

Group Name:			
Superfund Name: ICE SUPER FUND			
<input type="checkbox"/> FFR		Year: 2022	Consultant
			Initial: MS
			Reviewer
			Date: 29/3/23

Notes:

GST Registered

RENT - And based on contract terms in O & A offer.

Trustees advised property needed some improvements before been able to lease. Prior owner allowed for those to be done at the purchasers cost while finance was finalised in settlement could occur.

Note settlement occurs in OCT 2022 - finance took longer than expected. Originally planned for July / August.

Documents provided to prove settlement has occurred 27/10/22

1. Prestart checks				Yes
Check Trust Deed details check addresses and trustees, beneficiaries are up to date XPM				✓
Confirm Individual office holders address and DOB, Check email, bank account details on client engagement form are correct in XPM				✓
Check Lodgment Status - If download/print prefills and applicable reports and discuss with client				✓
Setup Job in XPM and Create all Tax Returns to be completed under this job, add tax Return and Upload Prefills				✓
Accounting Software used	<input checked="" type="checkbox"/> BGL360	<input type="checkbox"/> MYOB	<input type="checkbox"/> Source Records	<input type="checkbox"/> Other write details
2. Workpapers				
Print Trial Balance				✓
General ledger Review for reallocations				✓

Profit & Loss items	
Review income (Rental agreements are at market rate, Employer Contributions, Interest, Dividends and Franking amounts)	
Review for non-deductible expenses (Penalties and fines)	
Check interest claimed, loans, ATO SIC or GIC	
Review Depreciation expense	
Check insurance expense	
Reconcile Investment expenses	
Other (please write details)	
Balance sheet items	
Reconcile Cash/bank	
Reconcile Receivables/debtors and write off bad debts	
Reconcile members balances	
Update Assets and Depreciation schedule	
Reconcile Payables/creditors	
Update Financial liabilities including HPs, loans etc.	
Reconcile GST, Taxation and PAYGI Instalments	
Check all assets have been revalued	
Other (please write details)	
Prepare Journals and post	
Print final Trial Balance	
Sent to Auditor and Auditors Report Received	
Print Financials	
Prepare and print tax returns	
Compile for checking	

Order of file for checking:

1. Checklist and client notes
2. Superannuation Engagement letter
3. Return (Already in SuiteFiles)
4. Financials (Already in SuiteFiles)
5. Workpapers
 - a. Final Comparative trial balance after complete
 - b. Journals
 - c. Trial balance or General ledger summary from client software before adjustments
 - d. Supporting evidence in the order of the trial balance (account code noted on top RHS)
 - e. General ledger
 - f. Other
6. ATO printouts
 - a. Balance of ITA & ICA account as at 30th June XXXX
 - b. Client account running balance account
 - c. PAYG Instalments report
7. ASIC printout

ICE Super Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	489,292.09
Less	
Non Taxable Transfer In	502,278.59
	<u>502,278.59</u>
SMSF Annual Return Rounding	(0.50)
Taxable Income or Loss	<u>(12,987.00)</u>
Income Tax on Taxable Income or Loss	0.00
CURRENT TAX OR REFUND	<u>0.00</u>
Supervisory Levy	259.00
Supervisory Levy Adjustment for New Funds	259.00
AMOUNT DUE OR REFUNDABLE	<u>518.00</u>

**ICE Super Fund
Trial Balance**

As at 30 June 2022

AFTER
CREATE
ENTRIES

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
	25000	Interest Received			
	25000/WBC775081	Westpac DIY Working Account 775081			13.50
	28500	Transfers In			
	28500/CHAIAN00001A	(Transfers In) Chambers, Ian - Accumulation			60,454.94
	28500/EBEMIC00001A	(Transfers In) Ebert, Michelle - Accumulation			441,823.65
	42070	Property Expenses - Settlement Agent Fees			
	42070/20 Thorpe Way	20 Thorpe Way, Kwinana Beach		13,000.00	
	49000	Profit/Loss Allocation Account		502,278.59	
	52850	Transfers In			
	52850/CHAIAN00001A	(Transfers In) Chambers, Ian - Accumulation			60,454.94
	52850/EBEMIC00001A	(Transfers In) Ebert, Michelle - Accumulation			441,823.65
	60400	Bank Accounts			
	60400/WBC775081	Westpac DIY Working Account 775081		453,108.52	
	64000	Formation Expenses		2,000.00	
	67000	Borrowing Costs			
	67000/000011	20 Thorpe Way, Kwinana Beach		3,135.91	
	77250	Real Estate Properties (Australian - Non Residential)			
	77250/20 Thorpe Way	20 Thorpe Way, Kwinana Beach	1.0000	29,216.89	
	84000	GST Payable/Refundable		1,830.77	
				1,004,570.68	1,004,570.68

Current Year Profit/(Loss): 489,292.09

28500 / IAN - IA

ICE Super Fund

SuperStream Rollover / Release Authority

As at 30 June 2022

1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Ian Michael Chambers

Transaction Type: SuperStream Roll In

Date: 29/03/2022

Transaction Status: Roll In Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Ian Michael Chambers

Member Account: Default accumulation account

TFN: *****468

Date of Birth: *****1966

Sex:

Address: 14 Pockett Avenue, ROCKINGHAM, 6168, WA, AUSTRALIA

Service Period Start Date: 31/10/1991

Receiving Fund Details:

Is the fund an SMSF? Yes

Name: The Trustee for ICE Super Fund

ABN: 89472758334

ESA: BGLSF360

Member Client ID: UNKNOWN

Bank Account

BSB: 036074

Account Name: The Trustee for ICE Super Fund

Account Number: 775081

Transferring Fund Details:

Is the fund an SMSF? No

Name: THE TRUSTEE FOR CONSTRUCTION AND BUILDING UNIONS SUPERANNUATION FUND

ABN: 75493363262

ESA:

USI: CBU0100AU

Member Client ID: 6464812

ICE Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2022

28500 / - IAN - IA

Rollover Transaction Details:

Is the request for the entire balance? No

Payment Reference Number: 600000000567553392

Requested Amount: \$60,454.94

Rollover Components

Tax Free Component: \$2,180.97

Element Taxed In The Fund: \$58,273.97

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$60,454.94

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
31/03/2022	Roll In Transaction Processed	User created	Matthew Symons
29/03/2022	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

ICE Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2022

28500/- Mic - IA

1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: Michelle Ebert

Transaction Type: SuperStream Roll In

Date: 18/03/2022

Transaction Status: Roll In Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: Michelle Ebert

Member Account: Default accumulation account

TFN: *****216

Date of Birth: *****1967

Sex: Male

Address: 14 Pockett Avenue, ROCKINGHAM, 6168, WA, AUSTRALIA

Service Period Start Date: 19/03/2020

Receiving Fund Details:

Is the fund an SMSF? Yes

Name: The Trustee for ICE Super Fund

ABN: 89472758334

ESA: BGLSF360

Member Client ID: UNKNOWN

Bank Account

BSB: 036074

Account Name: The Trustee for ICE Super Fund

Account Number: 775081

Transferring Fund Details:

Is the fund an SMSF? No

Name: The Trustee for AUSTRALIANSUPER

ABN: 65714394898

ESA:

USI: STA0100AU

Member Client ID: 1073499431

ICE Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2022

28500 / MIC-1A

Rollover Transaction Details:

Is the request for the entire balance? Yes

Insurance

Insured Death Cover: \$0.00

Insured TDP Cover: \$0.00

Insured Income Protection Monthly Cover: \$0.00

Payment Reference Number: 800000001610446998

Requested Amount: \$192,119.44

Rollover Components

Tax Free Component: \$365.11

Element Taxed In The Fund: \$191,754.33

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$192,119.44

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
24/03/2022	Roll In Transaction Processed	User created	Matthew Symons
18/03/2022	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

ICE Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2022

28500/_mic - 1A

1. Rollover / Release Authority Summary

Member's / Beneficiary's Name: MICHELLE Ebert

Transaction Type: SuperStream Roll In

Date: 14/03/2022

Transaction Status: Roll In Transaction Processed

2. Rollover / Release Authority Details

Member Details:

Is the rollover for a member or a beneficiary? Member

Member's Name: MICHELLE Ebert

Member Account: Default accumulation account

TFN: *****216

Date of Birth: *****1967

Sex: Female

Address: 14 Pockett Ave, ROCKINGHAM, 6168, WA, AUSTRALIA

Service Period Start Date: 21/04/1994

Receiving Fund Details:

Is the fund an SMSF? Yes

Name: The Trustee for ICE Super Fund

ABN: 89472758334

ESA: BGLSF360

Member Client ID:

Bank Account

BSB: 036074

Account Name: ICE SUPER FUND

Account Number: 775081

Transferring Fund Details:

Is the fund an SMSF? No

Name: The Trustee for AWARE SUPER

ABN: 53226460365

ESA:

USI: 53226460365001

Member Client ID: FSSUJF1172

ICE Super Fund
SuperStream Rollover / Release Authority
As at 30 June 2022

28500 / - Mic - 1A

Rollover Transaction Details:

Is the request for the entire balance? No

Payment Reference Number: 532264603650314680

Requested Amount: \$249,704.21

Rollover Components

Tax Free Component: \$22,816.84

Element Taxed In The Fund: \$226,887.37

Element Untaxed In The Fund: \$0.00

Kiwisaver Tax Free Component: \$0.00

Preservation Amounts

Preserved Amount: \$249,704.21

Restricted Non-Preserved: \$0.00

Unrestricted Non-Preserved: \$0.00

Kiwisaver Preserved Amount: \$0.00

Is the request a Death Benefit Rollover? No

3. SuperStream Rollover / Release Authority Transaction History

Date	Transaction Status	Transaction Source	Processed By
18/03/2022	Roll In Transaction Processed	User created	Matthew Symons
14/03/2022	Roll In Transaction Received	Electronically received (Fund)	SYSTEM

Statement Period
24 February 2022 - 29 April 2022**Westpac DIY Super Working Account**Account Name
NUTBAGS NOMINEES PTY. LTD. ATF
ICE SUPER FUND ✓Customer ID
6688 0899 NUTBAGS NOMINEES PTY.
LTD.BSB
036-074 Account Number
775 081

Opening Balance	\$0.00
Total Credits	+ \$502,284.07
Total Debits	- \$15,000.00
Closing Balance	+ \$487,284.07

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
24 Feb 2022	0.01 %	0.01 %	0.01 %	0.01 %
Effective Date	Over \$499999			
24 Feb 2022	0.02 %			

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
24/02/22	STATEMENT OPENING BALANCE			0.00
15/03/22	Deposit Aware Ssjf117229917326		249,704.21	249,704.21
21/03/22	Deposit Australiansuper 800000001610446998		192,119.44	441,823.65
21/03/22	Withdrawal-Osko Payment 1093260 Port City realestate 20 Thorpe way Kwinana Beach 19 Mar 2022	15,000.00		426,823.65
29/03/22	Deposit Cbus 600000000567553392		60,454.94	487,278.59
31/03/22	Interest Paid		1.61	487,280.20
29/04/22	Interest Paid		3.87	487,284.07
29/04/22	CLOSING BALANCE			487,284.07

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

Statement Period
29 April 2022 - 29 July 2022

60400/___081

Westpac DIY Super Working AccountAccount Name
**NUTBAGS NOMINEES PTY. LTD. ATF
ICE SUPER FUND**Customer ID
**6688 0899 NUTBAGS NOMINEES PTY.
LTD.**BSB
036-074 Account Number
775 081

Opening Balance	+ \$487,284.07
Total Credits	+ \$27,031.40
Total Debits	- \$86,553.57
Closing Balance	+ \$427,761.90

INTEREST RATES (PER ANNUM) ON CREDIT BALANCES

Effective Date	\$0 to \$9999	Over \$9999 to \$49999	Over \$49999 to \$99999	Over \$99999 to \$499999
24 Feb 2022	0.01 %	0.01 %	0.01 %	0.01 %
22 Jul 2022	0.25 %	0.25 %	0.25 %	0.25 %

Effective Date	Over \$499999
24 Feb 2022	0.02 %
22 Jul 2022	0.25 %

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
29/04/22	STATEMENT OPENING BALANCE			487,284.07
30/05/22	Withdrawal-Osko Payment 1294817 Rockingham fleet and mechanical ser	8,000.00		479,284.07
31/05/22	Interest Paid		4.26	479,288.33
08/06/22	Withdrawal-Osko Payment 1400963 4you accounting & taxation 25283 25211 4you	4,500.00		474,788.33
08/06/22	Withdrawal-Osko Payment 1442398 Match financial solutions Valuation Valuation chambers	1,045.00		473,743.33
08/06/22	Withdrawal-Osko Payment 1524095 Port City realestate Rent 20 Thorpe way Kwinana Beach	10,000.00		463,743.33



TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
14/08/22	Withdrawal-Osko Payment 1283136 Rockingham fleet and mechanical ser	2,000.00		461,743.33
20/08/22	Withdrawal-Osko Payment 1694203 Rockingham fleet and mechanical ser	8,000.00		453,743.33
21/08/22	Withdrawal-Osko Payment 1196428 Rockingham fleet and mechanical ser	5,000.00		448,743.33
22/08/22	Withdrawal-Osko Payment 1039565 Rockingham fleet and mechanical ser	4,000.00		444,743.33
22/08/22	Withdrawal-Osko Payment 1663428 Rockingham paint place	2,313.22		442,430.11
22/08/22	Withdrawal-Osko Payment 1812977 Dr Sparks 00003567	5,575.35		436,854.76
23/08/22	Withdrawal-Osko Payment 1761260 Port City realestate	3,000.00		433,854.76
23/08/22	Withdrawal-Osko Payment 1923372 Willow electrics pty ltd Jb00395	7,750.00		426,104.76
29/08/22	Deposit-Osko Payment 2055143 Ian & Dianne Pty Ltd		27,000.00	453,104.76
30/08/22	Interest Paid		3.76	453,108.52

✓ MB

64000



TAX INVOICE

Ice Super Fund
 Attention: Ian Chambers
 14 Pockett Ave
 ROCKINGHAM WA 6168
 AUSTRALIA
 ABN: 89 472 758 334

Invoice Date
 18 Feb 2022

Invoice Number
 INV-25211

ABN
 60 600 197 000

4You Accounting & Taxation
 PO Box 840
 ROCKINGHAM WA 6968
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
064 Self Managed Superfund setup Setup and registration of Self Managed Superfund including Tax File Number.	1.00	1,063.64	10%	1,063.64
157 Telephone/email per 5 mins please write notes	1.00	109.36	10%	109.36
Company Setup ASIC Fee	1.00	315.00	10%	315.00
Company Setup ASIC Fee ASIC Fees	1.00	512.00	10%	512.00
			Subtotal	2,000.00
			TOTAL GST 10%	200.00
			TOTAL AUD	2,200.00
			Less Amount Paid	2,200.00
			AMOUNT DUE AUD	0.00

Due Date: 4 Mar 2022

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE

BSB 066159

A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and overdue accounts are liable for additional fees relating to debt collection and recovery (calculated based on up to 35% of the unpaid balance).

67000/000011



TAX INVOICE

Ice Super Fund
Attention: Ian Chambers
14 Pockett Ave
ROCKINGHAM WA 6168
AUSTRALIA
ABN: 89 472 758 334

Invoice Date
4 Mar 2022

Invoice Number
INV-25283

ABN
60 600 197 000

4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Setup, legal fees and registration of Self Managed Superfund Bare Trust (Thorpe Way Bare Trust) and corporate trustee (Thorpe Way Custodial Pty Ltd) for a limited resource borrowing transaction.	1.00	2,090.91	10%	2,090.91
			Subtotal	2,090.91
			TOTAL GST 10%	209.09
			TOTAL AUD	2,300.00
			Less Amount Paid	2,300.00
			AMOUNT DUE AUD	0.00

Due Date: 18 Mar 2022

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE
BSB 066159
A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and overdue accounts are liable for additional fees relating to debt collection and recovery (calculated based on up to 35% of the unpaid balance).

PAYMENT ADVICE

To: 4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Customer Ice Super Fund
Invoice Number INV-25283
Amount Due 0.00
Due Date 18 Mar 2022

Amount Enclosed

Enter the amount you are paying above

67000/000011



TAX INVOICE

Ice Super Fund
Attention: Ian Chambers
14 Pockett Ave
ROCKINGHAM WA 6168
AUSTRALIA
ABN: 89 472 758 334

Invoice Date
28 Jun 2022

Invoice Number
INV-26261

ABN
60 600 197 000

4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
BGL Annual Data Subscription Fees	1.00	100.00	10%	100.00
			Subtotal	100.00
			TOTAL GST 10%	10.00
			TOTAL AUD	110.00
			Less Amount Paid	110.00
			AMOUNT DUE AUD	0.00

Due Date: 12 Jul 2022

PLEASE INCLUDE YOUR INVOICE NO. IN BANKING REFERENCE IF MAKING PAYMENT ONLINE

BSB 066159

A/c no. 10935332

Credit Card payment is also available by contacting our office on 08 9528 5863.

When paying by cheque, please complete this payment advice, detach and post to the address provided. Please note that our terms are 14 days and overdue accounts are liable for additional fees relating to debt collection and recovery (calculated based on up to 35% of the unpaid balance).



PAYMENT ADVICE

To: 4You Accounting & Taxation
PO Box 840
ROCKINGHAM WA 6968
AUSTRALIA

Customer Ice Super Fund
Invoice Number INV-26261
Amount Due 0.00
Due Date 12 Jul 2022

Amount Enclosed

Enter the amount you are paying above

77250/20 Thorpe



DUPLICATE

Trust Account Receipt

REBA Trust Accounting

From Buyer

Thorpe Way Custodial Pty Ltd ACN 657804076 ATF Thorpe Way .. see contract

Receipt Number	7747
Received Date	22/03/22
Completed Date	22/03/22
Payment Methods	DEPOSIT

Property

William John Mcewan & Robert William Mcewan
20 Thorpe Way, Kwinana Beach WA 6167

To	Type	Details	Amount
20 Thorpe Way, Kwinana Beach WA 6167	Sale Deposit	Sale Deposit - Thorpe Way Custodial Pty Ltd ACN 657804076 ATF Thorpe Way .. see contract	\$15,000.00

Total Incl GST **\$15,000.00**

Fifteen Thousand Dollars

Completed By: Glenda Omacini

Signed:



ELECTRICAL AND MAINTENANCE SERVICES

77250 / - WAY

A.B.N. 63 815 428 361

EC007013

TAX INVOICE

Invoice To:

ICE Super Fund
20 Thorpe Way
Kwinana Beach WA 6167
Australia

Invoice 00003567

Date: 21/06/22

P/O No:

Description	Amount
Cable 1.5mm 2C&E Circ 2(mtrs) @ \$3.89(mtr)	\$7.78
Incidentals (lugs, heat shrink, cable ties, etc) @	\$21.50
** GOODS REMAIN IN THE POSSESSION OF DR SPARKS ELECTRICAL & MAINTENANCE SERVICES UNTIL INVOICE IS PAID IN FULL.	
PAYMENT METHOD: CASH OR EFT	Sub Total: \$5,068.50
BANK DETAILS:	GST TOTAL: \$506.85
Westpac Bank, Rockingham City	Total Inc GST: \$5,575.35
BSB No: 036-074	
A/C No: 677 326	

TERMS STRICTLY: C.O.D.

Address: PO Box 7064, Safety Bay WA 6169 Mob: 0419 506 507 Email: drsparks@bigpond.net.au Fax: 08 9528 1127



ELECTRICAL AND MAINTENANCE SERVICES

772501 - WAY

A.B.N. 63 815 428 361

EC007013

TAX INVOICE

Invoice To:

ICE Super Fund
20 Thorpe Way
Kwinana Beach WA 6167
Australia

Invoice 00003567

Date: 21/06/22

P/O No:

Description	Amount
<p>RE: Fused Star Delta Starter</p> <p>Called to site regarding compressor fault. Fault finding Compressor Motor & Star Delta Starter, found Compressor Starter, Star Delta Starter contactors, transformer, timer all fused & wiring insulation melted. Compressor motor insulation test, good. Cause of problem was due to bad weather, (eg lightning etc). Compressor requires 415v (3 phase) to operate, but due to the weather a Phase was lost & the compressor only had 2 Phases available. Compressor trying to start, but could not. In turn more Current was drawn across the two Phases, generating heat & eventually, insulation failure, meltdown. Informed client of problem. Given go ahead to get Compressor up & running again. Removed fused Star Delta starter. Supplied, Installed & Commissioned new Star Delta starter to Compressor. All Good</p> <p>Labour 12.5hrs @ \$100.00(p/hr)</p> <p>Materials</p> <p>Star Delta Starter 415v 11KW Met Enc x 1 @ \$3,486.95 Uni Strut Channel x 2.5(mtrs) @ \$58.56(a/mtr) \$146.40 Uni Strut Footing Base x 1 @ \$52.74 Spring Nuts 8mm x 5 @ \$6.75ea \$33.75 Spring Nuts 10mm x 2 @ \$7.89ea \$15.78 Square Flat Washer x 4 @ \$2.10ea \$8.40 Spring Washer & Flat Washer 8mm x 5 @ \$1.20ea \$6.00 Spring Washer & Flat Washer 10mm x 2 @ \$1.54ea \$3.08 Corri Conduit 25mm x 2.5(mtrs) @ \$7.50(a/mtr) \$18.75 Corri Conduit 25mm Gland x 1 @ \$9.87 Nylon Glands x 3 @ \$7.50</p> <p>** GOODS REMAIN IN THE POSSESSION OF DR SPARKS ELECTRICAL & MAINTENANCE SERVICES UNTIL INVOICE IS PAID IN FULL.</p>	<p>\$1,250.00</p>
<p>PAYMENT METHOD: CASH OR EFT</p> <p>BANK DETAILS: Westpac Bank, Rockingham City BSB No: 036-074 A/C No: 677 326</p>	<p>Sub Total:</p> <p>GST TOTAL:</p> <p>Total Inc GST:</p>

TERMS STRICTLY: C.O.D.



77250/_WAY

Rockingham Paint Place
 37 Dixon Road
 ROCKINGHAM WA 6168
 Ph: 08 95279744
 ABN: 36636625940

DATE	DUE DATE	ORDER #	OPERATOR	STATION	PAGE
22/06/2022 06:42AM	22/07/2022		Kyle Elliott	1	1

For:
 ICE SUPER FUND (800003)
 20 Thorpe Way
 KWINANA BEACH WA 6167
 Phone: 08 123

Valid for 30 days
 Printed: 22/06/2022
 Expires: 22/07/2022

REPRINT

Proforma Invoice 8001000028

Code	Description	Qty	Unit	Retail Ex	Disc%	Total GST	Total Ex
10243825	EPINAMEL EB600 WHITE/LTB PT A 15LTR	5	Each	417.20	21.56	153.64	1,636.96
10243785	EPINAMEL EH100 STANDARD PT R 4LTR	5	Each	68.14	21.28	26.82	368.18
10020625	270MM PAINT ROLLER TRAY KIT	2	Each	16.32	30.0	2.28	22.88
10016533	1.4M METAL EXTENSION POLE WITH SCREW END	1	Each	5.41	25.0	0.41	4.05
10016923	270MM LITTLE GEM TRAY LINER 3 PACK	1	Each	7.23	20.0	0.58	5.79
520001117	WATTYL INDUSTRIAL THINNER L750 20L	1	Each	167.23	21.72	13.09	130.91
10053974	REDLINE WALL BRUSH 75MM	4	Each	4.50	20.0	1.44	14.40
10240037	PRO SUPER PAINT MIXER 80MM 10-20 LITRE	1	Each	8.14	30.0	0.57	5.70
10066178	TRADESMAN POLYESTER 12MM SHORT NAP (6 PACK) 270MM	1	Each	16.32	9.97	1.47	14.89

Nett Total: \$2,313.22
 GST: \$210.30
 Total Ex GST: \$2,102.92



2022 ACTIVITY STATEMENT SUBSTANTIATION DECLARATION

Activity statements are assessed on a Self-Assessment basis. This means that the ATO may not check whether the information you have submitted is correct. We will make every endeavour to ensure that your activity statement is prepared accurately and correctly, however we rely on you to ensure that all relevant information is disclosed to us.

I, Ian Chambers, declare the following in relation to the attached Activity Statement:

- I have disclosed all transactions for the relevant period.
- GST payable, as shown on the front of the activity statement, correctly reflects the GST on taxable supplies made during the period.
- An input tax credit has not been claimed for any acquisitions that are GST-free, input taxed or otherwise have no GST in the price.
- No supplies have been made to associates at less than their GST-inclusive market value, except for those specifically advised by me.
- Where an insurance claim has been made, I have advised the insurer of the extent to which I am entitled to claim an input tax credit.
 - If the real property was acquired on or after 1 July 2000, it was so acquired under the margin scheme, or;
 - If the real property was acquired before 1 July 2000, a valid valuation was obtained in the period of this BAS.
- Where supplies are used for both business and private purposes (individuals only) e.g. car, mobile telephone, home telephone, computer etc, I have kept appropriate apportionment records to verify my business usage claim and that I am aware that an input tax credit cannot be claimed for supplies for private purposes. I have instructed you to prepare the activity statement based on my specific instructions on the understanding I will be able to produce such information to the satisfaction of the ATO under audit.

Valid tax invoices:

- I have maintained records to ensure that there are valid tax invoices and adjustment notes to support input tax credits claimed.
- I am aware of the need to retain such records for a minimum of five years from the date of lodgment of the activity statement.

Penalties and Audits:

- I am also aware that various additional tax, interest charges and other penalties may apply where the amounts of the various tax liabilities which comprise the activity statement, are understated.
- I am aware that the procedures to follow if a document is lost or destroyed is to obtain a copy from the supplier;
- I may be required to substantiate or verify any income or expense item declared or claimed in my activity statement in the event of an ATO audit;

Signature	Date
-----------	------

Activity Statement

2022

1 Apr 2022—30 Jun 2022

Client name	Ice Super Fund	TFN	TFN Recorded
Form type	BAS-D	ABN	89 472 758 334
Document ID	48385977667	GST accounting method	Cash Basis
Form due on	25 Aug 2022	Payment due on	25 Aug 2022

Summary

AMOUNTS YOU OWE THE TAX OFFICE		AMOUNTS THE TAX OFFICE OWES YOU	
GST on sales or GST instalment	1A \$0.00	GST on purchases	1B \$1,830.00
Your refund amount		9	\$1,830.00

Declaration

I authorise **Gibson Tax & Accounting Services Pty Ltd** to give this activity statement to the Commissioner of Taxation for **Ice Super Fund**. I declare that I am authorised to make this declaration, and the information provided for the preparation of this activity statement is true and correct.

Signature	Date
-----------	------

Goods and services tax (GST)

OPTION 2 SIMPLER REPORTING: CALCULATE GST AND REPORT ANNUALLY

Total sales	G1	\$0.00
Does the amount shown at G1 include GST?		Yes



Australian Government
Australian Taxation Office

840 00

Agent 4YOU ACCOUNTING & TAXATION
Client THE TRUSTEE FOR ICE SUPER FUND
ABN 89 472 758 334

Print activity statement

Account	Period	Document ID	GST accounting method
Activity statement – 004 – THE TRUSTEE FOR ICE SUPER FUND	Apr 2022 – Jun 2022	48385977667	Cash

Payment due date 25 August 2022

Statement summary

Description	Reported Value	Owed to ATO	Owed by ATO
Goods and services tax (GST)			
1A Owed to ATO		\$0.00	
1B Owed by ATO			\$0.00
G1 Total sales	\$0.00		
Does this include GST?			

No amount payable

\$0.00

Declaration

- > I THE TRUSTEE FOR ICE SUPER FUND authorise 4YOU ACCOUNTING & TAXATION to give the Apr 2022 – Jun 2022 activity statement to the Commissioner of Taxation for 004 – THE TRUSTEE FOR ICE SUPER FUND.
- > I declare that the information provided for the preparation of this activity statement is true and correct.
- > I am authorised to make this declaration.

Signed: _____

Date: _____

840 00

ICE Super Fund Activity Statement Preparation Report

For The Period 17 February 2022 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST
Income			
Sales			
Total Sales	G1	0.00	
Total GST collected on Sales	1A		0.00
Expenses			
Capital Purchases			
20 Thorpe Way, Kwinana Beach		2,313.22	210.29
		5,575.35	506.85
		7,750.00	704.54
Total Capital Purchases	G10	15,638.57	
Non Capital Purchases			
20 Thorpe Way, Kwinana Beach		2,300.00	209.09
		1,045.00	0.00
Formation Expenses		2,200.00	200.00
20 Thorpe Way, Kwinana Beach		10,000.00	0.00
		3,000.00	0.00
Total Non Capital Purchases	G11	18,545.00	
Total GST Paid on Purchases	1B		1,830.77

840 00

ICE Super Fund Detailed Activity Statement Preparation

For The Period 17 February 2022 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST Rate	GST
Income				
Sales				
Total Sales	G1	0.00		
Total GST collected on Sales	1A			0.00
Expenses				
Capital Purchases				
Real Estate Properties (Australian - Non Residential)				
20 Thorpe Way, Kwinana Beach				
22/06/2022 WITHDRAWAL-OSKO PAYMENT 1663428 Rockingham paint p		2,313.22	100%	210.29
22/06/2022 WITHDRAWAL-OSKO PAYMENT 1812977 Dr Sparks 00003567		5,575.35	100%	506.85
23/06/2022 WITHDRAWAL-OSKO PAYMENT 1923372 Willow electrics p		7,750.00	100%	704.54
		<u>15,638.57</u>		<u>1,421.68</u>
		15,638.57		1,421.68
Total Capital Purchases	G10	<u>15,638.57</u>		
Non Capital Purchases				
Borrowing Costs				
20 Thorpe Way, Kwinana Beach				
08/06/2022 WITHDRAWAL-OSKO PAYMENT 1400963 4you accounting &		2,300.00	100%	209.09
08/06/2022 WITHDRAWAL-OSKO PAYMENT 1442398 Match financial so		1,045.00	GST Free	0.00
		<u>3,345.00</u>		<u>209.09</u>
		3,345.00		209.09
Formation Expenses				
Formation Expenses				
08/06/2022 WITHDRAWAL-OSKO PAYMENT 1400963 4you accounting &		2,200.00	100%	200.00
		<u>2,200.00</u>		<u>200.00</u>
		2,200.00		200.00
Property Expenses - Settlement Agent Fees				
20 Thorpe Way, Kwinana Beach				
08/06/2022 WITHDRAWAL-OSKO PAYMENT 1524095 Port City realesta		10,000.00	GST Free	0.00
23/06/2022 WITHDRAWAL-OSKO PAYMENT 1761260 Port City realesta		3,000.00	GST Free	0.00
		<u>13,000.00</u>		<u>0.00</u>
		13,000.00		0.00

840 00

ICE Super Fund

Detailed Activity Statement Preparation

For The Period 17 February 2022 - 30 June 2022

Description	Reference	Gross(Inc GST)	GST Rate	GST
Total Non Capital Purchases	G11	18,545.00		
Total GST Paid on Purchases	1B			1,830.77

BAS Summary

Total Sales	G1	0.00	Total GST Collected on Sales	1A	0.00
Total Capital Purchases	G10	15,638.57	Total GST Paid on Purchases	1B	1,830.77
Total Non Capital Purchases	G11	18,545.00	GST Payable / (Refundable)		(1,830.77)



Australian Government
Australian Taxation Office

Agent 4YOU ACCOUNTING & TAXATION
Client THE TRUSTEE FOR ICE SUPER
FUND
ABN 89 472 758 334
TFN 470 679 194

850 00

Income tax 002

Date generated	04 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from **04 May 2021** to **04 May 2023** sorted by **processed date** ordered **newest to oldest**



Australian Government
Australian Taxation Office

Agent 4YOU ACCOUNTING & TAXATION
Client THE TRUSTEE FOR ICE SUPER
FUND
ABN 89 472 758 334
TFN 470 679 194

Activity statement 004

850 00

Date generated	04 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

1 results found - from **04 May 2021** to **04 May 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
10 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 ✓		\$0.00	\$0.00



22326/NP

27th October 2022

THORPE WAY CUSTODIAL PTY LTD
14 POCKETT AVENUE
ROCKINGHAM WA 6168

RE: 20 THORPE WAY KWINANA BEACH

PRELIMINARY SETTLEMENT STATEMENT

	Debit	Credit
Purchase Price	850,000.00	
Deposit paid		15,000.00
Settlement fees	2,495.00	
File Admin Fee	89.00	
Title Search Fees inc after Sett search	90.00	
Statutory Archive & VOI Privacy Fees	95.00	
Water Corporation Rate Enquiry Fee	34.45	
State Revenue Land Tax Enquiry Fee	55.38	
Local Council Enquiry Fee	247.17	
WA Planning Commission Report (RSC)	29.70	
EAS2 Transaction Fee	36.67	
Stewart Title Insurance	1943.87	
PEXA Fee / Settlement attendance	123.97	
Registration fee on transfer document	351.30	
Stamp Duty - Offer & Acceptance	37,690.00	
New Mortgage Registration	187.60	
Withheld pending assessment for Council Rates, Water Rates, Land Tax	2,500.00	
Liberty - ESTIMATED LOAN FUNDS		540,734.20
BALANCE REQUIRED FOR SETTLEMENT		340,234.91
	895,969.11	895,969.11

E & O E

****NOTE REGARDING RATES****

AS POSSESSION WAS GRANTED ON 11/03/2022, ALL RATES ARE PAYABLE
BY YOU FROM THIS DATE, SO PLEASE CONFIRM IF YOU HAVE ALREADY BEEN
PAYING THEM?

Secure Funding Pty Ltd

ABN 25 081 982 872

Australian Credit Licence (ACL) 388133

Commercial SuperCredit Loan Agreement and Guarantee Schedule

The information in this Schedule is current as at 25 October 2022 (the disclosure date)

This document and the Commercial SuperCredit Loan Agreement and Guarantee Standard Terms and Conditions annexed to this schedule contains all the contract terms of *your* loan. These do not, however, contain all the information that we are required by law to give *you*. Please ensure *you* read and understand all the documents we provide.

CUSTOMER(S): Nutbags Nominees Pty Ltd ACN 657 414 830		Group Loan no: 4002479
As Trustee For The ICE Super Fund		
Loan Amount	\$550,000.00 made up of:	
	• estimated fees and charges included in the <i>loan amount</i> (see below)	\$9,265.80
	• estimated balance (payable to <i>you</i> or at <i>your</i> direction)	\$540,734.20
Interest Rate	The <i>interest rate</i> that applies to <i>your</i> loan is a variable rate. That <i>interest rate</i> is <i>our interest rate</i> which applies to similar variable rate loans. That <i>interest rate</i> is 7.45% per annum at the date of this schedule.	
Loan term	30 years commencing from and including the <i>settlement date</i> .	
Repayments	During the principal and interest period you must make 360 monthly principal and interest repayments of \$3,826.86 each. You must pay us the total amount owing on the date the final repayment is due, being the last day of the loan term, or, if you default, on the date it becomes due for payment under clause 7 of the attached standard Terms and Conditions.	

SECURE FUNDING PTY LTD FEES AND CHARGES	Included in <i>loan amount</i>	Payable by <i>you</i>
These fees and charges are payable in connection with this agreement.		
Payable to us:		
Agency Fee – payable on or before the <i>settlement date</i> to our settlement agent if settlement takes place outside of the central business district.	Not Ascertainable	\$0.00
Application Fee – payable on or before the <i>settlement date</i> .	\$795.00	\$0.00
Settlement Fee – payable on or before the <i>settlement date</i> .	\$595.00	\$0.00
Establishment Fee – payable on or before the <i>settlement date</i> .	\$5,500.00	\$0.00
Bank Cheque Charges – payable on or before the <i>settlement date</i> .	\$15.00 per cheque required by you	\$0.00
Bank Fee to transfer moneys into our solicitor's trust account or your account if required on the <i>settlement date</i> – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Discharge Administration Fee – payable whenever you request that the <i>security</i> or a <i>security interest</i> is partially or wholly discharged by us regardless of whether such discharge actually occurs.	\$0.00	\$395.00
Discharge Legal Fee – payable in relation to fees and charges we incur when the <i>total amount owing</i> is repaid in full.	\$0.00	Not Ascertainable
Document Preparation Fee – payable on or before the <i>settlement date</i> .	\$695.00	\$0.00
Search Fees including both external searching costs and general administrative costs in relation to property, company or credit searches and this fee may be retained in whole or in part – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Service Fee – payable on your loan monthly in arrears and included in your repayments.	\$0.00	\$30.00
SMSF Review Fee – payable to us on or before the <i>settlement date</i> for each Trust included in a loan application and in relation to the additional processing and the additional documentation required (including vetting the Trust Deed).	\$695.00	\$0.00
Valuation Fee – payable on or before the <i>settlement date</i> .	\$770.00	\$0.00
Government charges		
Payable to the Government Revenue Office in Western Australia (indicative only and to be advised before settlement).		
Transfer of Land Stamp Duty – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Mortgage Stamp Duty – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00

SECURE FUNDING PTY LTD FEES AND CHARGES	Included in loan amount	Payable by you
Payable to Land Titles Office in Western Australia		
Discharge Fee for Existing Mortgage – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Mortgage Registration Fee – payable on or before the <i>settlement date</i> .	\$187.60	\$0.00
Property search fee.	\$28.20	\$0.00
Registration Fee on Transfer of Land – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Totals	\$9,265.80	\$395.00
Total fees and charges that are definitely payable		\$9,660.80

SECURE FUNDING PTY LTD FEES AND CHARGES (CONTINUED)	Payable by you (if applicable)
These fees and charges <u>may</u> become payable in connection with this agreement.	
Account Resolution Fee – payable to <i>us</i> in relation to each loan that we refer to a collection specialist if <i>your loan</i> has been in default for at least 30 days on a day when a repayment is due after such a referral.	\$495.00
Default Administration Fee – payable to <i>us</i> in relation to each loan on each day on which a repayment is due and <i>you</i> have been in default for less than 90 days at any time in the period after the immediately preceding repayment was due.	\$95.00
Default Management Fee – payable to <i>us</i> in relation to each loan on each day on which a repayment is due and <i>you</i> have been in default for at least 90 days at any time in the period after the immediately preceding repayment was due.	\$195.00
Discharge Administration Fee – payable whenever <i>you</i> request that the <i>security</i> or a <i>security interest</i> is partially or wholly discharged by <i>us</i> regardless of whether such discharge actually occurs.	Not Ascertainable
Dishonour Fee – payable to <i>us</i> when a payment <i>you</i> make (<i>such as</i> a direct debit, salary deduction or cheque) is dishonoured.	\$25.00 per dishonour
Document Fee – payable to <i>us</i> at the time <i>you</i> or a <i>security provider</i> request <i>us</i> to produce a document to the land titles office or its equivalent.	\$25.00 per document
Duplicate Fee – payable to <i>us</i> when we provide a copy of any statement, notice or other document at <i>your</i> request.	\$10.00 per copy
Funds Transfer Fee – payable to <i>us</i> in respect of the amount we incur with <i>our</i> bank for the transfer of funds to <i>our</i> solicitors or settlement agent.	\$48.00

SECURE FUNDING PTY LTD FEES AND CHARGES (CONTINUED)	Payable by you (if applicable)
Pay Out Fee – payable to <i>us</i> when <i>you</i> receive from <i>us</i> a written statement of the amount needed to pay out this agreement provided at <i>your</i> request.	\$10.00 for each statement
Title Production/Consent Agent’s Fee – payable to <i>us</i> when <i>you</i> ask <i>us</i> to produce a title document for any reason or seek <i>our</i> consent to any subsequent event.	\$250.00 per title
Valuation Fees – payable to <i>us</i> when <i>we</i> obtain a valuation of a property secured by a <i>security</i> or otherwise for the purpose of this loan after the <i>settlement date</i> .	As charged to <i>us</i> by other parties
Deferred Facility Fee – payable if you fully repay the loan amount owing prior to the earlier of: <ul style="list-style-type: none"> • The end of the loan term; or • The third anniversary of the settlement date 	\$5,500.00
Expired Account Fee – payable to <i>us</i> on the date which is one month after the final day of the <i>loan term</i> and at monthly intervals until the <i>total amount owing</i> is repaid in full, in the event that the <i>total amount owing</i> is not repaid in full on or before the final day of the <i>loan term</i> .	\$5,500.00 per month

OTHER DETAILS	
Redraw Availability	Not Applicable.
Default Rate	The <i>default rate</i> at any time equals: <ul style="list-style-type: none"> • the <i>interest rate</i> specified in, or notified under, this loan agreement and guarantee schedule from time to time; plus • a margin of 6.00% per annum.

SECURITY (The following mortgages, other securities and guarantees, if any, have been or are to be taken by us)

Property	Security address: 20 Thorpe Way, KWINANA BEACH, WA 6167 Mortgage status: New mortgage Registered number: Minimum building insurance: \$790,000.00 Name of mortgagor(s): Thorpe Way Custodian Pty Ltd ACN 657 804 076 As Trustee For The Thorpe Way Bare Trust
Guarantee(s)	Guarantor name: Thorpe Way Custodian Pty Ltd ACN 657 804 076 As Trustee For Thorpe Way Bare Trust Guarantor address: 6 / 3 Benjamin Way, ROCKINGHAM WA 6168 Guarantor name: Ian Michael Chambers Guarantor address: 14 Pockett Avenue, ROCKINGHAM WA 6168 Guarantor name: Michelle Ebert Guarantor address: 14 Pockett Avenue, MELBOURNE VIC 3000
Property Trust	Thorpe Way Bare Trust
Property Trustee	Thorpe Way Custodian Pty Ltd ACN 657 804 076 As Trustee For The Thorpe Way Bare Trust

SPECIAL CONDITIONS (if any)

Copy of Draft Transfer of Land for 20 Thorpe Way KWINANA BEACH WA 6167, required prior to settlement

Copy of Property Withholding Clearance Certificate, required prior to settlement

Max ID Verification of Identity to be completed by Ian Chambers or completed Identifier's Certificate (provided by Liberty), required prior to settlement

LOAN-TO-VALUATION RATIO: *Your* loan-to-valuation ratio is **64.71%**.

OFFER BY SECURE FUNDING PTY LTD

We, Secure Funding Pty Ltd, offer to lend *you* the *loan amount* on the terms and conditions set out in this schedule and the attached Commercial SuperCredit Loan Agreement and Guarantee Standard Terms and Conditions, in which a reference to a schedule is a reference to this schedule.

To accept the offer, *you* must sign and date this document and return it to this office's mailing address within 14 days from the date of this offer. If *you* do not, the offer is automatically withdrawn.

Authorised Officer: Luke Vondrasek

Mailing Address: Level 16, 535 Bourke Street
Melbourne, Victoria 3000
Australia

Signed on behalf of Secure Funding Pty Ltd

Date of Offer: 25 October 2022

.....

ACCEPTANCE BY CUSTOMER

Select whichever is appropriate

- I/We acknowledge that it has been recommended the I/we obtain independent legal advice in respect of the meaning and effect of this finance arrangement. I/We have been provided with an opportunity to obtain independent legal advice prior to entering into this arrangement, and have chosen not to do so.
- I/We have obtained independent legal advice about the meaning and effect of this finance agreement. I/We am able to provide a certificate of independent legal advice if requested by us.

Before you sign, carefully read this agreement.

By accepting this offer *you* (the customer):

1. acknowledge that before signing this agreement *you* were given a copy of, and read this agreement; and
2. accept this agreement; and
3. declare that all the information *you* have given *us* is accurate and not misleading and *you* are aware that *we* are relying on it; and
4. acknowledge that before indicating that *you* intend to be bound, *you* have read the terms and conditions and schedule; and
5. acknowledge that every *security interest* held by *us* from *you* (including the *securities*) extends to the agreement between *you* and *us* which results from *your* acceptance of this agreement, in addition to all other liabilities secured by those *security interests*; and
6. declare that *you* understand that any mortgaged or secured property will be at risk if *you* default; and
7. acknowledge that *we* may pay a commission for the introduction of credit business where *you* have been introduced to *us* by a third party.

You must indicate that *you* intend to accept the offer by executing below.

Executed by the Customer

EXECUTED BY Nutbags Nominees Pty Ltd
ACN 657 414 830 As Trustee For ICE Super
Fund in accordance with section 127 of the
Corporations Act 2001:

Registered office: 6 / 3 Benjamin Way,
ROCKINGHAM WA 6168

.....
Signature of director Date

.....
Signature of director/secretary Date

.....
Name of director (please print)

.....
Name of director/secretary (please print)

.....
Residential address (please print)

.....
Residential address (please print)

ACCEPTANCE BY GUARANTOR – INDIVIDUALS (MEMBERS OF SMSF)

Important Acknowledgment

Before The *Guarantor* Signs

- The *guarantor* should read this agreement, including the *guarantee and indemnity* in clause 12 of the Commercial SuperCredit Loan Agreement and Guarantee Standard Terms and Conditions and the terms relating to this agreement or financial obligation to be guaranteed.
- The *guarantor* should obtain independent legal and financial advice.
- The *guarantor* should make its own inquiries about the creditworthiness, financial position and honesty of the customer.

Things The *Guarantor* Must Know

- Understand that, by signing the *guarantee and indemnity* contained in this agreement, the *guarantor* may become personally responsible instead of, or as well as, the customer to pay the amounts which the customer owes and *our* expenses in enforcing the *guarantee and indemnity*.
- If the customer does not pay the *guarantor* must pay. This could mean the *guarantor* loses everything it owns including its home.

Signed by each individual *guarantor*

Signed, sealed and delivered by the guarantor

In the presence of the witness named below

.....
Ian Michael Chambers

.....
Date

.....
Signature of Witness

.....
Date

.....
Name of Witness (please print)

.....
Address of Witness (please print)

Signed, sealed and delivered by the guarantor

In the presence of the witness named below

.....
Michelle Ebert

.....
Date

.....
Signature of Witness

.....
Date

.....
Name of Witness (please print)

.....
Address of Witness (please print)

ACCEPTANCE BY GUARANTOR – PROPERTY TRUSTEE

Important Acknowledgment

By signing this agreement the *Guarantor*:

- agrees to be bound by this agreement, including the *guarantee and indemnity* in clause 12 of the attached Commercial SuperCredit Loan Agreement and Guarantee Standard Terms and Conditions and all other provisions of this agreement relevant to that *guarantee and indemnity* or binding on a *guarantor* or the *obligor*;
- declares that its attention has been drawn to the warnings set out on the front page of this agreement and below, and in particular the recommendation that legal and financial advice should be obtained before signing agreement;
- declares that it has obtained legal and financial advice as necessary or if it has not obtained such advice, declares that it does not regard any such advice as necessary and prefers to proceed without it; and
- declares that it is fully aware of the nature of, and risks in signing this agreement and is signing it voluntarily.

Signed by the property trustee

EXECUTED BY Thorpe Way Custodian Pty
Ltd ACN 657 804 076 As Trustee For
Thorpe Way Bare Trust in accordance with
section 127 of the Corporations Act 2001:

Registered office: 6 / 3 Benjamin Way,
ROCKINGHAM WA 6168

.....
Signature of director

.....
Signature of director/secretary

.....
Name of director (please print)

.....
Name of director/secretary (please print)

.....
Residential address (please print)

.....
Residential address (please print)

Date:

DISBURSEMENT AUTHORITY



Account Number: **4002479**

I/We hereby authorise Secure Funding Pty Ltd or an authorised representative to disburse the loan settlement funds set out in the below manner. Some of the amounts may not be known at the time of signing, I/we therefore authorise an officer of Secure Funding Pty Ltd or my/our authorised representative to complete the payment amount details when they become known.

Payable to	Payment details	Amount
Vendor for Purchase	Funds provided at Settlement	\$
Surplus Funds		\$
Fees	Retained per Loan Schedule	\$9,265.80
Total of funds disbursed		\$550,000.00

Payments processed by EFT or BPAY will be made the next business day following settlement.

AUTHORISED BY

EXECUTED by Nutbags Nominees Pty Ltd ACN 657 414 830 As Trustee For ICE Super Fund in accordance with section 127 of the Corporations Act 2001:	FULL NAME OF DIRECTOR OR SECRETARY	SIGNATURE	DATE
	FULL NAME OF DIRECTOR OR SECRETARY	SIGNATURE	DATE

PROPERTY CERTIFICATE - Lot: 24 DP: 12662 - 20 THORPE WAY KWINANA BEACH 6167

REQUESTING AGENCY

Safety Bay Settlements
 PO Box 5220
 ROCKINGHAM BEACH WA 6969

AJS

Parcel 3809
 26/10/2022

The following information is provided in accordance with Council's current records. This information is related to existing Acts, Bylaws and Regulations and the City of Kwinana hereby expressly disclaims any liability whatsoever in respect of information supplied herein, or any error, omission, inadequacy or inaccuracy therein.

PLANNING INFORMATION:	
The land is subject to the provision of the City of Kwinana Town Planning Scheme No.2 and Metropolitan Region Scheme	
Current Zoning: General Industry	MRS: Industrial

RATING INFORMATION:
<i>Rates sent separately, if requested.</i>

BUILDING INFORMATION:	
Outstanding Orders:	No
Swimming Pool on Property:	N/A
Licensed:	N/A
Fencing/Gate Comply:	N/A
Any Dilapidated/Unsafe Buildings:	No
Home Indemnity Insurance:	N/A
Number	N/A
Date	N/A
Council has issued a Building Licence for the following:	

HEALTH INFORMATION:	
Inspection:	No
Outstanding Orders:	No
Health Licences:	No

Firebreaks have to be installed/fire hazards removed certain times of the year.

A Title search should be undertaken to determine if there are any encumbrances on the property and identify current boundaries and dimensions.

TOWN PLANNING SCHEME NO. 2

All existing development and uses must comply with Town Planning Scheme No. 2 and any Planning Approvals issued for the property. All new development or changes in use require prior Planning Approval.

LOCAL INDUSTRIAL STRATEGY

As part of the review of Town Planning Scheme No. 2 and the preparation of the Local Planning Strategy, Council has prepared a Local Industrial Strategy which examines the suitability or otherwise of existing zonings and provisions and has recommended the introduction of a number of new zonings. The Local Planning Strategy is currently being reviewed. Please contact the City of Kwinana's Planning Department for further information.

CLAUSE 32 AREA UNDER METROPOLITAN REGION SCHEME

All development within the area shown on Western Australian Planning Commission Plan 4.1489/1 and exceeding a value of \$250,000, or any proposed industrial/commercial developments within the Kwinana Industrial Area which are likely to attract large numbers of people, are required to be referred to the Western Australian Planning Commission for determination. For further information please contact the Western Australian Planning Commission on 6551 9000.

HOPE VALLEY WATTLEUP REDEVELOPMENT AREA

As a result of the Fremantle Rockingham Industrial Area Strategy, the Hope Valley Wattleup Redevelopment Act 2000 has been introduced. The Hope Valley Wattleup Redevelopment Area (now known as Latitude 32) is located between Fremantle and Rockingham in Perth's South West Corridor. This represents a State Government development commitment of more than 30 years, catering for an anticipated 10,000 jobs. Latitude 32 includes industrial coastline land within the City of Kwinana and City of Cockburn, with this under the control of the State Government (Landcorp) as established by the Hope Valley Wattleup Redevelopment Area Act 2000. Flinders Precinct is the first industrial precinct under construction within Latitude 32, and is taking place on the former Hope Valley town site.

WESTERN AUSTRALIAN PLANNING COMMISSION

It is recommended that the Western Australian Planning Commission be contacted in relation to the current Metropolitan Region Scheme zoning and for any recent or proposed amendments.

COCKBURN SOUND

The Cockburn Sound Management Council together with the City of Kwinana, City of Rockingham and City of Cockburn are concerned with the amount of discharge entering Cockburn Sound. As a result, a Cockburn Sound Policy has been developed aimed at reducing nutrient levels within Cockburn Sound, a copy of this policy and plan is available on the City of Kwinana website at <http://www.kwinana.wa.gov.au/our-services/planning-services/town-planning-scheme-policies>

One of the requirements of the Policy is that all new development within the Cockburn Sound Catchment Area is required to be connected to either reticulated sewer or a Nutrient Retentive Effluent Disposal System instead of a conventional septic system. Please contact the City of Kwinana's Environmental Health Department for further information.

NUTRIENT RETENTIVE EFFLUENT DISPOSAL

Council and State Government Policy require all new dwellings within the Peel Harvey Coastal Plain Catchment area to be connected to a Nutrient Retentive Effluent Disposal System instead of a conventional septic system. Please contact the City of Kwinana's Environmental Health Department for further information.



Enquiries: Trevor Servaas (08) 6551 9110
Our Ref: 42 / 64286532
Your Ref: 245981/22326

SAFETY BAY SETTLEMENTS
PO BOX 5220
ROCKINGHAM BEACH
6969 WA

Dear Sir/Madam

**CERTIFICATE UNDER CLAUSE 42 OF THE METROPOLITAN REGION SCHEME
ISSUED BY THE WESTERN AUSTRALIAN PLANNING COMMISSION**

In reply to your request, please find enclosed
Certificate Number: 64286532

It is advised that the enclosed Certificate has been prepared to conform with the current Statutory requirements (as at the date of signature) of the Metropolitan Region Scheme

Yours faithfully,

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

25 October 2022



25 October 2022

Match Financial Solutions Rockingham (WA - FAST) (Peter Famlonga)
Attention: Peter Famlonga
14/3 Benjamin Way
ROCKINGHAM WA 6168

Dear Peter,

Re: Formal Approval for Account Number - 4002479

We are pleased to advise that the loan application has been approved by Secure Funding Pty Ltd. The details of the approval/s along with the conditions that must be met are listed below:

Borrowers:	Nutbags Nominees Pty Ltd ACN 657 414 830 As Trustee For ICE Super Fund
Guarantors:	Ian Michael Chambers, Michelle Ebert and Thorpe Way Custodian Pty Ltd ACN 657 804 076 As Trustee For Thorpe Way Bare Trust
Loan Amount:	\$550,000.00
Less Est. Total Costs:	Mortgage Registration Fee for KWINANA BEACH - WA \$187.60 Property Search Fee for KWINANA BEACH - WA \$28.20 Valuation Fee \$770.00 Settlement Fee \$595.00 Documentation Fee \$695.00 Application Fee \$795.00 SMSF Review Fee \$695.00 Establishment Fee \$5,500.00
Est. available funds at settlement:	\$540,734.20
Loan Term:	30 years
Interest Rate:	7.45%, Commercial SuperCredit Variable P&I
Repayments:	\$3,856.86 Monthly (Includes monthly Service Fee of \$30.00)
Security:	1st registered Mortgage over 20 Thorpe Way, KWINANA BEACH WA 6167 Insurance Value: \$790,000.00

Each of these securities are to be covered for a minimum insurance

replacement value of the amount specified above and the interest of Secure Funding Pty Ltd must be noted

This loan has been approved subject to the following conditions:

- * Copy of Draft Transfer of Land for 20 Thorpe Way KWINANA BEACH WA 6167, required prior to settlement
- * Copy of Property Withholding Clearance Certificate, required prior to settlement
- * Max ID Verification of Identity to be completed by Ian Chambers or completed Identifier's Certificate (provided by Liberty), required prior to settlement

A formal Loan Agreement will be issued to the client shortly. Please contact me if you have any questions or require further assistance.

Yours sincerely,

Luke Vondrasek
Underwriter
Liberty Financial Pty Ltd



Metropolitan Region Scheme

Form 5

Scheme Certificate

In accordance with clause 42 of the
Metropolitan Region Scheme the following information relates to:

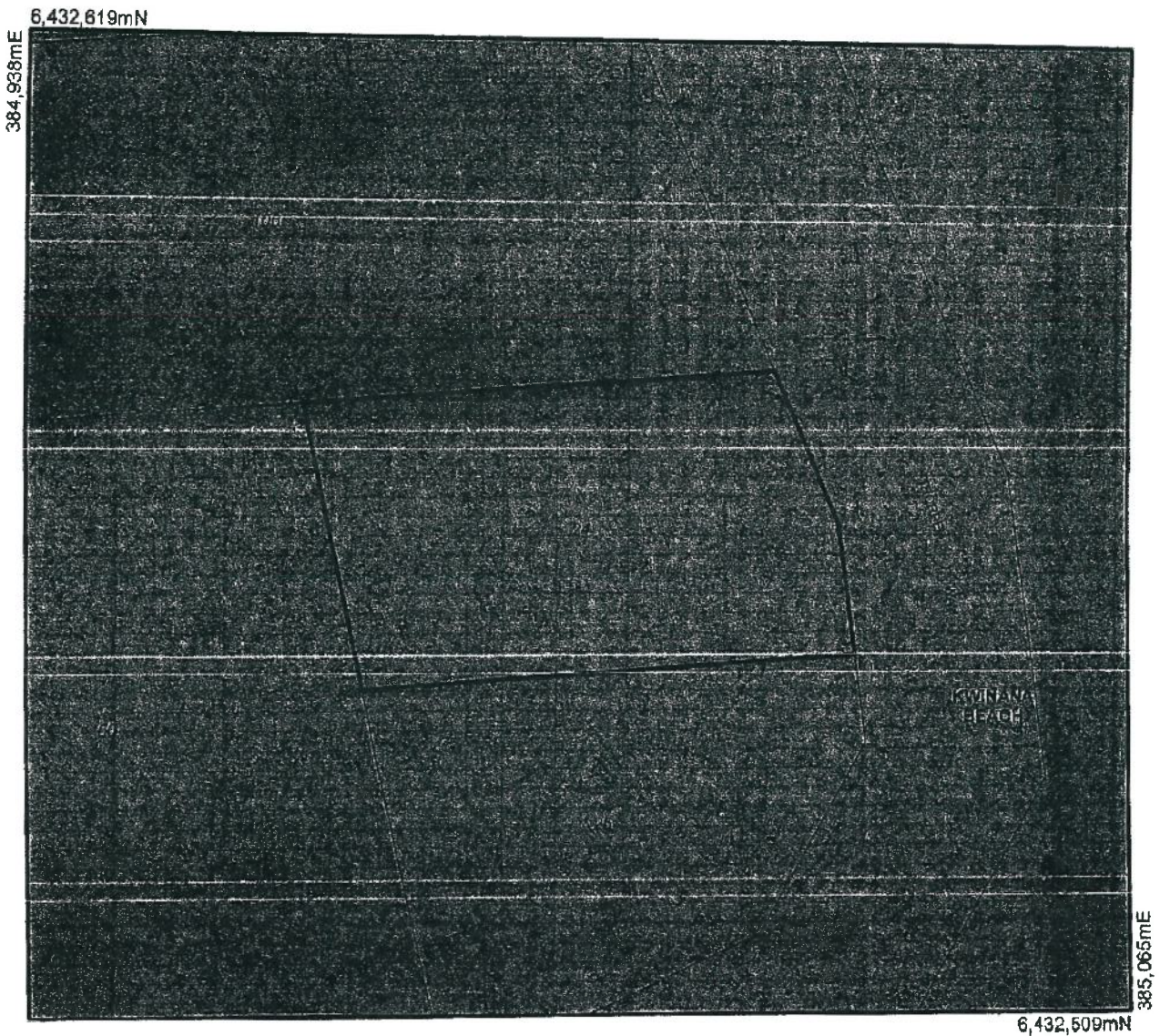
Certificate:
64286532

Receipt:
None

Date:
25/10/2022

Location: Thorpe Way, Kwinana Beach
Certificate of Title: Vol: 1527 Folio:945
Plan: 12662
Legend for reserved land and zones

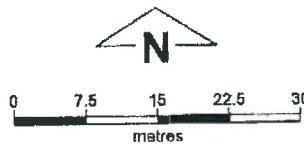
 Industrial



This certificate relates only to the provisions of the:
Metropolitan Region Scheme
and does not claim to indicate the land use allocation under
any local government provision.

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA.

Base information supplied by:
Western Australian Land Information Authority SLIP 1180-2020-1



Coordinates based on MGA Zone 50 (GDA 94)
All dimensions are in metres
Subject to survey

Ms Sam Fagan
Secretary
Western Australian Planning Commission

WESTERN



AUSTRALIA

REGISTER NUMBER 24/P12662	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 12/2/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1527 FOLIO 945

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 24 ON PLAN 12662

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WILLIAM JOHN MCEWAN OF 3 PETREA PLACE, CANNING VALE
ROBERT WILLIAM MCEWAN OF 35 STIRLING ROAD, CLAREMONT
AS JOINT TENANTS

(T M878318) REGISTERED 8/1/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE SAID LAND

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1527-945 (24/P12662)
PREVIOUS TITLE: 1527-916
PROPERTY STREET ADDRESS: 20 THORPE WAY, KWINANA BEACH.
LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA