increased Rent and the commencem last rent increase. | ed Rent to apply, the lessor must give the tenant at least 60 days' notice of ent date for the Increased Rent must be no sooner than 6 months after the |
| Pets | 2.6. | The tenant must not keep any animal, bi residential tenancy agreement or withou | d or fish in or about the premises, unless that pet is listed in Part A of this the prior written permission of the Lessor. |
| | 2.7. | Dogo Argentine (Argentinian Fighting Do | preed dogs as defined under the Dog (Restricted Breeds) Regulations 2002-g), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit mixed breed which visibly contains any of these breeds, without the prior |
| rity Bond | 2.8. | commencement of the residential tenant that can affect humans, then the tenant referred to in Part A. At the end of the te | ets at the premises as specified in Part A, or as agreed in writing after the y agreement, and if any of those pets are capable of carrying parasites shall deposit with the property manager a Pet Security Bond of the amount nancy that Pet Bond may be applied to the cost of fumigation of the pes not include a guide dog as defined in section 3(1 of the <i>Dog Act</i> , 1976,). |
| Smoking | 2.9. | Unless otherwise agreed to by the lessor premises. | n writing, smoking is not permitted inside the residential buildings on the |
| Services | 2.10. | . The tenant must notify the electricity an | gas utilities (if applicable) of the tenant's occupation of the premises. |
| elephone | 2.11. | communications services to the premises cost and/or installation of those services or communications lines to the premises | ut the availability of telephone lines, internet lines or any other . The tenant must make his or her own enquiries regarding the availability, The tenant is allowed to install and/or attach cabling, telephone lines and/provided no damage is done to the premises in installing, attaching and/or ists associated with that installation, attachment and/or removal. |
| | | If at the end of the residential tenancy th | e lessor requests the cabling and/or communications lines to be removed, |

the tenant must remove them and make good any damage caused by that removal. If any cabling, telephone lines and/or communications lines installed or attached by the tenant are left remaining at the premises or attached to the premises at the end of the tenancy, with the lessor's consent, those items become the property of the lessor.

Strata Company

2.12. The Tenant agrees to comply with all the rules and by-laws governing the use of the Premises and the common areas issued by the Strata Company or Strata Council.

Tenant to Keep Premises Clean

- 2.13. In accordance with the tenant's obligation to keep the premises in a reasonable state of cleanliness pursuant to section 38(1)(a) of the Act, the tenant must keep the premises in a clean and sanitary condition and free from dirt, oils, grease, insects, and vermin.
- 2.14. The tenant is responsible for the eradication of insect and vermin infestations caused by the tenant's activities or lack of cleanliness.

Chattels

2.15. Except for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), the tenant agrees to keep the premises, including all floors, floor coverings, skirting boards, walls, ceilings, windows (including glass), window treatments, doors (including glass if any), light fittings, fixtures and fittings, and chattels included in the tenancy agreement (as set out in any attached Inventory) in the same condition as they were in at the commencement of this lease and in accordance with the Property Condition Report (fair wear and tear excepted).

Smoke Alarms and RCDs

2.16. The tenant must take reasonable steps to regularly check and test whether all smoke alarms and residual current devices on the premises are in good working order. If any smoke alarm or residual current device is not at any time in good working order, the tenant must give the lessor immediate notice in writing of that fact. Note: Nothing in this clause lessens the obligations upon lessors in relation to smoke alarms under the Building Regulations 2012 and/or in relation to residual current devices under the Electricity Regulations, 1947.

Light Globes

2.17. The tenant agrees to replace all broken light globes and fluorescent light tubes and save for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), ensure all light globes and fluorescent light tubes are kept in good working order.

Gardens

2.18. The tenant must attend to the garden, lawns, lawn edges, hedges, shrubs and trees so that they are kept in the same condition as at the commencement of this lease as described in the Property Condition Report, to water and fertilise them regularly and adequately, to keep all the grounds clean and tidy and free from rubbish, to keep the flower beds and lawns free of weeds, and not to remove or cut down any plants, trees or shrubs.

Swimming Pool Spa

2.19. If the premises includes a swimming pool or spa, the tenant must keep the pool or spa and any associated equipment in a properly treated and clean condition and observe all legal requirements relating to pools and/or spas during the period of this lease. The tenant must not drain the pool without the lessor's written consent.

If a tenant becomes aware of any matters that may render any swimming pool or spa on the premises unsafe, the tenant must report those matters to the lessor as soon as practicable. Further, tenants should note that they are entitled to notify local governments about matters relating to the safety of swimming pools or spas.

Damage and Disrepair

- 2.20. The parties' rights and obligations with respect to urgent repairs are set out in section 43 of the Act and clauses 22 and 23 of Part B of the Residential Tenancy Agreement. Obligations upon the tenant to advise the lessor or property manager as soon as practicable if any damage occurs to the premises are set out in section 38 of the Act and clause 18.5 of the Residential Tenancy Agreement. The tenant agrees to make all reasonable efforts to report to the Lessor all damage and any state of disrepair to the premises, as soon as practical after the same occurs. Failure to do so will render the tenant liable for all costs and/or losses incurred by the lessor as a result of such failure to report (examples of the types of incidents that might give rise to a need to make a report as soon as practical include, but are not limited to, a broken window, a kitchen cupboard door falling off, a cracked shower screen or a burst water pipe on the leased premises or a machine, such as a pool pump, that forms part of the leased premises, being in need of repair). The tenant may be liable to pay the lessor damages if the lessor suffers loss as a consequence of the tenant failing or delaying to make a report.
- 2.21. The tenant must pay for any damages caused by the tenant's breach of the residential tenancy agreement including, but not limited to, the cost of repairing any damage that is caused by, or is attributable to, an act or omission by the tenant or anyone who is lawfully at the premises, contrary to clause 18 and/or 19 of Part B.

Excess on Insurance

- 2.22.
 - 2.22.1 If the lessor elects to claim on the lessor's insurance for any loss or damage that arises or is attributable to an act or omission by the tenant or the tenant's visitors, or people associated with the tenant, that amounts to a breach of this residential tenancy agreement or would otherwise leave the tenant liable to the lessor for damages and the lessor is successful in relation to recovering any money for such damage, then the tenant will be liable to the lessor to pay any "excess" on any such insurance claim.
 - 2.22.2 The tenant acknowledges that any damage caused to the premises or any chattels on the premises by a water bed is not normally covered by insurance.
 - 2.22.3 This clause does not limit the liability of the tenant for acts of negligence, other torts or breaches of this residential tenancy agreement and this clause does not require the lessor to make any claim under any insurance policy held by the lessor.

Alterations to the Premises

2.23. Notwithstanding which election is selected with respect to the right of the tenant to affix and remove fixtures in Part A, the tenant must not place any sign on, or paint the premises, use blue tack or any other adhesive material, or drive any nails or screws into or deface any part of the Premises.

Objectionable Behaviour

2.24. The tenant must not interfere with or cause or permit interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the premises.

Water beds, Aquarium, Swimming Pool, Spa

2.25. The tenant must not without the lessor's consent install any water bed, aquarium, swimming pool, or spa on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of water from any waterbed, aquarium, swimming pool, or spa if the escape of the water is caused by the tenant breaching this Residential Tenancy Agreement or breaching the terms of the Act.

Laundry

2.26. The tenant must not hang or display any laundry or other articles on any balcony or verandah.

Indemnify the Lessor

- 2.27. The tenant agrees to indemnify the lessor against any loss sustained by the lessor or any sum the lessor might at any time be liable to pay, as a result of:
 - 2.27.1 any damage to the premises or any furniture or chattels belonging to the lessor;
 - 2.27.2 any claim made against the lessor, whether in relation to property damage or personal injury; or
 - 2.27.3 any other matter whatsoever, arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

Inspections

2.28. Provided that the lessor has complied with clauses 24 to 28 of Part B of this residential tenancy agreement, if the tenant is not present at the time specified in any notice for the inspection provided by the lessor, the tenant agrees that the lessor or the lessor's Property Manager or their employees may enter the premises.

Keys and Electronic

- 2.29. Subject to the provisions of section 45 of the Act and clause 34 of Part B of this residential tenancy agreement, the lessor will supply to the tenant one set of Keys that enable access to the premises.
- 2.30. Should the tenant require an additional set(s) of the Keys or the existing set to be recoded (due to the fault of the tenant), then any cost associated with an additional set(s) or recoding will be borne by the tenant and must be paid for by the tenant prior to receiving the additional set(s) of the Keys.
- 2.31. Should the tenant lose possession of the Keys, then the tenant will be responsible for all costs and expenses associated with replacing the Keys, or gaining access to the premises.
- 2.32. The lessor will replace Keys and arrange for access to the premises arising from lost Keys only during normal business hours.

Granting of a Licence (Airbnb)

- 2.33. The tenant must not:
 - (a) grant any licence or right to reside or stay at the premises or any part of it to any person or entity as part of a commercial arrangement; or
 - (b) advertise or list the premises on any internet or other site for a licence or right to reside or stay at the premises

3. DEFAULT, INCLUDING WRONGFUL TERMINATION OF LEASE (i.e. "BREAK LEASE")

- 3.1 If the tenant:
 - (a) terminates this lease, otherwise than in accordance with clause 37 of Part B of this residential tenancy agreement or the provisions of the Act, before the end of the tenancy period referred to in Part A (commonly known as a "break lease"); or
 - (b) the tenant otherwise breaches the lease and/or does not comply with the tenant's obligations under this lease,

then the tenant is liable to pay any damages and losses to the lessor that the lessor suffers or will suffer as a result of the tenant's breach. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

4. END OF TENANCY

Swimming Pool and Spa Equipment at the end of tenancy

- 4.1 If at the commencement of the lease the lessor provided pool chemicals to the tenant, then a comparable quantity of the same chemicals are to be provided by the tenant to the lessor at the end of the lease.
- 4.2 The tenant must secure all portable pool cleaning equipment in a locked area on the premises at the end of the tenancy.

Movement of Chattels

4.3 The tenant must return all fixtures, furniture, chattels, household effects and all other items described in either the Property Condition Report or the attached Inventory to the original positions described in those documents.

Cleaning of Carpets

4.4 As part of the tenant's obligations under clause 18.6 of Part B of this Residential Tenancy Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the Property Manager a receipt as evidence that the carpets have been cleaned.

Examples of the types of costs that might give rise to a need to make a break lease claim include, but are not limited to rent, advertising expenses associated with finding a new tenant and the unexpired portion of any leasing fee charged by the property manager to the lessor and also property maintenance such as lawn mowing and watering. These costs may be charged until a new tenant moves in or the original tenancy period expires. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

5. DEFINITIONS AND INTERPRETATION

7.

ANNEXURES

- 5.1 If any provision of this lease is invalid, unenforceable or illegal, then that provision may be severed and the remainder of this lease will continue to be effective.
- 5.2 In this lease, unless otherwise required by the context or subject matter:
 - "Keys" means all keys and electronic keys that permit access to the premises, to common property associated with a strata lot, or to car bays associated with the premises.
 - "Inventory" means a list of the lessor's furniture contained in the premises at the commencement of the lease.
- 5.3 Any reference in this lease to the "lessor" doing anything shall mean and include it being done by the lessor's Property Manager.
- 5.4 Where either the tenant or the lessor comprise more than one person, the obligations to be performed in this lease are binding upon such two or more persons jointly and severally.

6. INFORMATION COLLECTION NOTICE PRIVACY ACT, 1988 AUSTRALIAN PRIVACY PRINCIPLE 5

The Lessor's property manager (whose contact details appear in Part A of this form) collects the personal information provided in this form in compliance with the provisions of the *Privacy Act, 1988* and the Australian Privacy Principles. Personal information collected by the property manager through the management of the tenancy including, but not limited to the Property Condition Report is necessary to manage the tenancy. The personal information collected by the property manager in this residential tenancy agreement, in the Property Condition Report and during the period of the management of the tenancy is collected to be used in managing the tenancy, to enable the property manager to provide the services and benefits the subject of this agreement and to enable the property manager to conduct its business. The tenant, by signing this agreement, consents to that collection and use. Further details regarding the purposes for which the information is collected, the disclosures that are usually made of personal information collected by the property manager, the situations where the property manager is required to collect information by law, and any disclosure of information that may be made by the property manager overseas, can be obtained from the more detailed collection notice on the property manager's website. The property manager's privacy policy may also be accessed on that website. If the information collected in this form is not provided, the property manager may not be able to provide its services as effectively. Individuals who wish to access or correct information held about them or who wish to make any complaint regarding privacy should contact the property manager's privacy officer.

| The attach | ned annexures: | | |
|------------|----------------|--------|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| form part | of this Lease. | | |
| Initials | TM | Roshon | |

Additional Terms 1 through 6 are COPYRIGHT (c) REIWA and must not be copied or reproduced without prior written consent of REIWA

FORM 303C RESIDENTIAL TENANCY AGREEMENT - 05/19 | Page 14 of 17

This page is intentionally left blank but additional terms between tenant and lessor may be inserted and in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.

- 7.1 The Tenant agrees that photographs of the property will be taken during the regular routine inspections of the rented premises to assist in maintaining and improving upon the standard of the property.
- 7.2 The Tenant gives permission for their contact details to be passed to tradesmen, utilities and any other body deemed necessary for the successful management of the property.
- 7.3 The tenant is aware that they are to notify the managing agent as a matter of urgency if any corded window device ceases to work or breaks. Secure devices to hold corded window treatments are to be in working order at all times, and it is the tenants responsibility to advise the agent/landlord if at any time any of these items cease working or they break. The tenant has read the enclosed brochure about corded window treatments.
- 7.4 The tenant is aware that they are to notify as a matter of urgency any external window latch / lock or door lock that ceases to work. These items are required to be in working order at all times and it is a tenants responsibility to advise if at any time any of these items cease working or break.
- 7.5 The tenant agrees that should there be an interruption to their power or water at the property that they will do the necessary standard checks to ensure it is not an appliance that has caused the electrical outage or issue. They will go to the meter box and check the RCD's have not tripped. Should there be no water to the property they agree to locate the water meter and ensure the water is on and also call the water corporation to ensure that the water is not off in the area. Should there be no hot water and the system is a gas hot water system the tenant agrees to check that the pilot light is lit and if necessary will relight it themselves.
- 7.6 When the bore and/or reticulation system at the property is not operating the tenant/s shall maintain the garden by watering by hand. The tenants are also aware with water restrictions, sprinkler systems are only permitted to be used on scheduled watering days, however hand watering is allowed on as many additional days as required to keep the gardens green & healthy. Should any plants, shrubs, trees, grass or other specimens die as a result of neglect or non watering by the tenant/s, these are to be replaced at the tenant expense. It is recommended to fertilise, weed & feed lawns and gardens twice a year (or as required) to assist with water retention.
- 7.7 As part of the tenant obligations under Clause 4. End of Tenancy of Part 4.4 Cleaning of Carpets of this residential Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the property Manager a receipt as evidence that the carpets have been cleaned. All carpets to be cleaned to Australian Standard 3733:1995 (Textile floor coverings Cleaning maintenance of residential and commercial carpeting). The Lessor stipulates that the Tenant engages a qualified and professional Carpet Cleaner who is a member of The Carpet Cleaning Association of WA.
- 7.8 Tenants are to use furniture protectors under all furniture to prevent scratching and indentations from furniture.
- 7.9 Tenants with wood flooring or floating wood flooring are to clean the floor with an almost dry mop and not use any chemicals. A lightly dampened microfiber mop is the best. Using excess water may cause the wood flooring to warp and would be a tenant responsibility to repair when they vacate.

TM

Roshor

M Initials

Roshon

| cuted by the Tenant (if a corporation, the Tenant executes this docum | ant purcuant to its constitution and the Corporations Act |
|--|---|
| Tenant's Signature | Date |
| DocuSigned by: 13/2/2021 | |
| Roscoe Fitzpatrick Armstrong-Sharp | |
| | |
| | |
| CORPORATION: | |
| Name of Corporation | ACN / ABN |
| Director | Director / Secretary |
| cuted by the Lessor (if a cornoration, the Lessor executes this docume | |
| | ent pursuant to its constitution and the Corporations Act) |
| Lessor / Lessor's Agent Signature Docusigned by: Tania Maclonald 44427E6CE6SE416 11/2/2021 | ent pursuant to its constitution and the Corporations Act) Date // |
| Lessor / Lessor's Agent Signature Taria Malfordd 11/2/2021 | |
| Lessor / Lessor's Agent Signature Docusigned by: Tania Maclonald 44427E6CE6SE416 11/2/2021 | |
| Lessor / Lessor's Agent Signature Docusigned by: Tania MacDonald 44A27E0CE03E416 Tania MacDonald - Property Manager CORPORATION: | Date |
| Lessor / Lessor's Agent Signature Docusigned by: Taria Mallonald 44A27E0CE03E410 11/2/2021 Tania MacDonald - Property Manager CORPORATION: Name of Corporation | Date ACN / ABN Director / Secretary (2) Relevant By-Laws pertaining to the strata complex, and |

For information about your rights and obligations as a lessor or tenant, contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit **www.commerce.wa.gov.au/Tenancy**

(Signed by Tenants)

Date

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APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
FOR USE BY REIWA MEMBERS



FORM 1AA - Residential Tenancies Act 1987 - Section 27A

| his agreeme | nt is made betwee | n | | | |
|-----------------|---------------------------------------|---|----------------------------------|---------------------------------|-----|
| Lessor 1 | Insert name of lessor(| s) and contact details] | | Is this lessor an organisation? | Yes |
| liven name(s) c | or Organisation Name | Wayne Edward | | | |
| amily name | | PHIPPS | | | |
| Lessor 2 | Insert name of lessor; | s) and contact details] | | Is this lessor an organisation? | Yes |
| | or Organisation Name | Linda Magdalen | | - | |
| amily name | · · · · · · · · · · · · · · · · · · · | PHIPPS | | | |
| Lessor 3 [| Insert name of lessor(| s) and contact details] | | Is this lessor an organisation? | Yes |
| | or Organisation Name | · · · · · · · · · · · · · · · · · · · | | | |
| amily name | , engamsacion mame | | | | |
| nd | | | | | |
| Fenant 1 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| | or Organisation Name | Callum David | | | |
| -amily name | or organisation wante | FOSTER | | | |
| Mobile | | 0499 161 087 | | | |
| mail | | cal@themovementfitness.com.au | | | |
| Tenant 2 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| Given name(s) o | or Organisation Name | Shelby Louise | | | |
| amily name | | FOSTER | | | |
| Mobile | | 0417 998 688 | | | |
| mail | | shelby@themovementfitness.com.au | | | |
| Tenant 3 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| Given name(s) o | or Organisation Name | | | | |
| amily name | | | | | |
| Mobile | | | | | |
| mail | | | | | |
| Tenant 4 | [Insert name of tena | nt(s) and contact details] | | Is this tenant an organisation? | Yes |
| Liven name(s) c | or Organisation Name | | | | |
| amily name | | | | | |
| Mobile | | | | | |
| mail | | | | | |
| | | | | | |
| Lessor's r | property man | ager [Insert name of lessor's property manage | er (if any) and contact details] | | |
| Trading Name | Stocker Prestor | | | | |
| Address | Shop 9, Dunsbe | prough Centrepoint Shopping Centre, D | unsborough, WA, 6281 | | |
| [elephone | 9756 8888 | | Facsimile 1300 564 995 | | |
| ≣mail | dunsborough@ | stockerpreston.com.au | | | |
| | | | | | |
| | | | | | |
| TERM OF | AGREEMENT | [*delete as appropriate] | | | |
| * | | | insert date | | |
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| ocuSign Envelope ID: 2 SECURITY BONI | DFFFC32-375D-405F-B8) | BF5-16EF0DDD4FCE | | | P-229 |
|--|---|----------------------------|-----------------------|---------------------|--|
| A socurity band of | insert amount \$ 2,400.00 | | and | a not bond of | insert amount \$ 260.00 |
| A security bond of | \$ 2,400.00 | | allu | a pet bond of | \$ 260.00 |
| must be paid by the | tenant on signing this | agreement. | | | |
| | | • | · · | | eed the sum of 4 weeks rent plus a pet used to meet costs of fumigation of |
| RENT INCREAS | E | | | | |
| commencement of tincrease. | this tenancy agreement | nt and the date of th | ne last increase. Th | e lessor must giv | er than 6 months after the ve at least 60 days notice of the lease only applies if the method of |
| In the case of a fixed | I term tenancy (see "T | ERM OF AGREEMEN | NT") the rent increa | ise will be | |
| N/A [insert maximum increase or | method of calculating increas | e. e.g. CPI or percentage) | | | |
| | | | ment of this tenar | ıcy agreement ar | nd the date of the last increase. The |
| | east 60 days' notice o | | | ., | |
| Note: For fixed term | lease agreements ex | ceeding 12 months, r | refer to Part C for a | letails of subsequ | uent rent increases. |
| WATER SERVIC | ES | | | | |
| Is scheme water con | nected to the premise | es? 🗸 Yes | No | | |
| Note: If the propert | y is not connected to | scheme water, the t | enant may have to | o purchase wate. | r at his or her own expense. |
| \^/^ TED U.C.^ CE | COCTC /CCUENT | `\4(4 TED\ | | | |
| WATER USAGE | COSTS (SCHEME | [insert number] | | | |
| The tenant is require | d to pay | 100 | % | of water cons | sumption costs. |
| | | | | | |
| PERMISSION TO | CONTACT THE | WATER SERVIO | CES PROVIDER | ₹ | |
| | premises and to comr | nunicate with the wa | ater services provid | | ises to access accounts for water concessions available to the tenant or |
| | | Yes | √ No | | |
| ELECTRICITY, G | AS AND OTHER | UTILITIES | | | |
| Indicate for the utilit | ies below whether or | not the premises are | e separately meter | ed: | |
| Electricity: | Yes No | | | | |
| Gas: | Yes 🗸 No | | | | |
| - | 🖊 Yes 📗 No | | | | |
| Other: | Yes No | | | | |
| (please specify): | Yes No | | | | |
| <u></u> | Yes No | | | | |
| | Yes No | | | | |
| | are separately meters s per the relevant acc | | | ic utility, the ten | ant must pay for the connection and |

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|----------------------|--|--|--|--|--|--|
| Where the premi | ses are not separately metered to measure the consumption of a specific utility, the tenant metp230 its for that utility which will be calculated as follows: | | | | | |
| Electricity: | [insert method of calculation] | | | | | |
| Gas: | 45kg LPG Cylinders (Bottled Gas) - Tenants to replace as required during tenancy. [insert method of calculation] | | | | | |
| Water: | [insert method of calculation] | | | | | |
| Other: | (please specify) [insert method of calculation] | | | | | |
| STRATA BY-I | | | | | | |
| Strata by-laws ₳ | RE/ARE NOT* [*delete as appropriate] applicable to the residential premises laws are attached: Yes V No | | | | | |
| PETS PETS | | | | | | |
| · | elow can be kept at the premises: iever - 10 years old | | | | | |
| | | | | | | |
| RIGHT OF TEI | NANT TO ASSIGN OR SUB-LET [*delete as appropriate] | | | | | |
| | assign the tenant's interest under this agreement or sub-let the premises. | | | | | |
| · ' | not assign the tenant's interest under this agreement or sub-let the premises assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the | | | | | |
| The tenantanay | assign the tenant's interest ander this agreement or subject the premises only with the written consent of the | | | | | |

RIGHT OF TENANT TO AFFIX AND REMOVE FIXTURES [*delete as appropriate]

*The tenant may only affix any fixture or make any renovation, alteration or addition to the premises with the lessor's written permission.

PROPERTY CONDITION REPORTS

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

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

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

FORM 1AA - Residential Tenancies Act 1987 - Section 27A



RESIDENTIAL TENANCY AGREEMENT PART B

STANDARD TERMS APPLICABLE TO ALL RESIDENTIAL TENANCY AGREEMENTS

The Residential Tenancies Act 1987 and the Residential Tenancies Regulations 1989 apply to this agreement.

Both the lessor and the tenant must comply with these laws.

Some of the rights and obligations in that legislation are outlined below.

RIGHT TO OCCUPY THE PREMISES

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

COPY OF AGREEMENT

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

RENT

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

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

9. The lessor must pay all rates, taxes or charges imposed in respect of the premises under the *Local Government Act 1995*, the *Land Tax Act 2002* or any written law under which a rate, tax or charge is imposed for water supply or sewerage services under the *Water Agencies (Powers) Act 1984* (other than a charge for water consumed). The lessor is responsible for any contribution levied under the *Strata Titles Act 1985* and any contribution levied on a proprietor under the *Strata Titles Act 1985*.

PUBLIC UTILITY SERVICES

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

POSSESSION OF THE PREMISES

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

TENANT'S RIGHT TO QUIET ENJOYMENT

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

USE OF THE PREMISES BY TENANT

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

LESSOR'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

- 20. In this clause, premises includes fixtures and chattels provided with the premises but does not include:
 - 20.1 any fixture or chattel disclosed by the lessor to the tenant as not functioning before the agreement was entered into; or
 - 20.2 any other fixture or chattel that the tenant could not reasonably have expected to be functioning at the time the agreement was entered into.
- 21. The lessor must:
 - 21.1 provide vacant possession of the premises and in a reasonable state of cleanliness and repair; and
 - 21.2 maintain and repair the premises in a timely manner; and
 - 21.3 comply with all laws affecting the premises including building, health and safety laws.

URGENT REPAIRS

22. **Urgent repairs** are defined by the *Residential Tenancies Act 1987* and fall into 2 categories: repairs that are necessary for the supply or restoration of an essential service and other urgent repairs.

Essential services are listed in the *Residential Tenancies Regulations 1989* as electricity, gas, a functioning refrigerator (if one is provided with the premises), waste water management treatment and water (including the supply of hot water).

Arrangements for repairs that are necessary to supply or restore an essential service must be made with a suitable repairer within 24 hours. Other urgent repairs are those that are not necessary for the supply or restoration of an essential service, but may nevertheless cause damage to the premises, injure a person or cause undue hardship or inconvenience to the tenant. Arrangements for these repairs must be made within 48 hours.

- 23. In every tenancy, if the need for urgent repair arises other than as a result of a breach of the agreement by the tenant:
 - 23.1 the tenant is to notify the lessor or the property manager of the need for urgent repairs as soon as practicable; and
 - 23.2 the lessor is to ensure that the repairs are carried out by a suitable repairer as soon as practicable after that notification; and
 - 23.3 if, within 24 hours (in the case of repairs to essential services) or 48 hours (in the case of other urgent repairs), the lessor or property manager cannot be contacted, or, having notified the lessor or property manager of the need for the repairs, the lessor fails to ensure that the repairs will be carried out by a suitable repairer as soon as practicable after that notification, the tenant may arrange for the repairs to be carried out by a suitable repairer to the minimum extent necessary to effect those repairs; and
 - 23.4 if a tenant arranges for repairs to be carried out under clause 23.3, the lessor must, as soon as practicable after the repairs are carried out, reimburse the tenant for any reasonable expense incurred by the tenant in arranging for those repairs to be carried out and paying for those repairs.

LESSOR'S ACCESS TO THE PREMISES

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

REASONABLE TIME

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

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

27. If it would unduly inconvenience the tenant for the lessor or property manager to enter the premises as specified in a notice of an intention to enter premises on a particular day, the lessor or property manager must make a reasonable attempt to negotiate a day and time that does not unduly inconvenience the tenant.

REQUIREMENT TO GIVE TENANT NOTICE OF PROPOSED ENTRY

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

TENANT ENTITLED TO BE PRESENT

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

ENTRY MUST BE REASONABLE AND NO LONGER THAN NECESSARY

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

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

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

ALTERATIONS AND ADDITIONS TO THE PREMISES

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

LOCKS AND SECURITY DEVICES

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

TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

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

CONTRACTING OUT

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

ENDING THE RESIDENTIAL TENANCY AGREEMENT

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

ENDING A FIXED TERM AGREEMENT

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

ENDING A PERIODIC AGREEMENT

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

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

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

OTHER GROUNDS FOR ENDING AGREEMENT

- 42. The Residential Tenancies Act 1987 also authorises the lessor and tenant to end this agreement on other grounds. The grounds for the lessor include sale of the residential premises, breach of this agreement by the tenant, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship. The grounds for the tenant include breach of this agreement by the lessor, where the agreement is frustrated (e.g. where the premises are destroyed or become uninhabitable) and hardship.
- 43. For more information, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 30 40 54 or visit www.dmirs.wa.gov.au/ConsumerProtection.

44. Warning:

- 44.1 It is an offence for any person to obtain possession of the residential premises without an order of the Magistrates Court if the tenant does not willingly move out (a termination notice issued by the lessor or property manager is not a court order). The court may order fines and compensation to be paid for such an offence.
- 44.2 It is an offence for a tenant to fail to provide the lessor with a forwarding address when vacating the premises.

SECURITY BOND

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

TENANCY DATABASES

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

NOTICES

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

ADVICE, COMPLAINTS AND DISPUTES

DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

- 51. The Residential Tenancies Act 1987 allows the Commissioner for Consumer Protection to give advice to parties to a residential tenancy agreement, to look into complaints and, wherever possible, help to settle them. The Department of Mines, Industry Regulation and Safety may be contacted by telephone on 1300 30 40 54 or by visiting one of the Department's offices.
- 52. The tenant should generally approach the lessor or property manager to solve any problem before approaching the Department of Mines, Industry Regulation and Safety. The Department's role is one of mediation and conciliation, it cannot issue orders or make determinations in respect of disputes.

IF A DISPUTE CANNOT BE RESOLVED

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

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FORM 1AA - Residential Tenancies Act 1987 - Section 27A

RESIDENTIAL TENANCY AGREEMENT PART C

IMPORTANT INFORMATION

Additional terms may be included in this agreement if:

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

ADDITIONAL TERMS ARE NOT REQUIRED BY THE RESIDENTIAL TENANCIES ACT 1987.

HOWEVER, ONCE THE PARTIES SIGN THIS AGREEMENT, THE ADDITIONAL TERMS ARE BINDING UPON THE PARTIES UNLESS THE TERM IS FOUND TO BE UNLAWFUL.

ADDITIONAL TERMS:

REQUIREMENTS FOR EXISTENCE OF LEASE

- 1.1. The parties agree that there will be no binding agreement to lease the Premises and no residential tenancy agreement will have come into existence, under the *Residential Tenancies Act, 1987* (Act) or otherwise, unless and until the following pre-requisites have been met:
 - (a) By no later than 4.00 pm on Friday 28th May 2021, or such later time as agreed to by the lessor's property manager: [*strike out whatever subparagraphs do not apply]
 - (i)* this residential tenancy agreement is signed by the tenant(s) and returned by the tenant to the lessor's property manager at the physical address or email address appearing in this lease;
 - (ii)* any security bond and any pet bond required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on the signing of the residential tenancy agreement are paid to the lessor's property manager; and
 - (iii)* any first payment of rent required to be paid by the tenant pursuant to Part A of this residential tenancy agreement on or before the signing of the residential tenancy agreement is paid in accordance with Part A;

and

(b) The residential tenancy agreement is signed by the lessor or the property manager (PROVIDED THAT if the tenant has been granted an option to enter the lease and paid an option fee, there shall be no need for the agreement to be signed by the lessor or property manager in order for a binding agreement to exist and this pre-requisite (b) shall not apply).

Note: Under the Residential Tenancy Act 1987 agreement to lease do not have to be in writing and may be entered verbally or by conduct. This clause 1 does not purport to remove the right of the parties to reach non-written agreements. However, if the parties wish to enter into an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

2. THE TENANT'S OBLIGATIONS

Rent

- 2.1. The tenant agrees to pay the Rent punctually pursuant to the provisions of Part A, on the dates for payment, without any deductions or legal or equitable set-offs.
- 2.2. The tenant must not fail or refuse to pay any rent due under this lease with the intention that the amount of the rent may be recovered by the lessor from the security bond. (This is an offence against Section 52 of the Act and is subject to a maximum penalty of \$5,000.00).

Renegotiated Fixed Term Lease (section 31B of the Act) [Delete if inapplicable - to be used when a new lease is entered into (the **new agreement**) that has been the subject of a previous fixed term lease between the same parties in relation to the same premises (the **former agreement**)].

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Rent Reviews

2.4. If this lease is a periodic tenancy, then the rent will be increased every [insert frequency of rent review]

N/A months using the following Method of Rent Review [insert method A, B, C, or D as defined below]

If this lease is a fixed term tenancy agreement, then the rent will be increased on the following dates in the following manner:

The Parties agree that on the relevant rent review date(s) referred to below the rent per week during the term of this fixed term lease will be increased by the method referred to below.

Note: Any increase in rent must be no sooner than 6 months after the commencement date of this tenancy and the date of the last increase. The lessor must give to the tenant at least 60 days' notice of the increase.

| The review | ed rental cann | not he less than the | rental navahle | in the immediately preceding period. | | | | | | |
|---|---------------------------------|------------------------|-------------------|---|--|--|--|--|--|--|
| | Rent Review | | Review Date | | | | | | | |
| | | | | 2770372022 | | | | | | |
| Method of | Rent Review | В | Review Date | | | | | | | |
| Method of | Rent Review | С | Review Date | | | | | | | |
| Method of | Rent Review | D | Review Date | | | | | | | |
| Insert A, B, | , C or D for the | Method of Rent Rev | view. | | | | | | | |
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| D. Other M | ethod: N/A | | | | | | | | | |
| , | | | _ | erms have the following meanings: | | | | | | |
| CPI Rent | = R x (C/P) | ic determined in acc | ordanice with the | The Following Formula. | | | | | | |
| Where | R = the Rent | payable immediatel | y prior to the r | elevant Rent Review Date | | | | | | |
| C = the Current CPI (for the most recent quarter prior to the Rent Review Date with respect to which the CPI has been published) | | | | | | | | | | |
| P = the Previous CPI (for the quarter immediately before the last Rent Review Date or, if there has been no previous rent review, the date of the commencement of the tenancy). | | | | | | | | | | |
| | | | | | | | | | | |

Percentage Increase means the reviewed rental will be the rent applicable immediately before the rent review date increased by the percentage specified above on that rent review date.

Other Method means the Rent applicable immediately before the rent review date will be increased by that method on that rent review date.

2.5. If this tenancy agreement is for a fixed term and the tenancy reverts to a periodic tenancy pursuant to section 76C of the Act, then the periodic rent upon expiry of the fixed term will be, for the first 30 days after the commencement of the periodic tenancy, the same rent that was payable at the end of the fixed term and, after that 30 day period, a sum being

\$ 620.00 per week [or insert a method of calculating the rent] (Increased Rent).

PROVIDED THAT, in order for the Increased Rent to apply, the lessor must give the tenant at least 60 days' notice of the Increased Rent and the commencement date for the Increased Rent must be no sooner than 6 months after the last rent increase.

Pets

- 2.6. The tenant must not keep any animal, bird or fish in or about the premises, unless that pet is listed in Part A of this residential tenancy agreement or without the prior written permission of the Lessor.
- 2.7. The tenant must not keep any restricted breed dogs as defined under the Dog (Restricted Breeds) Regulations 2002-Dogo Argentine (Argentinian Fighting Dog), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit Bull Terrier, Pit Bull Terrier or any dog of a mixed breed which visibly contains any of these breeds, without the prior written consent of the Lessor.

Pet Security Bond

- 2.8. If the lessor permits the tenant to keep pets at the premises as specified in Part A, or as agreed in writing after the commencement of the residential tenancy agreement, and if any of those pets are capable of carrying parasites that can affect humans, then the tenant shall deposit with the property manager a Pet Security Bond of the amount referred to in Part A. At the end of the tenancy that Pet Bond may be applied to the cost of fumigation of the premises. In this clause, the term "pet" does not include a guide dog as defined in section 3(1 of the *Dog Act*, 1976,).
- **Smoking**
- 2.9. Unless otherwise agreed to by the lessor in writing, smoking is not permitted inside the residential buildings on the premises.
- **Services** 2.10. The tenant must notify the electricity and gas utilities (if applicable) of the tenant's occupation of the premises.

Telephone

2.11. The lessor makes no representations about the availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make his or her own enquiries regarding the availability, cost and/or installation of those services. The tenant is allowed to install and/or attach cabling, telephone lines and/or communications lines to the premises provided no damage is done to the premises in installing, attaching and/or removing them and the tenant pays all costs associated with that installation, attachment and/or removal.

If at the end of the residential tenancy the lessor requests the cabling and/or communications lines to be removed, the tenant must remove them and make good any damage caused by that removal. If any cabling, telephone lines and/or communications lines installed or attached by the tenant are left remaining at the premises or attached to the premises at the end of the tenancy, with the lessor's consent, those items become the property of the lessor.

Strata Company

2.12. The Tenant agrees to comply with all the rules and by-laws governing the use of the Premises and the common areas issued by the Strata Company or Strata Council.

Tenant to Keep Premises Clean

- 2.13. In accordance with the tenant's obligation to keep the premises in a reasonable state of cleanliness pursuant to section 38(1)(a) of the Act, the tenant must keep the premises in a clean and sanitary condition and free from dirt, oils, grease, insects, and vermin.
- 2.14. The tenant is responsible for the eradication of insect and vermin infestations caused by the tenant's activities or lack of cleanliness.

Chattels

2.15. Except for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), the tenant agrees to keep the premises, including all floors, floor coverings, skirting boards, walls, ceilings, windows (including glass), window treatments, doors (including glass if any), light fittings, fixtures and fittings, and chattels included in the tenancy agreement (as set out in any attached Inventory) in the same condition as they were in at the commencement of this lease and in accordance with the Property Condition Report (fair wear and tear excepted).

Smoke Alarms and RCDs

2.16. The tenant must take reasonable steps to regularly check and test whether all smoke alarms and residual current devices on the premises are in good working order. If any smoke alarm or residual current device is not at any time in good working order, the tenant must give the lessor immediate notice in writing of that fact. Note: Nothing in this clause lessens the obligations upon lessors in relation to smoke alarms under the Building Regulations 2012 and/or in relation to residual current devices under the Electricity Regulations, 1947.

Light Globes

2.17. The tenant agrees to replace all broken light globes and fluorescent light tubes and save for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), ensure all light globes and fluorescent light tubes are kept in good working order.

Gardens

2.18. The tenant must attend to the garden, lawns, lawn edges, hedges, shrubs and trees so that they are kept in the same condition as at the commencement of this lease as described in the Property Condition Report, to water and fertilise them regularly and adequately, to keep all the grounds clean and tidy and free from rubbish, to keep the flower beds and lawns free of weeds, and not to remove or cut down any plants, trees or shrubs.

Swimming Pool Spa

2.19. If the premises includes a swimming pool or spa, the tenant must keep the pool or spa and any associated equipment in a properly treated and clean condition and observe all legal requirements relating to pools and/or spas during the period of this lease. The tenant must not drain the pool without the lessor's written consent.

If a tenant becomes aware of any matters that may render any swimming pool or spa on the premises unsafe, the tenant must report those matters to the lessor as soon as practicable. Further, tenants should note that they are entitled to notify local governments about matters relating to the safety of swimming pools or spas.

Damage and Disrepair

- 2.20. The parties' rights and obligations with respect to urgent repairs are set out in section 43 of the Act and clauses 22 and 23 of Part B of the Residential Tenancy Agreement. Obligations upon the tenant to advise the lessor or property manager as soon as practicable if any damage occurs to the premises are set out in section 38 of the Act and clause 18.5 of the Residential Tenancy Agreement. The tenant agrees to make all reasonable efforts to report to the Lessor all damage and any state of disrepair to the premises, as soon as practical after the same occurs. Failure to do so will render the tenant liable for all costs and/or losses incurred by the lessor as a result of such failure to report (examples of the types of incidents that might give rise to a need to make a report as soon as practical include, but are not limited to, a broken window, a kitchen cupboard door falling off, a cracked shower screen or a burst water pipe on the leased premises or a machine, such as a pool pump, that forms part of the leased premises, being in need of repair). The tenant may be liable to pay the lessor damages if the lessor suffers loss as a consequence of the tenant failing or delaying to make a report.
- 2.21. The tenant must pay for any damages caused by the tenant's breach of the residential tenancy agreement including, but not limited to, the cost of repairing any damage that is caused by, or is attributable to, an act or omission by the tenant or anyone who is lawfully at the premises, contrary to clause 18 and/or 19 of Part B.

Excess on Insurance

- 2.22.
- 2.22.1 If the lessor elects to claim on the lessor's insurance for any loss or damage that arises or is attributable to an act or omission by the tenant or the tenant's visitors, or people associated with the tenant, that amounts to a breach of this residential tenancy agreement or would otherwise leave the tenant liable to the lessor for damages and the lessor is successful in relation to recovering any money for such damage, then the tenant will be liable to the lessor to pay any "excess" on any such insurance claim.
- 2.22.2 The tenant acknowledges that any damage caused to the premises or any chattels on the premises by a water bed is not normally covered by insurance.
- 2.22.3 This clause does not limit the liability of the tenant for acts of negligence, other torts or breaches of this residential tenancy agreement and this clause does not require the lessor to make any claim under any insurance policy held by the lessor.

Alterations to the Premises

2.23. Notwithstanding which election is selected with respect to the right of the tenant to affix and remove fixtures in Part A, the tenant must not place any sign on, or paint the premises, use blue tack or any other adhesive material, or drive any nails or screws into or deface any part of the Premises.

Objectionable Behaviour

2.24. The tenant must not interfere with or cause or permit interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the premises.

Water beds, Aquarium, Swimming Pool, Spa

2.25. The tenant must not without the lessor's consent install any water bed, aquarium, swimming pool, or spa on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of water from any waterbed, aquarium, swimming pool, or spa if the escape of the water is caused by the tenant breaching this Residential Tenancy Agreement or breaching the terms of the Act.

Laundry

2.26. The tenant must not hang or display any laundry or other articles on any balcony or verandah.

Indemnify the Lessor

- 2.27. The tenant agrees to indemnify the lessor against any loss sustained by the lessor or any sum the lessor might at any time be liable to pay, as a result of:
 - 2.27.1 any damage to the premises or any furniture or chattels belonging to the lessor;
 - 2.27.2 any claim made against the lessor, whether in relation to property damage or personal injury; or
 - 2.27.3 any other matter whatsoever, arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.

Inspections

2.28. Provided that the lessor has complied with clauses 24 to 28 of Part B of this residential tenancy agreement, if the tenant is not present at the time specified in any notice for the inspection provided by the lessor, the tenant agrees that the lessor or the lessor's Property Manager or their employees may enter the premises.

Keys and Electronic Keys

- 2.29. Subject to the provisions of section 45 of the Act and clause 34 of Part B of this residential tenancy agreement, the lessor will supply to the tenant one set of Keys that enable access to the premises.
- 2.30. Should the tenant require an additional set(s) of the Keys or the existing set to be recoded (due to the fault of the tenant), then any cost associated with an additional set(s) or recoding will be borne by the tenant and must be paid for by the tenant prior to receiving the additional set(s) of the Keys.
- 2.31. Should the tenant lose possession of the Keys, then the tenant will be responsible for all costs and expenses associated with replacing the Keys, or gaining access to the premises.
- 2.32. The lessor will replace Keys and arrange for access to the premises arising from lost Keys only during normal business hours.

Granting of a Licence (Airbnb)

- 2.33. The tenant must not:
 - a) grant any licence or right to reside or stay at the premises or any part of it to any person or entity as part of a commercial arrangement; or
 - (b) advertise or list the premises on any internet or other site for a licence or right to reside or stay at the premises

DEFAULT, INCLUDING WRONGFUL TERMINATION OF LEASE (i.e. "BREAK LEASE")

- 3.1 If the tenant:
 - (a) terminates this lease, otherwise than in accordance with clause 37 of Part B of this residential tenancy agreement or the provisions of the Act, before the end of the tenancy period referred to in Part A (commonly known as a "break lease"); or
 - (b) the tenant otherwise breaches the lease and/or does not comply with the tenant's obligations under this lease,

then the tenant is liable to pay any damages and losses to the lessor that the lessor suffers or will suffer as a result of the tenant's breach! The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

4. END OF TENANCY

Swimming Pool and Spa Equipment at the end of tenancy

- 4.1 If at the commencement of the lease the lessor provided pool chemicals to the tenant, then a comparable quantity of the same chemicals are to be provided by the tenant to the lessor at the end of the lease.
- 4.2 The tenant must secure all portable pool cleaning equipment in a locked area on the premises at the end of the tenancy.

Movement of Chattels

4.3 The tenant must return all fixtures, furniture, chattels, household effects and all other items described in either the Property Condition Report or the attached Inventory to the original positions described in those documents.

Cleaning of Carpets

4.4 As part of the tenant's obligations under clause 18.6 of Part B of this Residential Tenancy Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned (at the tenant's expense) and to supply to the Property Manager a receipt as evidence that the carpets have been cleaned.

Examples of the types of costs that might give rise to a need to make a break lease claim include, but are not limited to rent, advertising expenses associated with finding a new tenant and the unexpired portion of any leasing fee charged by the property manager to the lessor and also property maintenance such as lawn mowing and watering. These costs may be charged until a new tenant moves in or the original tenancy period expires. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.

5. DEFINITIONS AND INTERPRETATION

- 5.1 If any provision of this lease is invalid, unenforceable or illegal, then that provision may be severed and the remainder of this lease will continue to be effective.
- 5.2 In this lease, unless otherwise required by the context or subject matter:
 - "Keys" means all keys and electronic keys that permit access to the premises, to common property associated with a strata lot, or to car bays associated with the premises.
 - "Inventory" means a list of the lessor's furniture contained in the premises at the commencement of the lease.
- 5.3 Any reference in this lease to the "lessor" doing anything shall mean and include it being done by the lessor's Property Manager.
- 5.4 Where either the tenant or the lessor comprise more than one person, the obligations to be performed in this lease are binding upon such two or more persons jointly and severally.

6. INFORMATION COLLECTION NOTICE PRIVACY ACT, 1988 AUSTRALIAN PRIVACY PRINCIPLE 5

The Lessor's property manager (whose contact details appear in Part A of this form) collects the personal information provided in this form in compliance with the provisions of the *Privacy Act, 1988* and the Australian Privacy Principles. Personal information collected by the property manager through the management of the tenancy including, but not limited to the Property Condition Report is necessary to manage the tenancy. The personal information collected by the property manager in this residential tenancy agreement, in the Property Condition Report and during the period of the management of the tenancy is collected to be used in managing the tenancy, to enable the property manager to provide the services and benefits the subject of this agreement and to enable the property manager to conduct its business. The tenant, by signing this agreement, consents to that collection and use. Further details regarding the purposes for which the information is collected, the disclosures that are usually made of personal information collected by the property manager, the situations where the property manager is required to collect information by law, and any disclosure of information that may be made by the property manager overseas, can be obtained from the more detailed collection notice on the property manager's website. The property manager's privacy policy may also be accessed on that website. If the information collected in this form is not provided, the property manager may not be able to provide its services as effectively. Individuals who wish to access or correct information held about them or who wish to make any complaint regarding privacy should contact the property manager's privacy officer.

7. ANNEXURES

| The attached annexures: | | | |
|------------------------------------|-----|---|--|
| ANNEXURE A - Special Conditions | | | |
| ANNEXURE B - Vacating Requirements | | | |
| ANNEXURE E - Pets | | | |
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This page is intentionally left blank but additional terms between tenant and lessor may be interted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.

ANNEXURE A

THE TENANT ACKNOWLEDGES THAT THEY HAVE OFFERED TO ENTER THIS AGREEMENT HAVING VIEWED THE PROPERTY AND AGREE TO TAKE THE PROPERTY AS INSPECTED.

1.RENT

The Tenant understands that the agent has a zero tolerance to rent arrears policy and is not obliged to contact them by telephone to remind them of the due date of their rent payments as an alternative to issuing Breach or Termination notices.

Failure to pay rent on time will result in the issuing of relevant Breach and/or Termination notices.

2.INVOICES/OUTSTANDING ACCOUNTS

All miscellaneous charges (eg: electricity, water, gas, insurance excess) must be paid by the tenant within 14 days of receipt of invoice. When a tenant vacates, a final water meter reading is requested through the Water Corporation at the tenants cost.

3.DEBT COLLECTION/LEGAL ACCOUNTS

The Tenant understands that if any costs are incurred by the Lessor or the Agent where a Debt Collection Company has to be engaged as a result of the Tenants direct action to the property and/or non-payment of rent, then the Tenant may be liable to pay all costs associated with the collection of outstanding monies and/or Court fees.

4.DISHONOUR FEES

The Tenant is aware that if a tenants cheque or direct deposit is dishonoured, any Bank Dishonour Fees charged to the Agent will be passed on for payment by the tenant.

5.KEYS/ELECTRONIC DEVICES

The Tenant agrees that they are in possession of the premises until all keys and electronic devices (including any additional keys cut) for the premises are received by the Agent. The Tenant agrees that rent is payable up to and including the date they are in possession of the premises. The Tenant agrees that all keys and electronic devices must be returned to the Agent by no later than 4.00pm on the last day of this agreement or vacate notice (whichever applicable).

6.MAINTENANCE AND DAMAGE

All maintenance must be reported to the Agent in writing and any damage must be notified to the Agent within 3 days of damage occurring. The Tenant understands that should a fault be reported resulting in a contractor being sent to the property to find the problem has been caused by the Tenant or Tenants appliance, the Tenant will be liable for the cost and/or call out fee.

7.FLOORBOARDS

If the property has timber floorboards, the tenant shall take due care to prevent damage/scratching. It is recommended that floor protectors are attached to all legs of furniture. The Tenant will be held directly accountable for any damage or scratching that occurs and any repairs to rectify any damage will be charged to the tenant.

8.POT PLANTS

To avoid damage, the Tenant must not place pot plants directly onto carpet, tiles, floor boards or timber decking. Failure to protect the flooring will render the Tenant liable for the cost of repairing any damage caused.

9.LAWN/GARDEN & RETICULATION

All gardens and lawns must be watered as per the current water restrictions. In the event an infringement is issued by the Water Corporation for contravention of the restrictions, the Tenant will be responsible for the payment of the fine.

If the property being leased comes with a reticulation system, it is the Tenant responsibility to ensure the reticulation and sprinklers are used as per the Water Corporation regulations and to ensure that all sprinklers and piping/hosing are in working order with no leaks.

10.CURTAINS & BLINDS

The Tenant agrees to maintain the curtains and blinds in a clean state and to have them spot cleaned or dry cleaned if required at the end of the tenancy.

11.WHEELIE BINS

The Tenant is responsible for the security of all wheelie bin(s) that are left at the property. Failure to keep bins secure and to remove them from the road verge after being emptied will render the tenant liable for the cost of any damage caused or replacement of the bin.

12.RUBBISH REMOVAL

The Tenant is responsible for removing all rubbish prior to vacating and, if the rubbish bin is left out, the bin must be removed from the verge after being emptied and stored in a secure location at the property. The Tenant is aware that any rubbish left in or around the property after vacating will be removed at the Tenants cost.

13.ASBESTOS DISCLOSURE

In the event that the leased property contains asbestos products, the Tenant acknowledges having received a copy of the Environmental Health Guide Asbestos Cement Products In Your House brochure from the Department of Health.

14.CONTENTS INSURANCE

It is strongly recommended that Tenant take out their own contents insurance cover as a Lessors insurance policy will cover only the building plus any fixtures and fittings.

15.ASSISTANCE WITH ENTRY TO PROPERTY

In the event the Tenant is locked out of their property outside normal office hours, it is recommended the Tenant contact a Locksmith at the tenants expense. If a Property Manager is called to assist with gaining entry, the Tenant agrees to reimburse the Lessor the Call Out fee of \$100.00. The fee is to be paid by the Tenant prior to entry being made by the office key.

It is not guaranteed that a Property Manager will be available for such events.

Initials







DocuSign Envelope ID: 2DFFFC32-375D-405F-B8F5-16EF0DDD4FCE

This page is intentionally left blank but additional terms between tenant and lessor may be interted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.

16.VEHICLE PARKING

The Tenant agrees to not park any vehicles on the lawn areas of the property. Where the leased property is in a strata complex or where there is a shared parking arrangement with other Tenants, the Tenant will only park in car spaces allocated to the leased property. For this clause, the word vehicles includes trailers, caravans, boat trailers and similar.

Any damage caused from parking on the lawn areas or in unallocated spaces (such as visitor bays) will be the responsibility of the tenant.

Drip trays are to be used on the Garage/Carport floor to protect it from oil stains. Failure to comply and should stains be evident at the final inspection, the tenant will be held liable for cost of professional degreasing/stain removal.

18.UNREGISTERED VEHICLES

The Tenant agrees that unregistered or un-roadworthy vehicles are not to remain on the premises for more than 4 weeks. Should the vehicle remain at the property for more than 4 weeks, the Tenant agrees that the Property Manager will arrange for the removal of the vehicle at the Tenants expense.

19.FURTHER OCCUPANTS

No additional occupants are permitted to reside at the property. If any further occupants wish to reside at the property, an application form must be completed, processed and approved by the Lessor/Agent PRIOR TO MOVING IN.

20 LINADDRESSED MAIL

All mail received at the premises which is not address to the Tenant must be handed over to the Agent immediately.

21.CHANGE OF DETAILS

The Tenant agrees to keep the Agent informed of current contact numbers and details of any changes of employment by advising their new company details, contact numbers and addresses.

22.FOXTEL

Installation of Foxtel is at the discretion of the Lessor. The Tenant is aware that a written request is to be provided to the Agent and, if approved, the tenant will be provided with installation terms and conditions.

THE TENANT ACKNOWLEDGES THAT SUFFICIENT TIME WAS ALLOWED TO READ AND UNDERSTAND THE STANDARD RESIDENTIAL PROPERTY LEASE SCHEDULE FOR THE TENANCY.

THE TENANT UNDERSTANDS IT IS THEIR RESPONSIBILITY TO ARRANGE CONNECTION OF SERVICES SUCH AS ELECTRICITY, GAS AND TELEPHONE, EXCEPT WHERE THESE SERVICES ARE SUB-METERED.

THE TENANT ACKNOWLEDGES THEY BEEN GIVEN A COPY OF THE INFORMATION FOR TENANTS FORM AND STRATA COMPANY BY LAWS/RULES (IF APPLICABLE) AND ACKNOWLEDGE IT IS THEIR RESPONSIBILITY TO READ AND UNDERSTAND THE DOCUMENTS.

ANNEXURE B

NOTICE OF REQUIREMENTS FOR VACATING

The Tenant agrees that when they vacate the property, the tenant must attend the following items at their expense:

- a.Clean the heater/pot belly fire flue (if applicable)
- b.Clean all windows/tracks to a professional standard
- c.Wash or dry clean curtains/blinds
- d.Replace any used gas bottles with a new full gas bottle and provide receipt to Agent e.Professional flea and tick treatment (if applicable)

The Tenant acknowledges that if they wish to terminate this agreement and vacate prior to the end of the Fixed Term Agreement then this must be agreed to in writing by the Lessor as per condition 40 in Part B of this agreement. If the Lessor agrees to terminate this agreement in writing prior to the end of the term then the Tenant(s) may be required to reimburse the following:

a Rent until property is re-leased or lease expires, whichever is the sooner

- b.Marketing costs of \$149.00
- c.Final Bond Inspection fee of \$165.00
- d.If the property is furnished, the Inventory Inspection fee of \$150.00
- e.Reimbursement of the unexpired portion of the Letting Fee charged to the Lessor at the commencement of the agreement
- f.Up keep of the property, including lawns, gardens and pool (if applicable) until the property is re-leased or the lease expires (whichever occurs first)

PROPERTY SOLD

If the property is sold during the course of a Periodical Agreement and the buyer wishes to take possession, the Lessor is required to give the Tenant thirty (30) days notice in writing to vacate effective from the date the offer becomes unconditional.

If the property is sold during the course of a fixed term lease, the lease must be honoured by the new owner until the expiry date of the current lease agreement.

Initials

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| | poration, the Tenant executes this docum | ent pursuant to its constitution and the | COLDOLATIONS ALL |
|--|--|--|---|
| Tenant's Signature | solution, the renant executes this docum | Date | corporations rice, |
| DocuSigned by: | | | |
| Callum David For | ster 24/5/2021 | | |
| Callum David FOCTED | 24/3/2021 | | |
| Callum David FOSTER | David FOSTER David FOSTER David FOSTER Doublines by: Louise FOSTER Director Director When Lessor (if a corporation, the Lessor executes this document pursuant to its constitution and the Corporation or ALLSOP DRATION: | |
| DocuSigned by: | | | |
| 9984108B3D6946A | 20/5/2021 | | |
| Shelby Louise FOSTER | | | |
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| Docusigned by: 2225A8E4F86D464 Jennifer ALLSOP CORPORATION: Stocker Preston | oration, the Lessor executes this docume Signature 27/5/2021 Name of Corporation | Date | Corporations Act) ACN / |
| Docusigned by: 22255A9E4F89D464 Jennifer ALLSOP CORPORATION: Stocker Preston | oration, the Lessor executes this docume Signature 27/5/2021 Name of Corporation Director | Date | Corporations Act) ACN / |
| Docusigned by: 22255A9E4FB8D404. Jennifer ALLSOP CORPORATION: Stocker Preston Le copy of: he Residential Tenancy Agree | oration, the Lessor executes this docume Signature 27/5/2021 Name of Corporation Director | Date | Corporations Act) ACN / |
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| Docusigned by: 22255A9E4FB8D404. Jennifer ALLSOP CORPORATION: Stocker Preston Le copy of: he Residential Tenancy Agree | oration, the Lessor executes this docume Signature 27/5/2021 Name of Corporation Director Director | Date | Corporations Act) ACN / |
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on 1300 30 40 54 or visit www.commerce.wa.gov.au/Tenancy

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The form is behind this notice page

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FORM 1AC - Residential Tenancies Act 1987 - Section 27B

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OF WESTERN AUSTRALIA (INC.)
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INFORMATION FOR TENANT

WHAT YOU MUST KNOW ABOUT YOUR TENANCY

At the start of your tenancy you must be given the following by the lessor or the property manager of the premises:

- · a copy of this information statement
- · a copy of your residential tenancy agreement
- 2 copies of the property condition report (must be received within 7 days after you have entered into occupation of the premises)
- a receipt for any bond that you have paid
- keys to your new home.

UPFRONT COSTS

You are not required to pay:

- more than 2 weeks rent in advance (see "ESSENTIALS FOR TENANTS" below for more information
- more than 4 weeks rent as a security bond (if the rent is less than \$1 200 per week)
- more than \$260 for a pet bond (if you are allowed to keep a pet on the premises)
- · any other amount.

ESSENTIALS FOR TENANTS

Follow these useful tips and pieces of information to help avoid problems while you are renting:

- If you have paid a security bond, you should receive a Record of Payment of Security Bond (record of payment) when the bond is lodged with the Bond Administrator at the Department of Mines, Industry Regulation and Safety. If you do not receive the record of payment within 4 weeks of paying the bond, contact the Consumer Protection Advice Line on 1300 30 40 54 to make sure it has been lodged correctly. The record of payment will also advise you of your Rental Bond Reference Number.
- If you do not agree with the property condition report, mark your concerns on the report and return it to the lessor. The property condition report is an important piece of evidence. If you do not take the time to complete it accurately, money could be taken out of your bond to pay for damage that was already there when you moved in.
- If you paid an option fee, it should be applied to your rent or returned to you.
- The lessor cannot require you to pay more than 2 weeks rent in advance at any time during the tenancy agreement. However, at any time during the tenancy agreement, you can choose to pay more.
- Never stop paying your rent, even if the lessor is not complying with their side of the agreement (e.g. by failing to do repairs) you could end up being evicted if you stop paying rent.
- · You must not stop paying rent with the intention that the lessor will take the rent from the security bond.
- You or the lessor will need to give notice in writing before ending the tenancy agreement (see "ENDING THE RESIDENTIAL TENANCY AGREEMENT" in your residential tenancy agreement).
- On the day your tenancy agreement ends, you must give vacant possession of the premises to the lessor (this includes handing over the keys to the lessor or the property manager). You may be liable to pay damages to the lessor if you do not vacate on time.
- · If the property has a pool or garden, be clear about what the lessor expects you to do to maintain them.
- Under the Building Regulations 2012, owners and occupiers are responsible for ensuring that a suitable enclosure is provided around a swimming pool
 or spa-pool on the property. If a fence, wall, gate, window, door or other barrier around a swimming pool or spa-pool is not in working order or does not
 comply with Building Regulations 2012, contact your lessor or property manager immediately to arrange urgent repairs. If delays occur, or you need
 more information, contact your local government
- Loose blinds or curtain cords or chains which are not fixed out of reach pose a strangulation risk for children. Contact your lessor or property manager to discuss arrangements about making window coverings safe. Product safety laws apply.
- Be careful with what you sign relating to your tenancy, and do not let anybody rush you. Never sign a blank form, such as a claim for refund of bond.
- Keep a copy of your property condition report, rent receipts, bond receipt, record of payment of bond and copies of letters/emails you send or receive in a designated tenancy file or folder. Keep it somewhere you can easily find it.
- You must provide a forwarding address to the lessor or the property manager of the premises when you leave the premises. It is an offence not to do so.

COMPLAINTS AND DISPUTES

If a dispute between a lessor and a tenant is to be decided by the court, it must be dealt with by a court that has jurisdiction to hear and determine the application. The Magistrates Court has exclusive jurisdiction to hear and determine applications relating to bond and other tenancy matters that do not involve a claim over \$10 000. When making an application to the Magistrates Court, you must always use the name of the lessor on the application form and not the property manager or agent.

If you need to give the lessor a notice under the *Residential Tenancies Act 1987*, it should be in writing and can be given to the lessor or the property manager of the premises, someone living with the lessor who appears to be over the age of 16, or to the person who usually receives the rent.

If the lessor needs to give you a notice under the *Residential Tenancies Act 1987*, they can do so by posting it to you or by giving it to someone living in the rented premises who appears to be over 16 or to the person who usually pays the rent.

Where there are 2 or more lessors or tenants, notice only needs to be given to one of them.

For information about the Magistrates Court, including what forms you should use, visit their website at www.magistratescourt.wa.gov.au or go to the Department of Mines, Industry Regulation and Safety website at www.dmires.wa.gov.au/ConsumerProtection to view general information publications about disputes and about the Magistrates Court process.

FURTHER INFORMATION

CONSUMER PROTECTION, DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY

Perth office: 140 William St, Perth, Western Australia 6000 Hours 8:30 a.m. – 5:00 p.m. General Advice Line: 1300 30 40 54 Email: consumer@commerce.wa.gov.au Internet: www.dmirs.wa.gov.au/ConsumerProtection

REGIONAL OFFICES:

Goldfields/Esperance: (08) 9026 3250 | Great Southern: (08) 9842 8366 | Kimberley: (08) 9191 8400

South-West: '08\ 9722 2888 North-West: '08\ 9185 0900 Mid-West: '08\ 9920 9800
The WA Government provides funding assistance to the WA Tenancy Network which provides advice, information and advocacy to tenants throughout Western Australia.

Contact the Department of Mines, Industry Regulation and Safety - www.dmirs.wa.gov.au/ConsumerProtection Advice Line on **1300 30 40 54** for referral to a centre near you.

residential property lease



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ANNEXURE [E]

PART C RESIDENTIAL PROPERTY LEASE

Special Condition for a Pet

| Address of Premises: 135 St Michaels Parkway | | | | | | |
|--|-------------------------|---|--|----|------|--|
| | | | | | | |
| | DUNSBOROUGH | | | WA | 6281 | |
| Type of Pet: | 1 x Dog - Lab/Retriever | [| | | | |
| Name of Pet: | | [| | | | |
| Age of Pet: | 10 Years Old | [| | | | |
| Registration Number: | | [| | | | |

("Pet" refers only to the pet or pets referred to above).

The Lessor and Tenant agree that the Tenant may keep the above Pet at the Premises on the following conditions:

- 1. The Tenant must be a responsible pet owner, showing due care for the cleanliness of the Pet and the Lessor's Premises and for the amenity of the neighbourhood.
- 2. If the Premises are part of a strata scheme and the Strata Owners resolve that pets cannot be kept on the strata lot comprising the Premises then the Tenant must remove the Pet from the Premises.
- 3. If the Tenant breaches these conditions and fails to remedy any breach within 14 days after written notice of breach has been given then the Tenant must immediately remove the Pet from the Premises.
- 4. The Tenant agrees to abide by any laws or by-laws of the Local Government Authority relating to pets.
- 5. Any additional or replacement pets to the Pet must be approved by the Lessor in writing, and if approved, will be subject to these conditions.
- 6. The Lessor may at any time request, and the Tenant must provide, a photograph of the Pet.
- 7. The Lessor and Tenant agree that the Pet must:
 - a. be kept clean, quiet and controlled at all times,
 - b. be free from parasites and disease,
 - c. be domesticated.
 - d. not disturb neighbours, other tenants or other pets,
 - e. not wander unsupervised (except for a cat which must be kept indoors at night),
 - f. be toilet trained
 - g. receive appropriate veterinary care where required,
 - h. be under control or on a lead when passing through any common property, so that the Pet does not disturb other tenants, their visitors or other pets.
- 8. The Tenant is responsible for keeping all areas where the Pet is housed and fed clean, fresh, safe and free from parasites.
- 9. The Tenant must promptly pick up and dispose of all faeces (pet droppings) in an appropriate bag and have them placed in a rubbish bin and wash away urine from outdoor areas.
- 10. The Tenant is liable for any damage or injury caused by the Pet to the Premises and will pay the Lessor for any costs or expenses incurred by the Lessor as a result of damage or injury to any person or property. Damage includes destruction or damage to garden, lawn, reticulation and courtyard areas.
- 11. The Tenant warrants that, having inspected the Premises, the fences at the Premises are adequate to enclose the Pet. If the fences are not effective at enclosing the Pet, then the Tenant must make alternative arrangements to accommodate the Pet.
- 12. If the fence is damaged (not by the Tenant or the Pet) and becomes inadequate to enclose the Pet, then the Tenant must (a) promptly notify the Lessors' Agent and (b) make alternative arrangements to accommodate the Pet, until the fence is repaired.
- 13. If the Pet is capable of carrying parasites that can affect humans then the Tenant agrees to increase the Security Bond by \$260 (Pet Bond).

| Tenant's signature: | Docusigned by: (allum David Foster 6F080088976CD468 24/5/2021 Docusigned by: (F080088976CD468 20/5/2021 | | |
|-------------------------------------|---|-------|-----------|
| Please print name here: | Callum David Foster & Shelby Louise Foster | Date: | |
| Lessor/Lessor's Agent signature: | —DocuSigned by: | | |
| Please print name: | Downsouth (WA) Pty Ltd t/as Stocker Preston - Jennifer Allsop | Date: | 27/5/2021 |

THE PHIPPS SUPERANNUATION FUND ABN 31 408 114 123

Ledger Entries Report for the year ending 30 June, 2021

Page 1 of 1 20/08/2021 11:38

| Date | Trans No | Chq/Rec | Description | Code | Debit | | Credit | 11:38 Total |
|------------|--------------|--------------|--------------------------------|------|----------|------------------|--------|-----------------------|
| Account nu | ımber 1510 - | Accountant | cy . | | | | | |
| 02/07/2020 | 000000009 | P | D.Baker (accounting fee) | | 275.00 | Q-11 | | 275.00 |
| 18/12/2020 | 00000071 | P | D.Baker (accounting fee) | | 3,850.00 | Q-12 | | 4,125.00 |
| Total | | | | | 4,125.00 | | | |
| Account nu | ımber 1515 - | Actuarial fe | es | | | | | |
| 16/12/2020 | 000000069 | Р | Lime Acturial | | 110.00 | Q-13 | | 110.00 |
| Total | | | | | 110.00 | | | |
| Account nu | ımber 1535 - | Audit fees | | | | | | |
| 21/01/2021 | 000000085 | Р | Audit | | 495.00 | Q-14 | | 495.00 |
| Total | | | | | 495.00 | | | |
| Account nu | ımber 1545 - | Bank Fees | And Charges | | | | | |
| 01/07/2020 | 00000006 | Р | OBB Bpay Fee | | 0.50/ | \ _{D-1} | | 0.50 |
| 01/07/2020 | 00000007 | Р | OBB Transaction Fee | | 0.25 | / | | 0.75 |
| 03/08/2020 | 00000017 | Р | OBB Bpay Fee | | 0.75/ | D-2 | | 1.50 |
| 03/08/2020 | 00000018 | P | OBB Transaction Fee | | 0.25 | / | | 1.75 |
| 01/09/2020 | 000000032 | Р | OBB Bpay Fee | | 0.50 | D-3 | | 2.25 |
| 01/10/2020 | 000000046 | Р | OBB Bpay Fee | | 0.75/ | D-5 | | 3.00 |
| 01/10/2020 | 00000047 | P | OBB Transaction Fee | | 0.25 | / | | 3.25 |
| 11/01/2021 | 000000080 | Р | Bank Cheque Fee | | 10.00 | D-13 | | 13.25 |
| Total | | | | | 13.25 | | | |

Depreciation Schedule for the year ended 30 June, 2021

| | | | | DISPO | SAL | ADDI | TION | | D | EPRECI | ATION | | | PROFI | Т | LOSS | |
|--|-------|------|-------|-------|--------|------|------|-----------|-------|------------|--------|------|-------|--------|-------|---------|------|
| | Total | Priv | OWDV | Date | Consid | Date | Cost | Value | Т | Rate | Deprec | Priv | CWDV | Upto + | Above | Total - | Priv |
| IMPROVEMENTS - BEAUFORT | ST | | | | | | | | | | | | | | | | |
| Carpet & FloorCovering 2,992.00 09/09/17 | 2,992 | 0.00 | 2,782 | | 0 | | 0 | 2,782 | Р | 2.50 | 75 | 0 | 2,707 | 0 | 0 | 0 | 0 |
| _ | | _ | | _ | | _ | | | | _ | | | | | | | |
| | 2,992 | | 2,782 | | 0 | | 0 | 2,782 | | | 75 | 0 | 2,707 | | | | |
| | | | | | | | | Deduct Pr | ivate | Portion | 0 | | | | | | |
| | | | | | | | | | | _ | | | | | | | |
| | | | | | | | | Net | Depre | eciation _ | 75 | | | | | | |

Total Dep - Building: \$75 + \$1,296 (Q-3) + \$7 (Q-4) = \$1,378

Low Value Pool:

Opening: \$32.22

Depreciation 2021: \$32.22 x 37.5% = \$12.08

Closing: \$32.22 - \$12.08 = \$20.14

Depreciation Schedule for the year ended 30 June, 2021

| | | | | | DISPO | SAL | ADDIT | ION | | Е | DEPRECIA | ATION | | | PROFI | Т | LOSS | 3 |
|----------------------------------|--------------------|--------|------|--------|-------|--------|-------|------|-----------|-------|-----------|--------|------|--------|--------|-------|---------|------|
| | | Total | Priv | OWDV | Date | Consid | Date | Cost | Value | Т | Rate | Deprec | Priv | CWDV | Upto + | Above | Total - | Priv |
| IMPROVEMENT | S - LOTON AVE | NUE | | | | | | | | | | | | | | | | |
| Improvements 2010 - Loton Ave | 45,947.06 07/04/10 | 45,947 | 0.00 | 34,190 | | 0 | | 0 | 34,190 | Р | 2.50 | 1,149 | 0 | 33,041 | 0 | 0 | 0 | 0 |
| Airconditioner | 3,900.00 28/03/11 | 3,900 | 0.00 | 1,472 | | 0 | | 0 | 1,472 | D | 10.00 | 147 | 0 | 1,325 | 0 | 0 | 0 | 0 |
| | _ | 49,847 | _ | 35,662 | | 0 | _ | 0 | 35,662 | | _ | 1,296 | 0 | 34,366 | | | | |
| | | | | | | | | | Deduct Pr | ivate | Portion — | 0 | | | | | | |
| | | | | | | | | | Net | Depre | eciation | 1,296 | | | | | | |

Depreciation Schedule for the year ended 30 June, 2021

| | | | | | DISPO | SAL | ADD | ITION | | С | EPRECI | ATION | | | PROFI | Т | LOSS | |
|--------------------|------------|-------|------|------|-------|--------|---------|----------|-----------|-------|------------|--------|------|------|--------|-------|---------|------|
| | | Total | Priv | OWDV | Date | Consid | Date | Cost | Value | Т | Rate | Deprec | Priv | CWDV | Upto + | Above | Total - | Priv |
| IMPROVEMENT | - DUNSBORO | UGH | | | | | | | | | | | | | | | | |
| Small Fence | 0.00 | 900 | 0.00 | 0 | | 0 0 | 2/03/21 | F-12 900 | 900 | Р | 2.50 | 7 | 0 | 893 | 0 | 0 | 0 | 0 |
| | | | _ | | _ | | _ | | | | _ | | | | | | | |
| | | 900 | | 0 | | 0 | | 900 | 900 | | | 7 | 0 | 893 | | | | |
| | | | | | | | | | Deduct Pr | ivate | Portion | 0 | | | | | | |
| | | | | | | | | | | | _ | | | | | | | |
| | | | | | | | | | Net | Depre | eciation _ | 7 | | | | | | |

THE PHIPPS SUPERANNUATION FUND ABN 31 408 114 123 Depreciation Schedule for the year ended 30 June, 2021

| | | | | | DISPO | SAL | ADDITI | ON | | 1 | DEPRECIA | ATION | | | PROF | IT | LOSS | 1 |
|---------------------------|-------------------|-------|------|-------|-------|--------|--------|------|-----------|-------|----------|--------|------|-------|--------|-------|---------|------|
| | | Total | Priv | OWDV | Date | Consid | Date | Cost | Value | Т | Rate | Deprec | Priv | CWDV | Upto + | Above | Total - | Priv |
| Fixtures & Fitting | gs - Woodbridge | | | | | | | | | | | | | | | | | |
| Samsung TV | 1,294.00 23/01/16 | 1,294 | 0.00 | 365 | | 0 | | 0 | 365 | D | 25.00 | 91 | 0 | 274 | 0 | 0 | 0 | 0 |
| Dishwasher | 450.00 23/01/16 | 450 | 0.00 | 168 | | 0 | | 0 | 168 | D | 20.00 | 34 | 0 | 134 | 0 | 0 | 0 | 0 |
| LG Microwave | 138.96 13/08/17 | 139 | 0.00 | 74 | | 0 | | 0 | 74 | D | 20.00 | 15 | 0 | 59 | 0 | 0 | 0 | 0 |
| Hisense 39INC TV White | 530.00 12/08/17 | 530 | 0.00 | 279 | | 0 | | 0 | 279 | D | 20.00 | 56 | 0 | 223 | 0 | 0 | 0 | 0 |
| Bentwood TV Stand | 369.00 13/08/17 | 369 | 0.00 | 194 | | 0 | | 0 | 194 | D | 20.00 | 39 | 0 | 155 | 0 | 0 | 0 | 0 |
| Amart Funiture | 1,647.00 13/08/17 | 1,647 | 0.00 | 868 | | 0 | | 0 | 868 | D | 20.00 | 174 | 0 | 694 | 0 | 0 | 0 | 0 |
| Furnishing | 1,863.74 15/08/17 | 1,864 | 0.00 | 984 | | 0 | | 0 | 984 | D | 20.00 | 197 | 0 | 787 | 0 | 0 | 0 | 0 |
| Front Load Washer | 1,060.00 06/09/17 | 1,060 | 0.00 | 568 | | 0 | | 0 | 568 | D | 20.00 | 114 | 0 | 454 | 0 | 0 | 0 | 0 |
| Vaccumm | 147.00 11/10/17 | 147 | 0.00 | 81 | | 0 | | 0 | 81 | D | 20.00 | 16 | 0 | 65 | 0 | 0 | 0 | 0 |
| Dishwasher | 846.00 10/10/17 | 846 | 0.00 | 463 | | 0 | | 0 | 463 | D | 20.00 | 93 | 0 | 370 | 0 | 0 | 0 | 0 |
| Mojo Barstool | 280.00 22/05/19 | 280 | 0.00 | 219 | | 0 | | 0 | 219 | D | 20.00 | 44 | 0 | 175 | 0 | 0 | 0 | 0 |
| Nick Scali | 236.00 21/05/19 | 236 | 0.00 | 185 | | 0 | | 0 | 185 | D | 20.00 | 37 | 0 | 148 | 0 | 0 | 0 | 0 |
| Nick Scali | 693.00 21/05/19 | 693 | 0.00 | 542 | | 0 | | 0 | 542 | D | 20.00 | 108 | 0 | 434 | 0 | 0 | 0 | 0 |
| | | 9,555 | _ | 4,990 | | 0 | _ | 0 | 4,990 | | _ | 1,018 | 0 | 3,972 | | | | |
| | | | | | | | | | Deduct Pr | ivate | Portion | 0 | | | | | | |
| | | | | | | | | | Net | Depr | eciation | 1,018 | | | | | | |

Total Dep - Fixtures & Fitting: \$1,018 + \$458 (Q-6) = \$1,476

Depreciation Schedule for the year ended 30 June, 2021

| | | | | | DISPO | SAL | ADD | ITION | | | DEPRECI | ATION | | | PROF | IT | LOSS | |
|--------------------------|-------------------|-------|------|-------|-------|--------|------------------|------------------|------------|-------|-----------|--------|------|-------|--------|-------|---------|------|
| | | Total | Priv | OWDV | Date | Consid | Date | Cost | Value | Т | Rate | Deprec | Priv | CWDV | Upto + | Above | Total - | Priv |
| FIXTURES & FI | ITTINGS- MT Lav | vlev | | | | | | | | | | | | | | | | |
| Bedroom Supplies | 278.00 17/04/08 | 278 | 0.00 | 0 | | 0 | | 0 | 0 | D | 100.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacuum Cleaner | 150.00 17/04/08 | 150 | 0.00 | 0 | | 0 | | 0 | 0 | D | 100.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rug | 199.00 26/04/08 | 199 | 0.00 | 0 | | 0 | | 0 | 0 | D | 100.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tower desk | 199.00 26/04/08 | 199 | 0.00 | 0 | | 0 | | 0 | 0 | D | 100.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Coffee Table | 299.00 26/04/08 | 299 | 0.00 | 0 | | 0 | | 0 | 0 | D | 100.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Airconditioner | 2,394.12 18/08/08 | 2,394 | 0.00 | 349 | | 0 | | 0 | 349 | D | 15.00 | 52 | 0 | 297 | 0 | 0 | 0 | 0 |
| Washing machine | 708.00 22/07/14 | 708 | 0.00 | 269 | | 0 | | 0 | 269 | D | 15.00 | 40 | 0 | 229 | 0 | 0 | 0 | 0 |
| Hissenne 39 INC TV | 530.00 12/08/17 | 530 | 0.00 | 279 | | 0 | | 0 | 279 | D | 20.00 | 56 | 0 | 223 | 0 | 0 | 0 | 0 |
| Bentwood TV Stand | 369.00 12/08/17 | 369 | 0.00 | 194 | | 0 | | 0 | 194 | D | 20.00 | 39 | 0 | 155 | 0 | 0 | 0 | 0 |
| Rug | 399.00 26/08/17 | 399 | 0.00 | 212 | | 0 | | 0 | 212 | D | 20.00 | 42 | 0 | 170 | 0 | 0 | 0 | 0 |
| Boe Chair | 299.00 26/08/17 | 299 | 0.00 | 158 | | 0 | | 0 | 158 | D | 20.00 | 32 | 0 | 126 | 0 | 0 | 0 | 0 |
| Cordless Slim Vaccumm | 147.00 17/10/17 | 147 | 0.00 | 81 | | 0 | | 0 | 81 | D | 20.00 | 16 | 0 | 65 | 0 | 0 | 0 | 0 |
| Jersey DB Bed | 499.00 04/01/19 | 499 | 0.00 | 360 | | 0 | | 0 | 360 | D | 20.00 | 72 | 0 | 288 | 0 | 0 | 0 | 0 |
| Sherbrooke Mattress | 649.00 04/01/19 | 649 | 0.00 | 469 | | 0 | | 0 | 469 | D | 20.00 | 94 | 0 | 375 | 0 | 0 | 0 | 0 |
| New Bed Inglewood | 0.00 | 1,580 | 0.00 | 0 | | 0 10 | 6/02/21 F | -16 1,580 | 1,580 | Ρ | 2.50 | 15 | 0 | 1,565 | 0 | 0 | 0 | 0 |
| | _ | 8,699 | _ | 2,371 | _ | 0 | - | 1,580 | 3,951 | | _ | 458 | 0 | 3,493 | | | | |
| | | | | | | | | | Deduct Pri | ivate | e Portion | 0 | | | | | | |
| | | | | | | | | | | | _ | | | | | | | |

Net Depreciation 45

Property: 1/12 (Lot 193) Loton Avenue, Bellevue (.02)

| | RI | ENTAL INCOM | E | | | | | EXPENSES | | | | | | | |
|---------------------------------|-----------|-------------|------------|-------------------------|-----|-----------|----------------|-----------------|-------|-------|------------|--------|----------|------------------|------------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Inspection | GST | TOTALS | Cash Received | REF |
| Jul | 2,460.95 | 246.10 | 2,707.05 | 120.12 | | | | | | | | 12.01 | 132.13 | 2,574.92 | |
| Aug | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Sep | 2,470.02 | 247.00 | 2,717.02 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,612.39 | |
| Oct | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Nov | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | |
| Dec | 2,469.73 | 246.97 | 2,716.70 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,612.07 | P-5-6 |
| Jan | 2,460.95 | 246.10 | 2,707.05 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,602.42 | P-5-6 |
| Feb | 2,479.26 | 247.93 | 2,727.19 | 95.12 | | | | | | | | 9.51 | 104.63 | 2,622.56 | |
| Mar | - | - | - | - | | | | | | | | - | - | - | |
| Apr | 4,936.88 | 493.69 | 5,430.57 | 190.24 | | | | | | | | 19.02 | 209.26 | 5,221.31 | |
| May | - | - | - | _ | | | | | | | | - | - | - | |
| Jun | 2,478.51 | 247.85 | 2,726.36 | 105.12 | | | | | | | | 10.51 | 115.63 | 2,610.73 | |
| 1 Jul 2020 to 30 Jun 2021 | 27,139.17 | 2,713.92 | 29,853.09 | 1,081.32 | - | - | - | - | - | - | - | 108.11 | 1,189.43 | 28,663.66 | P-6 |
| | | | | | | | | | | | | | | | |
| Store 01/07/2020 - 30/06/2021 | 25,654.53 | 2,565.45 | 28,219.98 | | | | | | | | | | - | 28,219.98 | A-2.6/P-30 |
| (2,500 x 9months + 1,906.66 x 3 | 3 months) | | | | | | | | | | | | | | |
| TOTAL | 52,793.70 | 5,279.37 | 58,073.07 | 1,081.32 | - | - | - | - | - | - | - | 108.11 | 1,189.43 | 56,883.64 | - |
| | | | | | | | | • | | • | • | | | 58,073.07 | |

Property: Unit 3/919 Beaufort Street INGLEWOOD (.03)

| | RE | ENTAL INCOM | IE | | | | I | EXPENSES | | | | | | | |
|----------------------------|-----------|-------------|------------|-------------------------|--------|-----------|----------------|---------------|----------|-------|--------|-----|-----------|------------------|----------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Sundry | GST | TOTALS | Cash Received | REF |
| | | | | | | | | | | | | | | | |
| 1 Jul 2020 to 30 Jun 2021 | 19,415.82 | | 19,415.82 | 6,096.64 | | | | | | | | | 6,096.64 | 13,319.18 | P-53 |
| | | | | | | | | | | | | | | | |
| Insurance - 06/07/2020 | | | | | | 315.00 | | | | | | | 315.00 | (315.00) | |
| Levy - 23/07/2020 | | | | | | | 749.55 | | | | | | 749.55 | (749.55) | P-66 |
| Levy - 05/08/2020 | | | | | | | 202.45 | | | | | | 202.45 | (202.45) | P-68 |
| Levy - 29/10/2020 | | | | | | | 749.55 | | | | | | 749.55 | (749.55) | P-69 |
| Levy - 08/12/2020 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-70 |
| Levy - 22/01/2021 | | | | | | | 749.50 | | | | | | 749.50 | (749.50) | P-72 |
| Levy - 12/02/2021 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-73 |
| Levy - 29/04/2021 | | | | | | | 749.50 | | | | | | 749.50 | (749.50) | P-75 |
| Levy - 14/5/2021 | | | | | | | 711.40 | | | | | | 711.40 | (711.40) | P-76 |
| Maintenance - 29/09/2020 | | | | | 199.00 | | | | | | | | 199.00 | (199.00) | P-78 |
| Council rates - 21/08/2020 | | | | | | | | 1,453.54 | | | | | 1,453.54 | (1,453.54) | P-79 |
| Land tax - 18/01/2021 | | | | | | | | 67.34 | | | | | 67.34 | (67.34) | P-80/P-8 |
| Water rate - 10/07/2020 | | | | | | | | | 194.48 | | | | 194.48 | (194.48) | P-82 |
| Water rate - 18/09/2020 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-84 |
| Water rate - 09/11/2020 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-86 |
| Water rate - 18/01/2021 | | | | | | | | | 185.07 | | | | 185.07 | (185.07) | P-88 |
| Water rate - 08/03/2021 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-90 |
| Water rate - 07/05/2021 | | | | | | | | | 191.34 | | | | 191.34 | (191.34) | P-92 |
| | | | | | | | | | | | | | | | |
| TOTAL | 19,415.82 | - | 19,415.82 | 6,096.64 | 199.00 | 315.00 | 5,334.75 | 1,520.88 | 1,144.91 | - | - | - | 14,611.18 | 4,804.64 | - |

Property: Unit 28/5 Wallsend Road MIDLAND (.04)

| | RE | ENTAL INCOM | ΙE | | | | | EXPENSES | | | | | | 0 | |
|-----------------------------|-----------|-------------|------------|--|-----|-----------|----------------|---------------|--------|-------|--------|-----|-----------|------------------|----------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Sundry | GST | TOTALS | Cash Received | REF |
| | | | | | | | | | | | | | | | |
| 1 July 2020 to 30 June 2021 | 16,450.00 | | 16,450.00 | 4,110.50 | | | | | | | | | 4,110.50 | 12,339.50 | P-94 |
| Insurance - 26/02/2021 | | | | | | 355.00 | | | | | | | 355.00 | (355.00) | P-106 |
| Levy - 08/09/2020 | | | | | | 000.00 | 848.20 | | | | | | 848.20 | (848.20) | ł |
| Levy - 19/12/2020 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | ļ |
| Levy - 31/03/2021 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-111 |
| Levy - 30/06/2021 | | | | | | | 848.20 | | | | | | 848.20 | (848.20) | P-112 |
| Council Rate - 24/08/2020 | | | | | | | | 1,355.87 | | | | | 1,355.87 | (1,355.87) | P-114 |
| Land tax - 18/01/2021 | | | | | | | | 29.27 | | | | | 29.27 | (29.27) | P-80/P-8 |
| Water - 05/08/2020 | | | | | | | | | 145.37 | | | | 145.37 | (145.37) | P-116 |
| Water - 16/10/2020 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-118 |
| Water - 04/12/2020 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-120 |
| Water - 12/02/2021 | | | | | | | | | 138.33 | | | | 138.33 | (138.33) | P-122 |
| Water - 08/04/2021 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-124 |
| Water - 12/04/2021 | | | | | | | | | 143.03 | | | | 143.03 | (143.03) | P-126 |
| TOTAL | 16,450.00 | | 16,450.00 | 4,110.50 | | 355.00 | 3,392.80 | 1,385.14 | 855.82 | - | - | - | 10,099.26 | 6,350.74 | _ |
| | | | | <u>, </u> | | | · | | | | | | | 16,450.00 | |

| | R | ENTAL INCOM | E | EXPENSES | | | | | | | | | | | |
|-----------------------------|------------|-------------|------------|-------------------------|--------|-----------|----------------|---------------|----------|-------|-------|--------|-----------|------------------|-------|
| DESCRIPTION | Net Rent | GST | Total Rent | Management Agent Fee | R&M | Insurance | Strata Levy | Rate & Tax | Water | Lease | Other | GST | TOTALS | Cash Received | REF |
| | | | | | | | | | | | | | | | |
| 1 July 2020 to 30 June 2021 | 14,715.67 | | 14,715.67 | 6,116.31 | | | | | | | | | 6,116.31 | 8,599.36 | P-128 |
| | | | | | | | | | | | | | | | |
| Insurance - 19/01/2021 | | | | | | 837.00 | | | | | | | 837.00 | (837.00) | P-142 |
| Maintenance - 26/02/2021 | | | | | 432.50 | | | | | | | | 432.50 | (432.50) | P-144 |
| Maintenance - 05/03/2021 | | | | | 65.00 | | | | | | | | 65.00 | (65.00) | P-146 |
| Maintenance - 12/03/2021 | | | | | 162.00 | | | | | | | | 162.00 | (162.00) | P-148 |
| Maintenance - 07/06/2021 | | | | | 75.30 | | | | | | | | 75.30 | (75.30) | P-150 |
| Water - 19/02/2021 | | | | | | | | | 5.78 | | | | 5.78 | (5.78) | P-151 |
| Water - 22/04/2021 | | | | | | | | | 286.54 | | | | 286.54 | (286.54) | P-153 |
| Water - 21/06/2021 | | | | | | | | | 293.26 | | | | 293.26 | (293.26) | P-155 |
| Water - 18/01/2021 | | | | | | | | | 164.35 | | | | 164.35 | (164.35) | F-1 |
| Rates - 18/01/2021 | | | | | | | | 1,024.83 | | | | | 1,024.83 | (1,024.83) | F-1 |
| | | | | | | | | | | | | | | | |
| TOTAL | 14,715.67 | - | 14,715.67 | 6,116.31 | 734.80 | 837.00 | - | 1,024.83 | 749.93 | - | • | - | 9,462.87 | 5,252.80 | - |
| | | | | | | | | | | | | | | 14,715.67 | |
| TOTAL | 103,375.19 | 5,279.37 | 108,654.56 | 17,404.77 | 933.80 | 1,507.00 | 8,727.55 | 3,930.85 | 2,750.66 | - | - | 108.11 | 35,362.74 | 73,291.82 | |

35,254.63

D. BAKER & ASSOCIATES PTY LTD

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

Chartered Accountants

THE PHIPPS SUPERANNUATION FUND C/- D BAKER & ASSOCIATES PTY LTD PO Box 310 MIDLAND WA 6936

Tax Invoice

027441

Ref: PHI11 2 July, 2020

| Description | Amount |
|---|--------|
| PROFESSIONAL SERVICES RENDERED RE: | 275.00 |
| PREPARATION OF THE SUPER TRANSFER BALANCE ACCOUNT REPORT AS REQUIRED BY THE ATO FOR THE YEAR ENDED 30 JUNE 2020 FOR MR WAYNE PHIPPS & MRS LINDA PHIPPS LODGEMENT OF THE SUPER TRANSFER BALANCE ACCOUNT REPORT WITH THE ATO* | |
| | |
| | |
| | |
| Terms: Seven Days From Date Of Amount Due: \$ Invoice The Amount Due Includes GST of \$25.00 * indicates taxable supply | 275.00 |

Please detach the portion below and forward with your payment

| | Remittance Advice | |
|--|-------------------|---|
| THE PHIPPS SUPERANNUATION FUND | Remittance Advice | Invoice: 027441 Ref: PHI11 2 July, 2020 |
| Cheque Mastercard Visa | | Amount Due: \$ 275.00 |
| Card Number | | |
| Cardholder | Signature | Expiry Date |
| PAYMENT CAN BE MADE DIRECTLY T BSB 06 6115 Account 1038 7658 D.Bake | | |

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

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

THE PHIPPS SUPERANNUATION FUND C/- D BAKER & ASSOCIATES PTY LTD PO Box 310 MIDLAND WA 6936

Tax Invoice

028077

Ref: PHI11
17 December, 2020

| Description | Amount |
|---|----------|
| | |
| PROFESSIONAL SERVICES RENDERED RE: | 3,850.00 |
| PHIPPS SUPERANNUATION FUND | |
| FOR THE YEAR ENDING 30 JUNE 2020 | |
| PROCESSING OF BANK STATEMENTS AND ACCOUNTING RECORDS | |
| PROCESSING OF RENTAL PROPERTY STATEMENTS AND RECONCILING OF | |
| RENT FOR THE YEAR | |
| PREPARATION OF THE INCOME TAX RETURN FOR THE FUND FOR THE | |
| YEAR ENDED 30 JUNE 2020 AND ELECTRONIC LODGEMENT OF INCOME | |
| TAX RETURN. | |
| ATTENDANCE TO THE STATUTORY REQUIREMENTS OF THE FUND IN WAY | |
| OF TRUSTEE MINUTES, RESOLUTIONS AND MEMBER STATEMENTS. | |
| LIAISON WITH TRUSTEES IN REGARDS TO COMPLIANCE ISSUES. | |
| LIAISONS WITH AUDITOR IN REGARD TO PERFORMANCE OF AUDIT | |
| PLEASE PAY FROM SUPERFUND ACCOUNT | |
| LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS | |
| LEGISLATION * | |
| | |
| | |
| | |
| | |
| | |
| Terms: Seven Days From Date Of Amount Due: \$ | 3,850.00 |
| Invoice The Amount Due Includes GST of \$350.00 | |
| * indicates taxable supply | |
| | |

Please detach the portion below and forward with your payment

| Remittance Advice | | | | |
|---|-----------|--|--|--|
| THE PHIPPS SUPERANNUATION FUND | | Invoice: 028077 Ref: PHI11 17 December, 2020 | | |
| Cheque Mastercard Visa Card Number | | Amount Due: \$ 3,850.00 | | |
| Cardholder | Signature | Expiry Date | | |
| PAYMENT CAN BE MADE DIRECTLY TO OUR BANK BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd | | | | |

Tax Invoice

Lime Actuarial

www.limeactuarial.com.au

Invoice # 270603

Date of Invoice 07 Dec 2020

Due Date 18 Jan 2021

Invoice To:

Invoice From:
Lime Actuarial

Invoice Status

D Baker and Associates

Pty Ltd

PO Box 310

Midland WA 6936

ABN 83 760 801 748 GPO Box 5311 Sydney NSW 2001

1300 546 300

Unpaid

Your Invoice

| Item & Description | Quantity | Price |
|--|----------|----------|
| Phipps Superannuation fund 2019-2020 SMSF Actuarial Certificate (270603) | 1 | \$100.00 |

Totals:

| Subtotal: | \$100.00 |
|------------|----------|
| GST (10%): | \$10.00 |
| Coupon: | \$(0.00) |
| Total: | \$110.00 |

Payment Instructions

Account 96-306-3532 BSB 182-512

Account name Lime Actuarial Pty Ltd

Reference 270603

Thank you for using Lime Actuarial

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: 30 December 2020

Recipient: Phipps Superannuation Fund

Address: C/- PO Box 310, MIDLAND WA 6936

Description of Services

Statutory audit of the Phipps Superannuation Fund for the financial year ending 30 June 2020.

Fee: \$450.00

GST: \$45.00

Total: \$495.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING