

## WORKPAPERS INDEX

<b>Client:</b>	SYT	<b>Prepared by:</b>	ORL
<b>End Client:</b>	The Linden Solutions Fund	<b>Period:</b>	30/06/2019

<i>Ref</i>	<i>Detail</i>	
	Closing report	
A	Client Instructions	<input checked="" type="checkbox"/>
B	Financial Statements	<input checked="" type="checkbox"/>
C	Tax Return	<input checked="" type="checkbox"/>
D	Prior year information	<input checked="" type="checkbox"/>
E	Preparation Documents	<input checked="" type="checkbox"/>
F	Source Documents	<input checked="" type="checkbox"/>



<b>CLOSING REPORT</b>	<b>SYT</b>
<b>End client</b>	<b>The Linden Solutions Fund</b>
<b>Period</b>	<b>30/06/2019</b>

**Executive Summary**

2020 Financial statement  
2020 Tax return

**Done**

2020 Financial statement	Software: BGL360
2020 Tax return	Software: BGL360

**Output Documents**

<b>Name</b>	<b>Type</b>	<b>Comments</b>
Full report	.pdf	with cross reference

**Preparation Comments**

**KEY ASSUMPTIONS MADE:**

Market Value of property is kept unchanged same as LY.

**OTHER COMMENTS:**

**MISSING DOCUMENTS:**

\$48 & \$254 ASIC fees  
\$998.60 Quarter 4 Council Rates



# A. CLIENT INSTRUCTIONS



**Vietnam Operations Centre**  
7th and 8th Floors, BlueSky Tower, Saigon Airport Plaza, No. 1, Bach Dang street, Ward 2,  
Tan Binh District, Ho Chi Minh City, Vietnam  
**ODYSSEY ACCOUNTANTS**  
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Linden Solutions FY19

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Odyssey Odyssey Odyssey





**Vietnam Operations Centre**  
 7th and 8th Floors, BlueSky Tower, Saigon Airport Plaza, No. 1, Bach Dang street, Ward 4,  
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**Linden Solutions FY19**

Initial Queries



**QUERY NOTIFICATION :**

		SYT	
End Client Name	The Linden Solutions Fund	Year	2019

No	Date	Description	Client Response
1	02/11/2020	Please advise us to which member the <b>Employer contributions</b> belong ( <i>attached file – page 1</i> ).	Rodney
2	02/11/2020	Please note that we didn't see any <b>pension payment</b> made during the year. Hence please note that we will commute back pension accounts of member at 01/07/2018. Otherwise please clarify.	This is fine.
3	02/11/2020	Re property " <b>32 Torrens St, WATERFORD WEST</b> " please advise or provide us with the following:  1/ Property income received (\$20,250) doesn't match with schedule provided (\$20,800). Please advise how to treat the \$550 variance or confirm we should accept \$20,250 in GL#28000 as is for 2020FY. ( <i>Attached file – page 2-3</i> )  2/ Supporting documents for expenses below:  + \$998.60 paid on 03/05/2019 - Council rate Qtr 4 + \$699 paid on 26/06/2019 "Tfr to Forsalebyowner com"	<div style="background-color: #e6f2ff; padding: 5px;"> <ol style="list-style-type: none"> <li>Property was rented privately. Please use amount received in bank account, and accrue as rent receivable any shortfall on the \$400pw.</li> <li>Attached</li> </ol> </div>
4	02/11/2020	Please advise us whether we should offset bank receipts in GL#99800 to <b>Sundry Debtors</b> (O/B: \$24,000 from property construction). If not, please advise us the treatment of Sundry debtor and each amount in GL#99800.  ( <i>Attached file – page 4-6</i> )	Yes. See also attached notice of liquidation.
5	02/11/2020	Please provide us with <b>tax invoice or supporting doc</b> for the following:  + \$577.50 "Tfr to Pigot Miller Wilso" paid on 17/08/2018 + \$254 and \$53 ASIC fees paid on 02/07/2018 (ASIC invoices previously provided were for 2020FY)  Also please advise us specific amount if there is <b>Audit fee</b> needs to be split from \$1,870 Accountancy fee paid on 30/05/2019.	Pigot Miller is old accountant. Attached  Asic invoices for FY19 showing no balance from FY18. Note FY19 invoices not paid.  Audit Fee – Split off \$330 of the accounting fee.
6	02/11/2020	Please note that we will <b>offset</b> \$600 received on 10/05/2019 "Deposit Relle Evans Rtn to SMSF" with \$600 paid out on 09/05/2019".	This is fine.

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## THE LINDEN SOLUTIONS FUND

**General Ledger**

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Manual Suspense Account (99900)</b>					
Manual Suspense Account (99900)					
17/10/2018	DEPOSIT PRECISION CH PASCH1810160001343			128.25	128.25 CR
22/10/2018	DEPOSIT PRECISION CH PASCH1810190003312			855.00	983.25 CR
16/01/2019	Deposit PRECISION CH PASCH1901150001496			812.25	1,795.50 CR
21/01/2019	Deposit PRECISION CH PASCH1901180002214			812.25	2,607.75 CR
				<b>2,607.75</b>	<b>2,607.75 CR</b>

**Total Debits: 0.00**

**Total Credits: 0.00**

## THE LINDEN SOLUTIONS FUND

## General Ledger

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Rental Property Income (28000)</b>					
<u>32 Torrens St, WATERFORD WEST (32TORRENS)</u>					
05/07/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	400.00 CR
12/07/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	800.00 CR
19/07/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	1,200.00 CR
26/07/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	1,600.00 CR
02/08/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	2,000.00 CR
09/08/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	2,400.00 CR
16/08/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	2,800.00 CR
23/08/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	3,200.00 CR
30/08/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	3,600.00 CR
06/09/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	4,000.00 CR
13/09/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	4,400.00 CR
20/09/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	4,800.00 CR
27/09/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	5,200.00 CR
04/10/2018	DEPOSIT MCCULLOCH rent 32 torrens st			400.00	5,600.00 CR
10/10/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	6,000.00 CR
18/10/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	6,400.00 CR
25/10/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	6,800.00 CR
01/11/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	7,200.00 CR
08/11/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	7,600.00 CR
15/11/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	8,000.00 CR
22/11/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	8,400.00 CR
29/11/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	8,800.00 CR
06/12/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	9,200.00 CR
13/12/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	9,600.00 CR
20/12/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	10,000.00 CR
24/12/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	10,400.00 CR

## THE LINDEN SOLUTIONS FUND

## General Ledger

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
31/12/2018	DEPOSIT MCCULLOCH 32 torrens street [Deposit MCCULLOCH 32 torrens street]			400.00	10,800.00 CR
10/01/2019	Deposit MCCULLOCH 32 torrens street			400.00	11,200.00 CR
17/01/2019	Deposit MCCULLOCH 32 torrens street			400.00	11,600.00 CR
24/01/2019	Deposit MCCULLOCH 32 torrens street			400.00	12,000.00 CR
01/02/2019	Deposit MCCULLOCH 32 torrens street			400.00	12,400.00 CR
07/02/2019	Deposit MCCULLOCH 32 torrens street			400.00	12,800.00 CR
14/02/2019	Deposit MCCULLOCH 32 torrens street			400.00	13,200.00 CR
21/02/2019	Deposit MCCULLOCH 32 torrens street			400.00	13,600.00 CR
28/02/2019	Deposit MCCULLOCH 32 torrens street			400.00	14,000.00 CR
07/03/2019	Deposit MCCULLOCH 32 torrens street			400.00	14,400.00 CR
14/03/2019	Deposit MCCULLOCH 32 torrens street			400.00	14,800.00 CR
21/03/2019	Deposit MCCULLOCH 32 torrens street			400.00	15,200.00 CR
04/04/2019	Deposit MCCULLOCH 32 torrens street			400.00	15,600.00 CR
11/04/2019	Deposit MCCULLOCH 32 torrens street			300.00	15,900.00 CR
17/04/2019	Deposit MCCULLOCH 32 torrens street			400.00	16,300.00 CR
24/04/2019	Deposit MCCULLOCH 32 torrens street			400.00	16,700.00 CR
01/05/2019	Deposit MCCULLOCH 32 torrens street			400.00	17,100.00 CR
08/05/2019	Deposit MCCULLOCH 32 torrens street			400.00	17,500.00 CR
15/05/2019	Deposit MCCULLOCH 32 torrens street			400.00	17,900.00 CR
22/05/2019	Deposit MCCULLOCH 32 torrens street			300.00	18,200.00 CR
30/05/2019	Deposit MCCULLOCH 32 torrens street			400.00	18,600.00 CR
05/06/2019	Deposit MCCULLOCH 32 torrens street			400.00	19,000.00 CR
12/06/2019	Deposit MCCULLOCH 32 torrens street			450.00	19,450.00 CR
19/06/2019	Deposit MCCULLOCH 32 torrens street			400.00	19,850.00 CR
26/06/2019	Deposit MCCULLOCH 32 torrens street			400.00	20,250.00 CR
				<b>20,250.00</b>	<b>20,250.00 CR</b>

Total Debits: 0.00

Total Credits: 0.00

Receivable: \$400.00

Total: \$20,650.00

Reconcile Rent:  $400 * 49 \text{ weeks} + \$300 + \$300 + \$450 = \$20,650.00$

## THE LINDEN SOLUTIONS FUND

**General Ledger**

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Unspecified Data Clearing Account (99800)</b>					
Unspecified Data Clearing Account (99800)					
05/07/2018	DEPOSIT AREDHOHORP Linden repayment			10,000.00	10,000.00 CR
04/12/2018	DEPOSIT AREDHOHORP Dayana refund			4,000.00	14,000.00 CR
04/03/2019	Deposit AREDHOHORP Linden Refund			1,000.00	15,000.00 CR
04/03/2019	Deposit AREDHOHORP Redhouse refund			4,000.00	19,000.00 CR
				<b>19,000.00</b>	<b>19,000.00 CR</b>

**Total Debits: 0.00**

**Total Credits: 0.00**

5	20/04/2019	Please provide us with ATO Portals – Integrated Client Account (ICA) for the period from 01/07/2017 until today.	No transactions in FY18. ICA uploaded to portal
6	20/04/2019	<p>Please provide us with more information in regards to the \$18,000 – Income in advance and also confirm whether we should leave as is.</p> <p>Otherwise, please advise us how to treat it.</p> <p><i>(Please refer to attached file page 9)</i></p>	<p>Please see attached email. \$42k was paid for new building (granny flat). This amount appears to be included in Plant and Equipment in FY17. The building is not being built. A full refund is not being provided as the builder went broke. Client advises all but \$5k is received back. (See payment schedule in email). Suggest:                  Asset Deposit on Granny Flat \$42k                  Contra Asset Refund on Deposit (18K)                  And remove \$42k from plant and equipment.</p> <p>I'll follow up the paperwork for this and send across when I get it.</p>
<p><b>=&gt; Sundry Debtor: \$42,000 (page5-6) - \$18,000 (2017FY balance) = \$24,000</b></p>			
7	20/04/2019	<p>Please provide us with supporting documents or advise us how to treat the suspense amount per GL#91000.</p> <p><i>(Please refer to attached file page 10)</i></p>	<p>Please see attached email. (in order)                  Bond retained                  Late payment of employee super contribution for Relle.                  Audit fees.                  Insurance</p> <p>Re \$4,710 – Either lump sum payment or pension for Rod.</p>
8	20/04/2019	<p>Regarding <b>Members' accounts</b> this year,</p> <p>Kindly be advised that both members did not meet lump sum payment condition of release. Therefore, may we suggest our treatment as follow:</p> <p>+ Commute Relle's TTR account to Accumulation since from 01/07/2017.                  + Remain Rodney's ABP accounts.</p> <p>If so, please confirm whether the \$4,710 withdrawn from the fund's bank account on 27/06/2018 (page 10) was for pension payment to cover minimum required for Rodney's ABP accounts.</p> <p>Please advise us should there be other instructions.</p> <p><i>(Please refer to attached file page 11 for pension minimum details)</i></p>	<p>Re Relle – Yes commute to accumulation.</p> <p>Re Rod – This sounds fine. Yes \$4,710 was his payment/pension.</p>
9	20/04/2019	<p>Please confirm whether there was any Accounting/Audit/ASIC fee paid or should be accrued this year.</p> <p>If yes, please provide us with Tax invoices and advise us how to treat it as we were unable to find any related amounts</p>	No, just allocate in the year paid.

Attached - Lease Agreement for 6 May 2017 - 6 May 2019

b. Copy of council rates for full year

Attached - Rates notices 2017 - 2018

c. 11/09/2017 amount received \$211.14. Please confirm this was tenant payment toward water usage. (Or if not, what was it).

Tenant payment of water usage \$211.14. (Tenant rental ledger attached)

d. 28/07/2017 amount received \$59.62. Please confirm this was tenant payment toward water usage. (Or if not, what was it).

Deposited by Bernar & Daly Real Estate Epping NSW - for OUR tenancy in Beecroft NSW - over payment of water usage.

e. Re the \$3.19 credit card surcharge payment to Logan City Council on 07/06/18. How was this charged (I'm unable to find this amount in the accounts).

Attached receipt: Logan City Council rang whilst I was at my place of work and said I had short paid a Rate Notice and as it was only \$3 I gave them my debit card over the phone.

3. Regarding Member Insurance, please provide:

a. Copy of full Insurance policy TAL#1659292 of member Relle Evans to confirm premiums paid this year and correctly update insured amounts.

Attached Statement TAL#1659292

b. Copy of full Insurance policy TAL#1660380 insurance statements of member Rodney Pumpa for the period from 01/07/2017 to 16/10/2017 to reconcile premiums paid during that period.

Attached Statement TAL#1660380

4. The FY17 accounts have a line item on the balance sheet "\$18,000 – Income in advance". Please let me know what this relates to.

Insert & Form 505 attached - would the 18K be referring to the payments due from 'A Redhouse P/L'? We had paid 'A Redhouse P/L' 42K for an auxiliary building to put on the Waterford West site; on the proviso A Redhouse P/L would refund in full if the council didn't approve the dwelling on the site, which was what happened. A Redhouse P/L sold the auxiliary dwelling again and paid 37K of the 42K agreed to and went into liquidation this year. There is a loss of 5K.

Date	Details	Account	Category	Subcategory	Notes	Debit	Credit
4-Mar-19	AREDHOHORP Linden Refund	Cash Management Account	Financial	Transfers			1,000.00
4-Mar-19	AREDHOHORP Redhouse refund	Cash Management Account	Financial	Transfers			4,000.00
4-Dec-18	AREDHOHORP Dayana refund	Cash Management Account	Financial	Transfers			4,000.00
5-Jul-18	AREDHOHORP Linden repayment	Cash Management Account	Financial	Transfers			10,000.00
12-Jun-17	Ian Spence Bal Purchase Price	Cash Management Account	Financial	Transfers			18,000.00
1-Dec-15	TRANSACT FUNDS TFR TO A REDHOUSE	Cash Management Account	Investment	Other Investment Expenses	Investment Property - Settlement Final 44 Dayana Granny Flat Granny Flat for 32 Torrens Waterford Wes	16,000.00	
30-Nov-15	TRANSACT FUNDS TFR TO A REDHOUSE	Cash Management Account	Investment	Other Investment Expenses	Investment Property - Settlement 1397 449 Dayana Granny Flat Settlement of Granny Flat	20,000.00	



19-Nov-15	TRANSACT FUNDS TFR TO A REDHOUSE HOUSE	Cash Management Account	Investment	Other Investment Expenses	Investment Property - Deposit Stumping Transport Granny Flat 10percent deposit Granny Flat Stumping	2,000.00	
19-Nov-15	TRANSACT FUNDS TFR TO A REDHOUSE	Cash Management Account	Investment	Other Investment Expenses	Investment Property - Deposit 10percent 449 Dayana Granny Flat Inv 00001387 Granny Flat purchase	4,000.00	
Total						42,000.00	37,000.00

5. 21/07/2017 Funds received \$1,680.30. Please confirm what this relates to and send across any relevant documentation. (Bond retention?)

[Deposited by NSW RENTALBONDBOARD - for OUR past tenancy in Becroft NSW. I wouldn't have kept any past rental documentation.](#)

6. 30/08/2017 Funds received \$550.35. Deposited cheque ATO. Please confirm what this relates to and send across relevant documentation. (Possibly unpaid/late paid employer super).

[I remember banking the cheque but can't find a copy of it. It was a ATO refund with no details and Megan said bank it. I remembered thinking \\$550 out \(SMSF Auditors fees\) and \\$550 in \(from ATO\).](#)

7. 08/09/2017 Funds paid out \$550. Pigot Miller Wilso. Please confirm what this relates to and send across relevant documentation. (Possibly audit fees).

[Attached -Pigot Miller Wilson SMSF Audit Orange NSW inv 12017-6090](#)

8. 08/05/2018 Funds paid out \$645.74. Budget direct. Please confirm what this relates to and send across relevant documentation. (Possibly insurance).

[Attached - Budget Direct Insurance Renewal inv 115807520-02](#)

Re QMT - This is prepared. Let me know if you are around on Weds, to run through any of the above and QMT. (If not, I'll send across QMT via email/online document to sign).

Any questions, just let me know.

Kind regards,  
James Forbes

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**From:** Relle Evans <tainfyne@hotmail.com>

**Sent:** Wednesday, 17 April 2019 10:16 AM

**To:** James Forbes

**Subject:** Fw: Company Debt Reminder

Happy Easter James,

I hope this email finds you well?

I presume I should make payment on the below request from ASIC for Quiet Minds Therapy Pty Ltd (QMT)?

How are you proceeding with the personal and company returns for Rod and I, QMT and the SMSF Linden Solutions?

I shall be returning to Sydney on the 23rd of April, just in time for a long weekend 😊

Best wishes,

ODYSSEY

ODYSSEY

Odyssey

ODYSSEY

Odyssey

Odyssey

Odyssey



# B. FINANCIAL STATEMENTS

Financial statements and reports for the year ended  
30 June 2019

THE LINDEN SOLUTIONS FUND

THE LINDEN SOLUTIONS FUND  
**Reports Index**

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Trustee Minute / Resolution

Members Statement

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Investment Income

Contributions Breakdown

CGT Register

Trial Balance

## THE LINDEN SOLUTIONS FUND

## Statement of Financial Position

As at 30 June 2019

	Note	2019 \$	2018 \$
<b>Assets</b>			
<b>Investments</b>			
Plant and Equipment (at written down value) - Unitised	2	23,437.11	24,959.62
Real Estate Properties ( Australian - Residential)	3	321,562.89	320,040.38
<b>Total Investments</b>		<u>345,000.00</u>	<u>345,000.00</u>
<b>Other Assets</b>			
Sundry Debtors		0.00	24,000.00
Borrowing Cost	D4	107.51	701.91
Macquarie Cash Management Account	F8	29,831.37	30,572.90
Rent Receivables	A3#3.1	400.00	0.00
Income Tax Refundable	B12	547.50	0.00
<b>Total Other Assets</b>		<u>30,886.38</u>	<u>55,274.81</u>
<b>Total Assets</b>		<u>375,886.38</u>	<u>400,274.81</u>
Less:			
<b>Liabilities</b>			
Income Tax Payable		0.00	1,313.20
PAYG Payable	F102	590.00	0.00
Limited Recourse Borrowing Arrangements	F13	214,449.36	218,883.66
<b>Total Liabilities</b>		<u>215,039.36</u>	<u>220,196.86</u>
<b>Net assets available to pay benefits</b>		<u>160,847.02</u>	<u>180,077.95</u>
Represented by:			
<b>Liability for accrued benefits allocated to members' accounts</b>	5, 6		
Evans, Relle - Accumulation	B15	46,075.15	52,741.47
PUMPA, RODNEY - Accumulation	B17	114,771.87	9,512.21
PUMPA, RODNEY - Pension (Account Based Pension)	B19	0.00	48,932.13
PUMPA, RODNEY - Pension (Account Based Pension 2)	B21	0.00	68,892.14
<b>Total Liability for accrued benefits allocated to members' accounts</b>		<u>160,847.02</u>	<u>180,077.95</u>

## THE LINDEN SOLUTIONS FUND

## Operating Statement

For the year ended 30 June 2019

	Note	2019 \$	2018 \$
<b>Income</b>			
<b>Investment Income</b>			
Interest Received	F8	417.72	408.71
Rental Property Income	8 A6	20,650.00	22,480.30
<b>Investment Gains</b>			
Changes in Market Values	9 E3	6,513.51	11,465.20
<b>Contribution Income</b>			
Employer Contributions	B27	2,607.75	14,277.59
Personal Non Concessional		0.00	3.19
Other Contributions		0.00	550.35
<b>Total Income</b>		<u>30,188.98</u>	<u>49,185.34</u>
<b>Expenses</b>			
Accountancy Fees		2,117.50	0.00
ATO Supervisory Levy		259.00	259.00
Auditor's Remuneration	E5	330.00	550.00
ASIC Fees		302.00	0.00
Bank Charges		96.00	96.00
Borrowing Expense		594.40	594.40
Depreciation	E7	6,513.51	6,496.56
Non Deductible Expenses	F98-99	5,000.00	0.00
Interest Paid	E8	14,426.84	13,430.39
Property Expenses - Advertising		699.00	0.00
Property Expenses - Council Rates		1,924.26	1,875.39
Property Expenses - Garden and Lawn	E9	50.00	1,072.52
Property Expenses - Insurance Premium	-	696.53	645.74
Property Expenses - Pest Control	E10	270.00	360.00
Property Expenses - Repairs Maintenance		8,989.00	220.00
Property Expenses - Water Rates		2,129.92	1,770.22
<b>Member Payments</b>			
Life Insurance Premiums	E11	5,021.95	7,307.92
Pensions Paid		0.00	4,710.00
<b>Total Expenses</b>		<u>49,419.91</u>	<u>39,388.14</u>
<b>Benefits accrued as a result of operations before income tax</b>			
		<u>(19,230.93)</u>	<u>9,797.20</u>
Income Tax Expense	10	0.00	373.50
<b>Benefits accrued as a result of operations</b>		<u>(19,230.93)</u>	<u>9,423.70</u>

**THE LINDEN SOLUTIONS FUND****Notes to the Financial Statements**

For the year ended 30 June 2019

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**Note 1: Summary of Significant Accounting Policies**

The trustees have prepared the financial statements on the basis that the Superannuation Fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the Fund and the needs of members.

The financial statements have been prepared on a cash basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue by the Director(s).

**a. Measurement of Investments**

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions were made:

- that the buyer and the seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period;
- (iv) unlisted investments are stated at trustees' assessment based on estimated market value at balance date or where necessary, an external valuer's opinion; and
- (v) investment properties at the trustees' assessment of the market value or where necessary a qualified independent valuer's opinion at the end of reporting period.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustees have determined that the gross values of the Fund's financial liabilities is equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

**b. Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

**c. Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

## THE LINDEN SOLUTIONS FUND

**Notes to the Financial Statements**

For the year ended 30 June 2019

**Interest revenue**

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

**Dividend revenue**

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

**Rental revenue**

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

**Distribution revenue**

Distributions from unit trusts and managed funds are recognised as at the date the unit value is quoted ex-distribution and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable at market value.

**Remeasurement changes in market values**

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

**Contributions**

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

**d. Liability for Accrued Benefits**

The liability for accrued benefits represents the Fund's present obligation to pay benefits to members and beneficiaries, and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

**e. Critical Accounting Estimates and Judgements**

The preparation of financial statements requires the trustees to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

**Note 2: Plant and Equipment (at written down value) - Unitised**

	2019 \$	2018 \$
Blinds - Rumpus Room	234.12	273.52
Carpet	959.57	1,107.57
Carport- Zinalume 11.6M x 3.6M	7,640.35	7,852.85
Curtains - Rumpus Sliding Door	85.10	131.78
Dishwasher - Bosch SMS40E048AU/29	707.12	826.12
Security Door & Screens	1,712.80	1,759.80



## THE LINDEN SOLUTIONS FUND

## Notes to the Financial Statements

For the year ended 30 June 2019

Fence - New Fence Palings	725.45	745.70
Heat Lamp - Bathroom	237.69	277.69
Window Key Locks	358.25	368.25
Fence Painting	1,789.36	1,838.11
Roller & Vertical Blinds	1,741.88	2,000.88
Sliding Door - Rumpus Room	514.96	529.34
Toilet Suite	788.61	810.06
Concrete Driveway	4,832.90	4,965.00
Termite Barrier	1,108.95	1,472.95
	23,437.11	24,959.62

**Note 3: Real Estate Properties ( Australian - Residential)**

	<b>2019</b>	<b>2018</b>
	<b>\$</b>	<b>\$</b>
32 Torrens St, WATERFORD WEST	321,562.89	320,040.38
	321,562.89	320,040.38

**Note 4: Banks and Term Deposits**

	<b>2019</b>	<b>2018</b>
	<b>\$</b>	<b>\$</b>
<b>Banks</b>		
Macquarie Cash Management Account	29,831.37	30,572.90
	29,831.37	30,572.90

**Note 5: Liability for Accrued Benefits**

	<b>2019</b>	<b>2018</b>
	<b>\$</b>	<b>\$</b>
Liability for accrued benefits at beginning of year	180,077.95	170,654.25
Benefits accrued as a result of operations	(19,230.93)	9,423.70
Current year member movements	0.00	0.00
	160,847.02	180,077.95

**Note 6: Vested Benefits**

## THE LINDEN SOLUTIONS FUND

## Notes to the Financial Statements

For the year ended 30 June 2019

Vested benefits are benefits that are not conditional upon continued membership of the fund (or any factor other than resignation from the plan) and include benefits which members were entitled to receive had they terminated their fund membership as at the end of the reporting period.

	2019 \$	2018 \$
Vested Benefits	160,847.02	180,077.95

**Note 7: Guaranteed Benefits**

No guarantees have been made in respect of any part of the liability for accrued benefits.

**Note 8: Rental Income**

	2019 \$	2018 \$
32 Torrens St, WATERFORD WEST	20,650.00	22,480.30
	20,650.00	22,480.30

**Note 9: Changes in Market Values****Unrealised Movements in Market Value**

	2019 \$	2018 \$
<b>Real Estate Properties ( Australian - Residential)</b>		
32 Torrens St, WATERFORD WEST	6,513.51	11,465.20
	6,513.51	11,465.20
<b>Total Unrealised Movement</b>	6,513.51	11,465.20

**Realised Movements in Market Value**

	2019 \$	2018 \$
<b>Total Realised Movement</b>	0.00	0.00
<b>Changes in Market Values</b>	6,513.51	11,465.20

**Note 10: Income Tax Expense**

	2019 \$	2018 \$
The components of tax expense comprise		
Current Tax	0.00	373.50
Income Tax Expense	0.00	373.50

## THE LINDEN SOLUTIONS FUND

**Notes to the Financial Statements**

For the year ended 30 June 2019

The prima facie tax on benefits accrued before income tax is reconciled to the income tax as follows:

Prima facie tax payable on benefits accrued before income tax at 15%	(2,884.64)	1,469.58
Less:		
Tax effect of:		
Non Taxable Contributions	0.00	83.03
Increase in MV of Investments	977.03	1,719.78
Add:		
Tax effect of:		
SMSF Non-Deductible Expenses	750.00	0.00
Pension Payments	0.00	706.50
Tax Losses	3,111.45	0.00
Rounding	0.22	0.23
Income Tax on Taxable Income or Loss	0.00	373.50
Less credits:		
Current Tax or Refund	<u>0.00</u>	<u>373.50</u>

**THE LINDEN SOLUTIONS FUND**  
**Linden Solutions Pty Ltd ACN: 164156978**  
**Trustees Declaration**

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The directors of the trustee company have determined that the Fund is not a reporting entity and that these special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

The directors of the trustee company declare that:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2019 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2019 and the results of its operations for the year ended on that date in accordance with the accounting policies described in Note 1 to the financial statements;
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the superannuation fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2019.

Specifically, the directors of the trustee company declare that:

- in accordance with s120 of the Superannuation Industry (Supervision) Act 1993, no individual trustee has been or is a disqualified person;
- the Fund has satisfactory title to all assets, all assets are unencumbered and free from charge as prescribed by s50 of the Superannuation Industry (Supervision) Act 1993 and reg13.14 of the Superannuation Industry (Supervision) Act 1994; and
- to the knowledge of the directors of the trustee company, there have been no events or transactions subsequent to the balance date which could have a material impact on the Fund. Where such events have occurred, the effect of such events has been accounted and noted in the Fund's financial statements.

Signed in accordance with a resolution of the directors of the trustee company by:

.....  
Relle Evans  
Linden Solutions Pty Ltd  
Director

.....  
RODNEY PUMPA  
Linden Solutions Pty Ltd  
Director

02 December 2019

**THE LINDEN SOLUTIONS FUND****Compilation Report**

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We have compiled the accompanying special purpose financial statements of the THE LINDEN SOLUTIONS FUND which comprise the statement of financial position as at 30/06/2019 the operating statement for the year then ended, a summary of significant accounting policies and other explanatory notes. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1 to the financial statements.

**The Responsibility of the Trustee(s)**

The Trustee(s) of THE LINDEN SOLUTIONS FUND are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the financial reporting framework used is appropriate to meet their needs and for the purpose that the financial statements were prepared.

**Our Responsibility**

On the basis of information provided by the Trustee(s), we have compiled the accompanying special purpose financial statements in accordance with the financial reporting framework as described in Note 1 to the financial statements and APES 315: Compilation of Financial Information.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the financial reporting framework described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110: Code of Ethics for Professional Accountants.

**Assurance Disclaimer**

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.

James Forbes

of

Signed:

Dated: 02/12/2019

## THE LINDEN SOLUTIONS FUND

**Statement of Taxable Income**

For the year ended 30 June 2019

	2019
	\$
Benefits accrued as a result of operations	<b>B4</b> (19,230.93)
<b>Less</b>	
Increase in MV of investments	<b>E3</b> 6,513.51
	<u>6,513.51</u>
<b>Add</b>	
SMSF non deductible expenses	<b>F98-99</b> 5,000.00
	<u>5,000.00</u>
SMSF Annual Return Rounding	1.44
<b>Taxable Income or Loss</b>	<u>(20,743.00)</u>
Income Tax on Taxable Income or Loss	0.00
<b>CURRENT TAX OR REFUND</b>	<u>0.00</u>
Supervisory Levy	259.00
Income Tax Instalments Paid	<b>F102</b> (1,180.00)
<b>AMOUNT DUE OR REFUNDABLE</b>	<u>(921.00)</u>

**Income Tax Refundable: \$921 + \$259 (ATO levy) - \$632.50 F101 = \$547.50**

## THE LINDEN SOLUTIONS FUND

**Minutes of a meeting of the Director(s)**

held on 09 November 2020 at U 2 / 5 Balfour Street, Greenwich, New South Wales  
2065

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<b>PRESENT:</b>	Relle Evans and RODNEY PUMPA
<b>MINUTES:</b>	The Chair reported that the minutes of the previous meeting had been signed as a true record.
<b>FINANCIAL STATEMENTS OF SUPERANNUATION FUND:</b>	<p>It was resolved that the financial statements would be prepared as special purpose financial statements as, in the opinion of the trustee(s), the Superannuation Fund is a non-reporting entity and therefore is not required to comply with all Australian Accounting Standards.</p> <p>The Chair tabled the financial statements and notes to the financial statements of the Superannuation Fund in respect of the year ended 30 June 2019 and it was resolved that such statements be and are hereby adopted as tabled.</p>
<b>TRUSTEE'S DECLARATION:</b>	It was resolved that the trustee's declaration of the Superannuation Fund be signed.
<b>ANNUAL RETURN:</b>	Being satisfied that the Fund had complied with the requirements of the Superannuation Industry (Supervision) Act 1993 (SISA) and Regulations during the year ended 30 June 2019, it was resolved that the annual return be approved, signed and lodged with the Australian Taxation Office.
<b>TRUST DEED:</b>	The Chair tabled advice received from the Fund's legal adviser confirming that the fund's trust deed is consistent with all relevant superannuation and trust law.
<b>INVESTMENT STRATEGY:</b>	The allocation of the Fund's assets and the Fund's investment performance over the financial year were reviewed and found to be within the acceptable ranges outlined in the investment strategy. After considering the risk, rate of return, diversification and liquidity of the investments and the ability of the Fund to discharge its existing liabilities, it was resolved that the investment strategy continues to reflect the purposes and circumstances of the Fund and its members. Accordingly, no changes in the investment strategy were required.
<b>INSURANCE COVER:</b>	The trustee(s) reviewed the current life and total and permanent disability insurance coverage on offer to the members and resolved that the current insurance arrangements were appropriate for the Fund.
<b>ALLOCATION OF INCOME:</b>	It was resolved that the income of the Fund would be allocated to the members based on their average daily balance (an alternative allocation basis may be percentage of opening balance).
<b>AUDITORS:</b>	<p>It was resolved that</p> <p>TONY BOYS</p> <p>of</p> <p>Po Box 3376, Rundle Mall, South Australia 5000</p> <p>act as auditors of the Fund for the next financial year.</p>
<b>TAX AGENTS:</b>	<p>It was resolved that</p> <p>TAXSPOT PROFESSIONALS PTY LTD</p> <p>act as tax agents of the Fund for the next financial year.</p>
<b>TRUSTEE STATUS:</b>	Each of the trustee(s) confirmed that they are qualified to act as trustee(s) of the

THE LINDEN SOLUTIONS FUND

**Minutes of a meeting of the Director(s)**

held on 09 November 2020 at U 2 / 5 Balfour Street, Greenwich, New South Wales  
2065

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Fund and that they are not disqualified persons as defined by s 120 of the SISA.

**CONTRIBUTIONS RECEIVED:**

It was resolved that the contributions during the year be allocated to members on the basis of the schedule provided by the principal Fund employer.

**CLOSURE:**

All resolutions for this meeting were made in accordance with the SISA and Regulations.

There being no further business the meeting then closed.

Signed as a true record –

.....

Relle Evans

Chairperson



# Members Statement

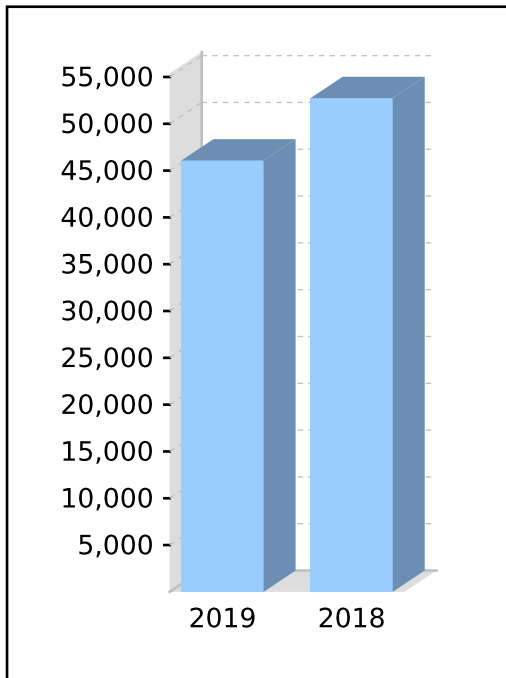
Relle Evans  
 U 2 / 5 Balfour Street  
 Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth :	27/08/1958	Nominated Beneficiaries	N/A
Age:	60	Vested Benefits	46,075.15
Tax File Number:	Provided	Total Death Benefit	546,075.15 = <b>\$46,075.15 + \$500,000 F92</b>
Date Joined Fund:	12/06/2013		
Service Period Start Date:	01/05/1992		
Date Left Fund:			
Member Code:	EVAREL00001A		
Account Start Date	12/06/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

### Your Balance

<b>Total Benefits</b>	46,075.15
<u>Preservation Components</u>	
Preserved	46,075.14
Unrestricted Non Preserved	0.01
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	349.39
Taxable	45,725.76
Investment Earnings Rate	-9.04%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2018	52,741.47	11,041.53
<u>Increases to Member account during the period</u>		
Employer Contributions		5,045.75
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		3.19
Government Co-Contributions		
Other Contributions		346.20
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	(4,868.44)	1,997.42
Internal Transfer In		36,973.73
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax		756.86
Income Tax	(193.92)	(1,039.18)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	<b>E11</b> 1,991.80	2,948.67
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2019	46,075.15	52,741.47

## Members Statement

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### Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

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Relle Evans  
Director

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RODNEY PUMPA  
Director

# Members Statement

RODNEY PUMPA

U 2 / 5 Balfour Street

Greenwich, New South Wales, 2065, Australia

**Your Details**

Date of Birth : 21/01/1958  
 Age: 61  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 29/01/1980  
 Date Left Fund:  
 Member Code: PUMROD00001A  
 Account Start Date 12/06/2013  
 Account Phase: Accumulation Phase  
 Account Description: Accumulation

Nominated Beneficiaries N/A  
 Vested Benefits 114,771.87  
 Total Death Benefit 614,771.87 = **\$114,771.87 + \$500,000 F93**

**Your Balance**

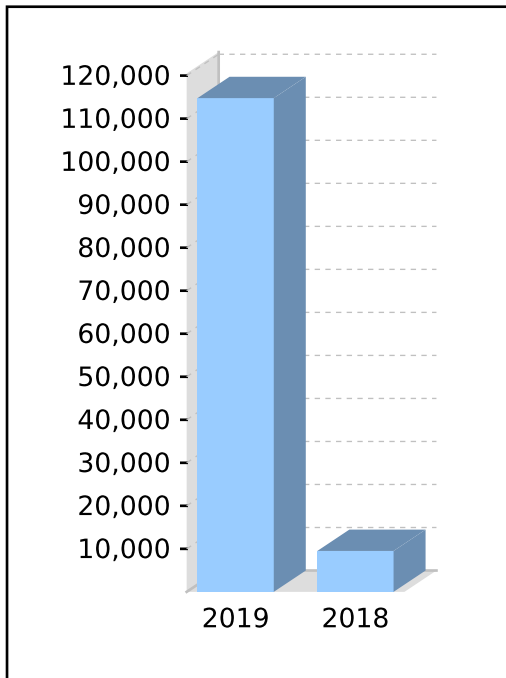
Total Benefits 114,771.87

Preservation Components  
 Preserved  
 Unrestricted Non Preserved 114,771.87  
 Restricted Non Preserved

Tax Components  
 Tax Free 24,136.25  
 Taxable 90,635.62  
 Investment Earnings Rate -9.26%

**Your Detailed Account Summary**

	This Year	Last Year
Opening balance at 01/07/2018	9,512.21	4,839.87
<u>Increases to Member account during the period</u>		
Employer Contributions	<b>B27</b> 2,607.75	9,231.84
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		204.15
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	(11,948.29)	251.42
Internal Transfer In	117,824.27	
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	391.17	1,384.77
Income Tax	(197.25)	(728.95)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	<b>E11</b> 3,030.15	4,359.25
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2019	114,771.87	9,512.21



# Members Statement

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### Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

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Relle Evans  
Director

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RODNEY PUMPA  
Director

# Members Statement

RODNEY PUMPA

U 2 / 5 Balfour Street

Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth : 21/01/1958  
 Age: 61  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 29/01/1980  
 Date Left Fund: 01/07/2018  
 Member Code: PUMROD00002P  
 Account Start Date: 30/06/2017  
 Account Phase: Retirement Phase  
 Account Description: Account Based Pension

Nominated Beneficiaries N/A  
 Vested Benefits  
 Total Death Benefit

### Your Balance

#### Total Benefits

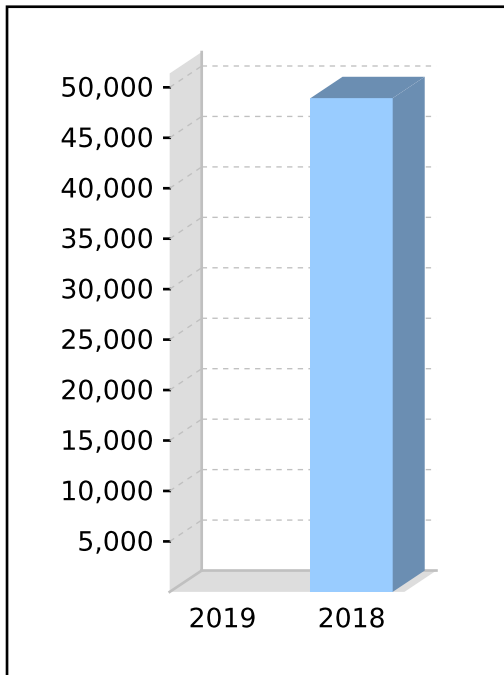
Preservation Components

Preserved  
 Unrestricted Non Preserved  
 Restricted Non Preserved

Tax Components

Tax Free (13.62%)  
 Taxable

Investment Earnings Rate 0%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2018	48,932.13	48,925.44
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings		1,966.69
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		1,960.00
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out	<b>E12</b> 48,932.13	
Closing balance at 30/06/2019	0.00	48,932.13

## Members Statement

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### Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

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Relle Evans  
Director

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RODNEY PUMPA  
Director

# Members Statement

RODNEY PUMPA

U 2 / 5 Balfour Street

Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth : 21/01/1958  
 Age: 61  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 29/01/1980  
 Date Left Fund: 01/07/2018  
 Member Code: PUMROD00003P  
 Account Start Date: 30/06/2017  
 Account Phase: Retirement Phase  
 Account Description: Account Based Pension 2

Nominated Beneficiaries N/A  
 Vested Benefits  
 Total Death Benefit

### Your Balance

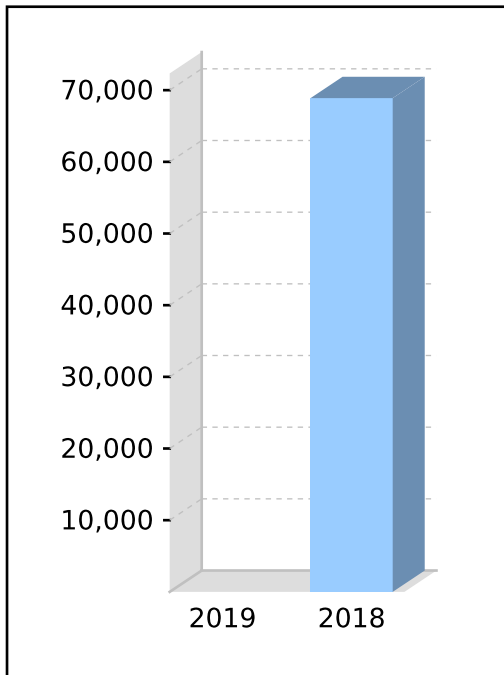
#### Total Benefits

Preservation Components

Preserved  
 Unrestricted Non Preserved  
 Restricted Non Preserved

Tax Components

Tax Free (20.71%)  
 Taxable  
 Investment Earnings Rate 0%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2018	68,892.14	68,873.68
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings		2,768.46
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		2,750.00
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out	<b>E12</b> 68,892.14	
Closing balance at 30/06/2019	0.00	68,892.14

## Members Statement

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### Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

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Relle Evans  
Director

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RODNEY PUMPA  
Director



# THE LINDEN SOLUTIONS FUND

## Investment Summary Report

As at 30 June 2019

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
<b>Cash/Bank Accounts</b>								
Macquarie Cash Management Account		29,831.370000	29,831.37	<b>F8</b>	29,831.37			7.96 %
			<b>29,831.37</b>		<b>29,831.37</b>		<b>0.00 %</b>	<b>7.96 %</b>
<b>Plant and Equipment (at written down value) - Unitised</b>								
32TOBLINDS Blinds - Rumpus Room	1.00	234.120000	234.12		394.00	(159.88)	(40.58) %	0.06 %
32TOCARPE Carpet T	2.00	479.785000	959.57		740.00	(520.43)	(35.16) %	0.26 %
32TOCARPO Carport- Zinalume 11.6M x RT 3.6M	2.00	3,820.175000	7,640.35		4,250.00	(859.65)	(10.11) %	2.04 %
32TOWAY Concrete Driveway	3.00	1,610.966666	4,832.90		1,761.33	(451.10)	(8.54) %	1.29 %
32TOCURTA Curtains - Rumpus Sliding Door INS	1.00	85.100000	85.10		280.00	(194.90)	(69.61) %	0.02 %
32TODISH Dishwasher - Bosch SMS40E048AU/29	1.00	707.120000	707.12		1,190.00	(482.88)	(40.58) %	0.19 %
32TOFENCE Fence - New Fence Palings	1.00	725.450000	725.45	<b>E6</b>	810.00	(84.55)	(10.44) %	0.19 %
32TOPAINT Fence Painting	1.00	1,789.360000	1,789.36	<b>E7</b>	1,950.00	(160.64)	(8.24) %	0.48 %
32TOLAMP Heat Lamp - Bathroom	1.00	237.690000	237.69		400.00	(162.31)	(40.58) %	0.06 %
32TORBLIN Roller & Vertical Blinds DS	2.00	870.940000	1,741.88		1,295.00	(848.12)	(32.75) %	0.46 %
32TODOOR Security Door & Screens	1.00	1,712.800000	1,712.80		1,880.00	(167.20)	(8.89) %	0.46 %
32TOSDOO Sliding Door - Rumpus Room R	1.00	514.960000	514.96		575.00	(60.04)	(10.44) %	0.14 %
TERMITEBA Termite Barrier RRIER	1.00	1,108.950000	1,108.95		1,820.00	(711.05)	(39.07) %	0.30 %
32TOSUITE Toilet Suite	1.00	788.610000	788.61		858.00	(69.39)	(8.09) %	0.21 %
32TOLOCKS Window Key Locks	1.00	358.250000	358.25		400.00	(41.75)	(10.44) %	0.10 %
			<b>23,437.11</b>		<b>28,411.00</b>	<b>(4,973.89)</b>	<b>(17.51) %</b>	<b>6.25 %</b>
<b>Real Estate Properties ( Australian - Residential)</b>								
32TORRENS 32 Torrens St, WATERFORD WEST	1.00	321,562.890000	321,562.89		289,226.70	32,336.19	11.18 %	85.79 %
			<b>321,562.89</b>		<b>289,226.70</b>	<b>32,336.19</b>	<b>11.18 %</b>	<b>85.79 %</b>
			<b>374,831.37</b>		<b>347,469.07</b>	<b>27,362.30</b>	<b>7.87 %</b>	<b>100.00 %</b>

**THE LINDEN SOLUTIONS FUND**  
**Investment Movement Report**

As at 30 June 2019

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
<b>Bank Accounts</b>										
Macquarie Cash Management Account		30,572.90		43,428.37		(44,169.90)			29,831.37	29,831.37
		<b>30,572.90</b>		<b>43,428.37</b>		<b>(44,169.90)</b>			<b>29,831.37</b>	<b>29,831.37</b>
<b>Plant and Equipment (at written down value) - Unitised</b>										
Blinds - Rumpus Room	1.00	394.00						1.00	394.00	234.12
Carpet	2.00	1,480.00						2.00	1,480.00	959.57
Carport- Zinalume 11.6M x 3.6M	2.00	8,500.00						2.00	8,500.00	7,640.35
Concrete Driveway	3.00	5,284.00						3.00	5,284.00	4,832.90
Curtains - Rumpus Sliding Door	1.00	280.00						1.00	280.00	85.10
Dishwasher - Bosch SMS40E048AU/29	1.00	1,190.00						1.00	1,190.00	707.12
Fence - New Fence Palings	1.00	810.00						1.00	810.00	725.45
Fence Painting	1.00	1,950.00						1.00	1,950.00	1,789.36
Heat Lamp - Bathroom	1.00	400.00						1.00	400.00	237.69
Roller & Vertical Blinds										

**THE LINDEN SOLUTIONS FUND**  
**Investment Movement Report**

As at 30 June 2019

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
	2.00	2,590.00						2.00	2,590.00	1,741.88
Security Door & Screens	1.00	1,880.00						1.00	1,880.00	1,712.80
Sliding Door - Rumpus Room	1.00	575.00						1.00	575.00	514.96
Termite Barrier	1.00	1,820.00						1.00	1,820.00	1,108.95
Toilet Suite	1.00	858.00						1.00	858.00	788.61
Window Key Locks	1.00	400.00						1.00	400.00	358.25
		<b>28,411.00</b>							<b>28,411.00</b>	<b>23,437.11</b>
<b>Real Estate Properties ( Australian - Residential)</b>										
32 Torrens St, WATERFORD WEST	1.00	294,217.70				(4,991.00)	0.00	1.00	289,226.70	321,562.89
		<b>294,217.70</b>				<b>(4,991.00)</b>	<b>0.00</b>		<b>289,226.70</b>	<b>321,562.89</b>
		<b>353,201.60</b>		<b>43,428.37</b>		<b>(49,160.90)</b>	<b>0.00</b>		<b>347,469.07</b>	<b>374,831.37</b>

**THE LINDEN SOLUTIONS FUND**  
**Investment Income Report**

As at 30 June 2019

Investment	Total Income	Franked	Unfranked	Interest/ Other	Franking Credits	Foreign Income	Foreign Credits * 1	Assessable Income (Excl. Capital Gains) * 2	TFN Credits	Other Deductions	Distributed Capital Gains	Non- Assessable Payments
<b>Bank Accounts</b>												
Macquarie Cash Management Account	417.72			417.72	0.00	0.00	0.00	417.72			0.00	0.00
	<b>417.72</b>			<b>417.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>417.72</b>			<b>0.00</b>	<b>0.00</b>
<b>Real Estate Properties ( Australian - Residential)</b>												
32TORRENS 32 Torrens St, WATERFORD WEST	20,650.00							20,650.00				
	<b>20,650.00</b>							<b>20,650.00</b>				
	<b>21,067.72</b>			<b>417.72</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,067.72</b>			<b>0.00</b>	<b>0.00</b>

Assessable Income (Excl. Capital Gains) **21,067.72**

Net Capital Gain **0.00**

**Total Assessable Income 21,067.72**

\* 1 Includes foreign credits from foreign capital gains.

\* 2 Assessable Income in the SMSF Annual Return will be different as capital gains and losses from disposals of assets have not been included.

For a breakdown of Distributed Capital Gains and Non-Assessable Payments refer to Distributions Reconciliation Report.

## THE LINDEN SOLUTIONS FUND

## Contributions Breakdown Report

For The Period 01 July 2018 - 30 June 2019

## Summary

Member	D.O.B	Age (at 30/06/2018)	Total Super Balance (at 30/06/2018) *1	Confirmed in A3#1			Reserves	Total
				Concessional	Non-Concessional	Other		
Evans, Relle	27/08/1958	59	52,741.47	0.00	0.00	0.00	0.00	
PUMPA, RODNEY	21/01/1958	60	127,336.48	2,607.75	0.00	0.00	2,607.75	
<b>All Members</b>				<b>2,607.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,607.75</b>

\*1 Total Super Balance is per individual across funds within a firm.

## Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position	
Evans, Relle	Concessional	0.00	25,000.00	25,000.00	Below Cap
	Non-Concessional	0.00	100,000.00	100,000.00	Below Cap
PUMPA, RODNEY	Concessional	2,607.75	25,000.00	22,392.25	Below Cap
	Non-Concessional	0.00	100,000.00	100,000.00	Below Cap

## NCC Bring Forward Caps

Member	Bring Forward Cap	2016	2017	2018	2019	Total	Current Position
Evans, Relle	N/A	0.00	0.00	3.19	0.00	N/A	Bring Forward Not Triggered
PUMPA, RODNEY	N/A	0.00	3,000.00	0.00	0.00	N/A	Bring Forward Not Triggered

**PUMPA, RODNEY**

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data							
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other			
17/10/2018	DEPOSIT PRECISION CH PASCH1810160001 343	Employer	128.25											
				↑ F2 ↓										
22/10/2018	DEPOSIT PRECISION CH PASCH1810190003 312	Employer	855.00											
16/01/2019	Deposit PRECISION CH PASCH1901150001 496	Employer	812.25											
				↑ F5 ↓										
21/01/2019	Deposit PRECISION CH PASCH1901180002 214	Employer	812.25											
<b>Total - PUMPA, RODNEY</b>			<b>2,607.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>Total for all members</b>			<b>2,607.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>								

**THE LINDEN SOLUTIONS FUND**  
**CGT Register Report**

As at 30 June 2019

Investment	Transaction Date	Contract Date	CGT Transaction Type	Units	Cost Base	Cost Base Adj Tax Def	Cost Base Adj Tax Free	Reduced Cost Base	Adjusted Cost Base	Net Other Capital Gain	Net Indexed Gain	Gross Discounted Gain	CGT Loss
<b>Plant and Equipment (at written down value) - Unitised</b>													
Blinds - Rumpus Room													
	30/06/2019	30/06/2019	Depreciation			39.40							
Carpet													
	30/06/2019	30/06/2019	Depreciation			148.00							
Carport- Zinalume 11.6M x 3.6M													
	30/06/2019	30/06/2019	Depreciation			212.50							
Concrete Driveway													
	30/06/2019	30/06/2019	Depreciation			132.10							
Curtains - Rumpus Sliding Door													
	30/06/2019	30/06/2019	Depreciation			46.68							
Dishwasher - Bosch SMS40E048AU/29													
	30/06/2019	30/06/2019	Depreciation			119.00							
Fence - New Fence Palings													
	30/06/2019	30/06/2019	Depreciation			20.25							
Fence Painting													
	30/06/2019	30/06/2019	Depreciation			48.75							
Heat Lamp - Bathroom													
	30/06/2019	30/06/2019	Depreciation			40.00							
Roller & Vertical Blinds													
	30/06/2019	30/06/2019	Depreciation			259.00							

E6-7

**THE LINDEN SOLUTIONS FUND**  
**CGT Register Report**

As at 30 June 2019

Investment	Transaction	Contract	CGT	Units	Cost Base	Cost Base Adj	Cost Base Adj	Reduced Cost	Adjusted Cost	Net Other	Net Indexed	Gross	CGT Loss
	Date	Date	Transaction			Tax Def	Tax Free	Base	Base	Capital Gain	Gain	Discounted	
			Type									Gain	

**Plant and Equipment (at written down value) - Unitised**

Security Door & Screens

30/06/2019 30/06/2019 Depreciation 47.00

Sliding Door - Rumpus Room

30/06/2019 30/06/2019 Depreciation 14.38

Termite Barrier

30/06/2019 30/06/2019 Depreciation 364.00

Toilet Suite

30/06/2019 30/06/2019 Depreciation 21.45

Window Key Locks

30/06/2019 30/06/2019 Depreciation 10.00

**E6-7**

**Real Estate Properties ( Australian - Residential)**

32 Torrens St, WATERFORD WEST

30/06/2019 01/07/2014 ReturnOfCapit (4,991.00)



## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2019

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	<b>24200</b>	<b>Contributions</b>			
(5,395.14)	24200/EVAREL00001A	(Contributions) EVANS, RELLE - Accumulation			
(9,435.99)	24200/PUMROD00001A	(Contributions) PUMPA, RODNEY - Accumulation			2,607.75
(11,465.20)	24700	Changes in Market Values of Investments			6,513.51
	<b>25000</b>	<b>Interest Received</b>			
(408.71)	25000/MBLCMA	Macquarie Cash Management Account			417.72
	<b>28000</b>	<b>Rental Property Income</b>			
(22,480.30)	28000/32TORRENS	32 Torrens St, WATERFORD WEST			20,650.00
	30100	Accountancy Fees		2,117.50	
259.00	30400	ATO Supervisory Levy		259.00	
550.00	30700	Auditor's Remuneration		330.00	
	30800	ASIC Fees		302.00	
96.00	31500	Bank Charges		96.00	
594.40	31600	Borrowing Expense		594.40	
	<b>33400</b>	<b>Depreciation</b>			
39.40	33400/32TOBLINDS	Blinds - Rumpus Room		39.40	
148.00	33400/32TOCARPET	Carpet		148.00	
212.50	33400/32TOCARPORT	Carport- Zinalume 11.6M x 3.6M		212.50	
46.68	33400/32TOCURTAIN S	Curtains - Rumpus Sliding Door		46.68	
119.00	33400/32TODISH	Dishwasher - Bosch SMS40E048AU/29		119.00	
47.00	33400/32TODOOR	Security Door & Screens		47.00	
20.25	33400/32TOFENCE	Fence - New Fence Palings		20.25	
40.00	33400/32TOLAMP	Heat Lamp - Bathroom		40.00	
10.00	33400/32TOLOCKS	Window Key Locks		10.00	
48.75	33400/32TOPAINT	Fence Painting		48.75	
259.00	33400/32TORBLINDS	Roller & Vertical Blinds		259.00	
14.38	33400/32TOSDOOR	Sliding Door - Rumpus Room		14.38	
21.45	33400/32TOSUITE	Toilet Suite		21.45	
132.10	33400/32TOWAY	Concrete Driveway		132.10	

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2019

Last Year	Code	Account Name	Units	Debits \$	Credits \$
4,991.00	33400/LINPPE	Plant and Equipment		4,991.00	
347.05	33400/TERMITEBARRI ER	Termite Barrier		364.00	
	36000	Non Deductible Expenses		5,000.00	
13,430.39	37900	Interest Paid		14,426.84	
	<b>39000</b>	<b>Life Insurance Premiums</b>			
2,948.67	39000/EVAREL00001A	(Life Insurance Premiums) EVANS, RELLE - Accumulation		1,991.80	
4,359.25	39000/PUMROD00001 A	(Life Insurance Premiums) PUMPA, RODNEY - Accumulation		3,030.15	
	<b>41600</b>	<b>Pensions Paid</b>			
1,960.00	41600/PUMROD00002 P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension)			
2,750.00	41600/PUMROD00003 P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension 2)			
	<b>41920</b>	<b>Property Expenses - Advertising</b>			
	41920/32TORRENS	32 Torrens St, WATERFORD WEST		699.00	
	<b>41960</b>	<b>Property Expenses - Council Rates</b>			
1,875.39	41960/32TORRENS	32 Torrens St, WATERFORD WEST		1,924.26	
	<b>41970</b>	<b>Property Expenses - Garden and Lawn</b>			
1,072.52	41970/32TORRENS	32 Torrens St, WATERFORD WEST		50.00	
	<b>41980</b>	<b>Property Expenses - Insurance Premium</b>			
645.74	41980/32TORRENS	32 Torrens St, WATERFORD WEST		696.53	
	<b>42040</b>	<b>Property Expenses - Pest Control</b>			
360.00	42040/32TORRENS	32 Torrens St, WATERFORD WEST		270.00	
	<b>42060</b>	<b>Property Expenses - Repairs Maintenance</b>			
220.00	42060/32TORRENS	32 Torrens St, WATERFORD WEST		8,989.00	
	<b>42150</b>	<b>Property Expenses - Water Rates</b>			
1,770.22	42150/32TORRENS	32 Torrens St, WATERFORD WEST		2,129.92	
373.50	48500	Income Tax Expense			
9,423.70	49000	Profit/Loss Allocation Account			19,230.93
	<b>50010</b>	<b>Opening Balance</b>			
(11,041.53)	50010/EVAREL00001A	(Opening Balance) EVANS, RELLE - Accumulation			52,741.47

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2019

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(36,973.73)	50010/EVAREL00002P	(Opening Balance) EVANS, RELLE - Pension (Transition to Retirement Pension)			0.00
(4,839.87)	50010/PUMROD00001A	(Opening Balance) PUMPA, RODNEY - Accumulation			9,512.21
(48,925.44)	50010/PUMROD00002P	(Opening Balance) PUMPA, RODNEY - Pension (Account Based Pension)			48,932.13
(68,873.68)	50010/PUMROD00003P	(Opening Balance) PUMPA, RODNEY - Pension (Account Based Pension 2)			68,892.14
	<b>52420</b>	<b>Contributions</b>			
(5,395.14)	52420/EVAREL00001A	(Contributions) EVANS, RELLE - Accumulation			0.00
(9,435.99)	52420/PUMROD00001A	(Contributions) PUMPA, RODNEY - Accumulation			2,607.75
	<b>53100</b>	<b>Share of Profit/(Loss)</b>			
(1,997.42)	53100/EVAREL00001A	(Share of Profit/(Loss)) EVANS, RELLE - Accumulation		4,868.44	
(251.42)	53100/PUMROD00001A	(Share of Profit/(Loss)) PUMPA, RODNEY - Accumulation		11,948.29	
(1,966.69)	53100/PUMROD00002P	(Share of Profit/(Loss)) PUMPA, RODNEY - Pension (Account Based Pension)			0.00
(2,768.46)	53100/PUMROD00003P	(Share of Profit/(Loss)) PUMPA, RODNEY - Pension (Account Based Pension 2)			0.00
	<b>53330</b>	<b>Income Tax</b>			
(1,039.18)	53330/EVAREL00001A	(Income Tax) EVANS, RELLE - Accumulation			193.92
(728.95)	53330/PUMROD00001A	(Income Tax) PUMPA, RODNEY - Accumulation			197.25
	<b>53800</b>	<b>Contributions Tax</b>			
756.86	53800/EVAREL00001A	(Contributions Tax) EVANS, RELLE - Accumulation			0.00
1,384.77	53800/PUMROD00001A	(Contributions Tax) PUMPA, RODNEY - Accumulation		391.17	
	<b>53920</b>	<b>Life Insurance Premiums</b>			
2,948.67	53920/EVAREL00001A	(Life Insurance Premiums) EVANS, RELLE - Accumulation		1,991.80	
4,359.25	53920/PUMROD00001A	(Life Insurance Premiums) PUMPA, RODNEY - Accumulation		3,030.15	
	<b>54160</b>	<b>Pensions Paid</b>			
1,960.00	54160/PUMROD00002P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension)			0.00
2,750.00	54160/PUMROD00003P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension 2)			0.00
	<b>56100</b>	<b>Internal Transfers In</b>			

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2019

Last Year	Code	Account Name	Units	Debits \$	Credits \$
(36,973.73)	56100/EVAREL00001A	(Internal Transfers In) EVANS, RELLE - Accumulation			0.00
	56100/PUMROD00001A	(Internal Transfers In) PUMPA, RODNEY - Accumulation			117,824.27
	<b>57100</b>	<b>Internal Transfers Out</b>			
36,973.73	57100/EVAREL00002P	(Internal Transfers Out) EVANS, RELLE - Pension (Transition to Retirement Pension)			0.00
	57100/PUMROD00002P	(Internal Transfers Out) PUMPA, RODNEY - Pension (Account Based Pension)		48,932.13	
	57100/PUMROD00003P	(Internal Transfers Out) PUMPA, RODNEY - Pension (Account Based Pension 2)		68,892.14	
	<b>60400</b>	<b>Bank Accounts</b>			
30,572.90	60400/MBLCMA	Macquarie Cash Management Account		29,831.37	
24,000.00	68000	Sundry Debtors			0.00
701.91	68100	Borrowing Cost		107.51	
	68200	Rent Receivables		400.00	
	<b>76550</b>	<b>Plant and Equipment (at written down value) - Unitised</b>			
273.52	76550/32TOBLINDS	Blinds - Rumpus Room	1.0000	234.12	
1,107.57	76550/32TOCARPET	Carpet	2.0000	959.57	
7,852.85	76550/32TOCARPORT	Carport- Zinalume 11.6M x 3.6M	2.0000	7,640.35	
131.78	76550/32TOCURTAIN S	Curtains - Rumpus Sliding Door	1.0000	85.10	
826.12	76550/32TODISH	Dishwasher - Bosch SMS40E048AU/29	1.0000	707.12	
1,759.80	76550/32TODOOR	Security Door & Screens	1.0000	1,712.80	
745.70	76550/32TOFENCE	Fence - New Fence Palings	1.0000	725.45	
277.69	76550/32TOLAMP	Heat Lamp - Bathroom	1.0000	237.69	
368.25	76550/32TOLOCKS	Window Key Locks	1.0000	358.25	
1,838.11	76550/32TOPAINT	Fence Painting	1.0000	1,789.36	
2,000.88	76550/32TORBLINDS	Roller & Vertical Blinds	2.0000	1,741.88	
529.34	76550/32TOSDOOR	Sliding Door - Rumpus Room	1.0000	514.96	
810.06	76550/32TOSUITE	Toilet Suite	1.0000	788.61	
4,965.00	76550/32TOWAY	Concrete Driveway	3.0000	4,832.90	
1,472.95	76550/TERMITEBARRIER	Termite Barrier	1.0000	1,108.95	

## THE LINDEN SOLUTIONS FUND

**Trial Balance**

As at 30 June 2019

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	<b>77200</b>	<b>Real Estate Properties ( Australian - Residential)</b>			
320,040.38	77200/32TORRENS	32 Torrens St, WATERFORD WEST	1.0000	321,562.89	
(1,313.20)	85000	Income Tax Payable/Refundable		547.50	
	<b>85500</b>	<b>Limited Recourse Borrowing Arrangements</b>			
(218,883.66)	85500/32TORRENS	NAB Tailored Home Loan			214,449.36
	86000	PAYG Payable			590.00
				<b>565,360.41</b>	<b>565,360.41</b>
<b>Current Year Profit/(Loss): (19,230.93)</b>					



## C. TAX RETURN

Signature as prescribed in tax return

# Self-managed superannuation fund annual return 2019

## 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 2019* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2019* (NAT 71606) (the instructions) can assist you to complete this annual return.
- ➡ The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

## To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S	M	/	T	#		S	T				
---	---	---	---	---	--	---	---	--	--	--	--

- Place  in ALL applicable boxes.

- Postal address for annual returns:

**Australian Taxation Office**  
**GPO Box 9845**  
**[insert the name and postcode**  
**of your capital city]**

For example;

**Australian Taxation Office**  
**GPO Box 9845**  
**SYDNEY NSW 2001**

## Section A: Fund information

1 **Tax file number (TFN)**

- To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

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

2 **Name of self-managed superannuation fund (SMSF)**

THE LINDEN SOLUTIONS FUND

3 **Australian business number (ABN)** (if applicable)

4 **Current postal address**

Level 8

65 York Street

Suburb/town

Sydney

State/territory

NSW

Postcode

2000

5 **Annual return status**

Is this an amendment to the SMSF's 2019 return?

**A** No  Yes

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

**B** No  Yes

Signature as prescribed in tax return

Tax File Number

Provided

**6 SMSF auditor**

Auditor's name

Title: Mr  Mrs  Miss  Ms  Other 

Family name

BOYS

First given name

Other given names

TONY

SMSF Auditor Number

100014140

Auditor's phone number

0410712708

Postal address

Po Box 3376

Suburb/town

Rundle Mall

State/territory

SA

Postcode

5000

Date audit was completed **A** Day  / Month  / Year 

Was Part A of the audit report qualified?

**B** No  Yes 

Was Part B of the audit report qualified?

**C** No  Yes 

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

**D** No  Yes **7 Electronic funds transfer (EFT)**

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

**A Fund's financial institution account details**

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

Fund BSB number Fund account number 

Fund account name

THE LINDEN SOLUTIONS FUND

I would like my tax refunds made to this account.  Go to C.**B Financial institution account details for tax refunds**

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

BSB number Account number 

Account name

**C Electronic service address alias**

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



Signature as prescribed in tax return

Tax File Number

Provided

- 8 Status of SMSF** Australian superannuation fund **A** No  Yes  Fund benefit structure **B** **A** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No  Yes

**9 Was the fund wound up during the income year?**

- No  Yes  If yes, provide the date on which the fund was wound up  /  /  Have all tax lodgment and payment obligations been met? No  Yes

**10 Exempt current pension income**

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

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

No  Go to Section B: Income.Yes  Exempt current pension income amount **A** \$ 

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

Segregated assets method **B** Unsegregated assets method **C**  Was an actuarial certificate obtained? **D** Yes 

Did the fund have any other income that was assessable?

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

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

Signature as prescribed in tax return

Tax File Number

**Section B: Income**

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

**11 Income**

Did you have a capital gains tax (CGT) event during the year? **G** No  Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2019*.

Have you applied an exemption or rollover? **M** No  Yes  Code

Net capital gain **A** \$

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

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

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

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

Transfers from foreign funds **F** \$  Number

Gross payments where ABN not quoted **H** \$

Gross distribution from partnerships **I** \$  Loss

**Calculation of assessable contributions**

Assessable employer contributions **R1** \$

plus Assessable personal contributions **R2** \$

plus **\*\*No-TFN-quoted contributions** **R3** \$  *(an amount must be included even if it is zero)*

less Transfer of liability to life insurance company or PST **R6** \$

\*Unfranked dividend amount **J** \$

\*Franked dividend amount **K** \$

\*Dividend franking credit **L** \$

\*Gross trust distributions **M** \$  Code

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

**Calculation of non-arm's length income**

\*Net non-arm's length private company dividends **U1** \$

plus \*Net non-arm's length trust distributions **U2** \$

plus \*Net other non-arm's length income **U3** \$

\*Other income **S** \$  Code

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

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

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

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

Exempt current pension income **Y** \$

**TOTAL ASSESSABLE INCOME (W less Y)** **V** \$  Loss

B4


Signature as prescribed in tax return

Tax File Number

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

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

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES		
Interest expenses within Australia	A1 \$ <input type="text" value="14,426"/>	A2 \$ <input type="text"/>		
Interest expenses overseas	B1 \$ <input type="text"/>	B2 \$ <input type="text"/>		
Capital works expenditure	D1 \$ <input type="text" value="4,245"/> <b>F35</b>	D2 \$ <input type="text"/>		
Decline in value of depreciating assets	E1 \$ <input type="text" value="2,268"/> <b>E7</b>	E2 \$ <input type="text"/>		
Insurance premiums – members	F1 \$ <input type="text" value="5,021"/>	F2 \$ <input type="text"/>		
Death benefit increase	G1 \$ <input type="text"/>			
SMSF auditor fee	H1 \$ <input type="text" value="330"/>	H2 \$ <input type="text"/>		
Investment expenses	I1 \$ <input type="text" value="15,353"/> <b>E10</b>	I2 \$ <input type="text"/>		
Management and administration expenses	J1 \$ <input type="text" value="2,774"/> <b>E5</b>	J2 \$ <input type="text"/>		
Forestry managed investment scheme expense	U1 \$ <input type="text"/>	U2 \$ <input type="text"/>		
Other amounts	L1 \$ <input type="text"/> <input type="text" value=""/>	L2 \$ <input type="text" value="5,680"/> <input type="text" value=""/>		
Tax losses deducted	M1 \$ <input type="text"/>			
<b>TOTAL DEDUCTIONS</b>		<b>TOTAL NON-DEDUCTIBLE EXPENSES</b>		
N \$ <input type="text" value="44,417"/> <small>(Total A1 to M1)</small>		Y \$ <input type="text" value="5,680"/> <small>(Total A2 to L2)</small>		
<b>#TAXABLE INCOME OR LOSS</b>		<b>TOTAL SMSF EXPENSES</b>		
O \$ <input type="text" value="20,743"/> <input type="text" value=""/> <small>Loss</small>		Z \$ <input type="text" value="50,097"/>		
<small>(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)</small>		<small>(N plus Y)</small>		

\$5,000 F98-99 + \$680 F101

#This is a mandatory label.

Signature as prescribed in tax return

Tax File Number

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 2019 on how to complete the calculation statement.

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

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

**SUBTOTAL 1**

**T2 \$**

*(B less C – cannot be less than zero)*

Early stage venture capital limited partnership tax offset	<b>D1 \$</b>	<input type="text" value="0.00"/>
Early stage venture capital limited partnership tax offset carried forward from previous year	<b>D2 \$</b>	<input type="text" value="0.00"/>
Early stage investor tax offset	<b>D3 \$</b>	<input type="text" value="0.00"/>
Early stage investor tax offset carried forward from previous year	<b>D4 \$</b>	<input type="text" value="0.00"/>
<b>Non-refundable carry forward tax offsets</b>		
	<b>D \$</b>	<input type="text" value="0.00"/>
<i>(D1 plus D2 plus D3 plus D4)</i>		
<b>SUBTOTAL 2</b>		
	<b>T3 \$</b>	<input type="text" value="0.00"/>
<i>(T2 less D – cannot be less than zero)</i>		

Complying fund's franking credits tax offset	<b>E1 \$</b>	<input type="text"/>
No-TFN tax offset	<b>E2 \$</b>	<input type="text"/>
National rental affordability scheme tax offset	<b>E3 \$</b>	<input type="text"/>
Exploration credit tax offset	<b>E4 \$</b>	<input type="text" value="0.00"/>
<b>Refundable tax offsets</b>		
	<b>E \$</b>	<input type="text"/>
<i>(E1 plus E2 plus E3 plus E4)</i>		

**#TAX PAYABLE T5 \$**

*(T3 less E – cannot be less than zero)*

**Section 102AAM interest charge**

**G \$**



Signature as prescribed in tax return

Tax File Number

Credit for interest on early payments – amount of interest	<b>H1 \$</b> <input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	<b>H2 \$</b> <input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	<b>H3 \$</b> <input type="text"/>
Credit for TFN amounts withheld from payments from closely held trusts	<b>H5 \$</b> <input type="text" value="0.00"/>
Credit for interest on no-TFN tax offset	<b>H6 \$</b> <input type="text"/>
Credit for foreign resident capital gains withholding amounts	<b>H8 \$</b> <input type="text" value="0.00"/>
<b>Eligible credits</b>	<b>H \$</b> <input type="text"/>
<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>	

**B12**

<b>*Tax offset refunds</b> (Remainder of refundable tax offsets)	<b>I \$</b> <input type="text" value="0.00"/>
<i>(unused amount from label E – an amount must be included even if it is zero)</i>	

**PAYG instalments raised**

**K \$**

**Supervisory levy**

**L \$**

**Supervisory levy adjustment for wound up funds**

**M \$**

**Supervisory levy adjustment for new funds**

**N \$**

<b>AMOUNT DUE OR REFUNDABLE</b> A positive amount at <b>S</b> is what you owe, while a negative amount is refundable to you.	<b>S \$</b> <input type="text" value="-921.00"/>
<i>(T5 plus G less H less I less K plus L less M plus N)</i>	

**Section E: Losses**

**14 Losses**

**I** If total loss is greater than \$100,000, complete and attach a *Losses schedule 2019*.

Tax losses carried forward to later income years **U \$**  **B12**

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

Signature as prescribed in tax return [ ] Tax File Number Provided

Section F: Member information

MEMBER 1

Title: Mr [ ] Mrs [ ] Miss [ ] Ms [ ] Other [ ]

Family name Evans

First given name Relle Other given names [ ]

Member's TFN Provided Date of birth 27 / 08 / 1958

Contributions OPENING ACCOUNT BALANCE \$ 52,741.47

Refer to instructions for completing these labels.

- Employer contributions A \$ [ ]
ABN of principal employer A1 [ ]
Personal contributions B \$ [ ]
CGT small business retirement exemption C \$ [ ]
CGT small business 15-year exemption amount D \$ [ ]
Personal injury election E \$ [ ]
Spouse and child contributions F \$ [ ]
Other third party contributions G \$ [ ]

- Proceeds from primary residence disposal H \$ [ ]
Receipt date H1 [ ] / [ ] / [ ]
Assessable foreign superannuation fund amount I \$ [ ]
Non-assessable foreign superannuation fund amount J \$ [ ]
Transfer from reserve: assessable amount K \$ [ ]
Transfer from reserve: non-assessable amount L \$ [ ]
Contributions from non-complying funds and previously non-complying funds T \$ [ ]
Any other contributions (including Super Co-contributions and Low Income Super Amounts) M \$ [ ]

TOTAL CONTRIBUTIONS N \$ [ ] (Sum of labels A to M)

Other transactions

- Accumulation phase account balance S1 \$ 46,075.15
Retirement phase account balance - Non CDBIS S2 \$ 0.00
Retirement phase account balance - CDBIS S3 \$ 0.00

- Allocated earnings or losses O \$ 6,666.32
Inward rollovers and transfers P \$ [ ]
Outward rollovers and transfers Q \$ [ ]
Lump Sum payments R1 \$ [ ]
Income stream payments R2 \$ [ ]

0 TRIS Count

CLOSING ACCOUNT BALANCE S \$ 46,075.15 (S1 plus S2 plus S3)

- Accumulation phase value X1 \$ [ ]
Retirement phase value X2 \$ [ ]
Outstanding limited recourse borrowing arrangement amount Y \$ [ ]

B15

Signature as prescribed in tax return

Tax File Number

**MEMBER 2**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name  Other given names

Member's TFN  Date of birth Day  / Month  / Year

**Contributions**

OPENING ACCOUNT BALANCE \$

**!** Refer to instructions for completing these labels.

Employer contributions  
**A** \$

ABN of principal employer  
**A1**

Personal contributions  
**B** \$

CGT small business retirement exemption  
**C** \$

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

Personal injury election  
**E** \$

Spouse and child contributions  
**F** \$

Other third party contributions  
**G** \$

Proceeds from primary residence disposal  
**H** \$

Receipt date Day  / Month  / Year   
**H1**

Assessable foreign superannuation fund amount  
**I** \$

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

Transfer from reserve: assessable amount  
**K** \$

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

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

Any other contributions (including Super Co-contributions and Low Income Super Amounts)  
**M** \$

**TOTAL CONTRIBUTIONS N** \$   
(Sum of labels **A** to **M**)

**Other transactions**

Accumulation phase account balance  
**S1** \$

Retirement phase account balance - Non CDBIS  
**S2** \$

Retirement phase account balance - CDBIS  
**S3** \$

TRIS Count

Allocated earnings or losses  
**O** \$

Inward rollovers and transfers  
**P** \$

Outward rollovers and transfers  
**Q** \$

Lump Sum payments  
**R1** \$

Income stream payments  
**R2** \$

**CLOSING ACCOUNT BALANCE S** \$   
(**S1** plus **S2** plus **S3**)

Loss

Code

Code

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Signature as prescribed in tax return

Tax File Number

Section H: **Assets and liabilities**

**15 ASSETS**

**15a Australian managed investments**

Listed trusts **A** \$

Unlisted trusts **B** \$

Insurance policy **C** \$

Other managed investments **D** \$

**15b Australian direct investments**

Cash and term deposits **E** \$

**Limited recourse borrowing arrangements**

Australian residential real property  
**J1** \$

Australian non-residential real property  
**J2** \$

Overseas real property  
**J3** \$

Australian shares  
**J4** \$

Overseas shares  
**J5** \$

Other  
**J6** \$

Debt securities **F** \$

Loans **G** \$

Listed shares **H** \$

Unlisted shares **I** \$

Limited recourse borrowing arrangements **J** \$

Non-residential real property **K** \$

Residential real property **L** \$

Collectables and personal use assets **M** \$

Other assets **O** \$

**B3**

**15c Other investments**

Crypto-Currency **N** \$

**15d Overseas direct investments**

Overseas shares **P** \$

Overseas non-residential real property **Q** \$

Overseas residential real property **R** \$

Overseas managed investments **S** \$

Other overseas assets **T** \$

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

**15e In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** No  Yes  \$

**15f Limited recourse borrowing arrangements**

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No  Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No  Yes



Signature as prescribed in tax return

Tax File Number

**16 LIABILITIES**

Borrowings for limited recourse borrowing arrangements		<b>V1 \$</b> <input type="text" value="214,449"/>	<b>B3</b>
Permissible temporary borrowings		<b>V2 \$</b> <input type="text"/>	
Other borrowings		<b>V3 \$</b> <input type="text"/>	
Borrowings		<b>V \$</b> <input type="text" value="214,449"/>	
Total member closing account balances (total of all <b>CLOSING ACCOUNT BALANCE</b> s from Sections F and G)		<b>W \$</b> <input type="text" value="160,846"/>	
Reserve accounts		<b>X \$</b> <input type="text"/>	
Other liabilities		<b>Y \$</b> <input type="text" value="590"/>	
<b>TOTAL LIABILITIES</b>		<b>Z \$</b> <input type="text" value="375,885"/>	

**Section I: Taxation of financial arrangements**

**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H \$**

Total TOFA losses **I \$**

**Section J: Other information**

**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2018–19 income year, write **2019**). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2019*. **B**

**Interposed entity election status**

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2019* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2019*. **D**

Signature as prescribed in tax return

Tax File Number

Provided

**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](http://ato.gov.au/privacy)

**TRUSTEE'S OR DIRECTOR'S DECLARATION:**

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

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

Date  /  /

**Preferred trustee or director contact details:**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name  Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return  Hrs

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

**TAX AGENT'S DECLARATION:**

I declare that the *Self-managed superannuation fund annual return 2019* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date  /  /

**Tax agent's contact details**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name  Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number



## D. PRIOR YEAR INFORMATION

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2018

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	<b>24200</b>	<b>Contributions</b>			
(8,454.16)	24200/EVAREL00001A	(Contributions) EVANS, RELLE - Accumulation			5,395.14
(9,902.53)	24200/PUMROD00001A	(Contributions) PUMPA, RODNEY - Accumulation			9,435.99
(4,991.00)	24700	Changes in Market Values of Investments			11,465.20
	<b>25000</b>	<b>Interest Received</b>			
(254.83)	25000/MBLCMA	Macquarie Cash Management Account			408.71
	<b>28000</b>	<b>Rental Property Income</b>			
(20,600.00)	28000/32TORRENS	32 Torrens St, WATERFORD WEST			22,480.30
518.00	30400	ATO Supervisory Levy		259.00	
550.00	30700	Auditor's Remuneration		550.00	
337.00	30800	ASIC Fees			
96.00	31500	Bank Charges		96.00	
	31600	Borrowing Expense		594.40	
	<b>33400</b>	<b>Depreciation</b>			
39.40	33400/32TOBLINDS	Blinds - Rumpus Room		39.40	
148.00	33400/32TOCARPET	Carpet		148.00	
212.50	33400/32TOCARPORT	Carport- Zinalume 11.6M x 3.6M		212.50	
46.68	33400/32TOCURTAIN S	Curtains - Rumpus Sliding Door		46.68	
119.00	33400/32TODISH	Dishwasher - Bosch SMS40E048AU/29		119.00	
47.00	33400/32TODOOR	Security Door & Screens		47.00	
20.25	33400/32TOFENCE	Fence - New Fence Palings		20.25	
40.00	33400/32TOLAMP	Heat Lamp - Bathroom		40.00	
10.00	33400/32TOLOCKS	Window Key Locks		10.00	
48.75	33400/32TOPAINT	Fence Painting		48.75	
259.00	33400/32TORBLINDS	Roller & Vertical Blinds		259.00	
14.38	33400/32TOSDOOR	Sliding Door - Rumpus Room		14.38	
21.45	33400/32TOSUITE	Toilet Suite		21.45	
132.10	33400/32TOWAY	Concrete Driveway		132.10	
4,991.00	33400/LINPPE	Plant and Equipment		4,991.00	

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2018

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	33400/TERMITEBARRI ER	Termite Barrier		347.05	
11,321.78	37900	Interest Paid		13,430.39	
568.83	38000	Insurance			
464.00	38200	Fines			
	<b>39000</b>	<b>Life Insurance Premiums</b>			
2,265.42	39000/EVAREL00001A	(Life Insurance Premiums) EVANS, RELLE - Accumulation		2,948.67	
4,718.97	39000/PUMROD00001 A	(Life Insurance Premiums) PUMPA, RODNEY - Accumulation		4,359.25	
	<b>41600</b>	<b>Pensions Paid</b>			
1,560.00	41600/EVAREL00002P	(Pensions Paid) EVANS, RELLE - Pension (Transition to Retirement Pension)			
2,070.00	41600/PUMROD00002 P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension)		1,960.00	
6,040.00	41600/PUMROD00003 P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension 2)		2,750.00	
1,869.82	41910	Property Expenses - Non Specified			
	<b>41960</b>	<b>Property Expenses - Council Rates</b>			
3,519.24	41960/32TORRENS	32 Torrens St, WATERFORD WEST		1,875.39	
	<b>41970</b>	<b>Property Expenses - Garden and Lawn</b>			
	41970/32TORRENS	32 Torrens St, WATERFORD WEST		1,072.52	
	<b>41980</b>	<b>Property Expenses - Insurance Premium</b>			
	41980/32TORRENS	32 Torrens St, WATERFORD WEST		645.74	
	<b>42040</b>	<b>Property Expenses - Pest Control</b>			
	42040/32TORRENS	32 Torrens St, WATERFORD WEST		360.00	
	<b>42060</b>	<b>Property Expenses - Repairs Maintenance</b>			
3,541.49	42060/32TORRENS	32 Torrens St, WATERFORD WEST		220.00	
	<b>42150</b>	<b>Property Expenses - Water Rates</b>			
	42150/32TORRENS	32 Torrens St, WATERFORD WEST		1,770.22	
680.70	48500	Income Tax Expense		373.50	
(2,068.24)	49000	Profit/Loss Allocation Account		9,423.70	
	<b>50010</b>	<b>Opening Balance</b>			
(11,041.53)	50010/EVAREL00001A	(Opening Balance) EVANS, RELLE - Accumulation			11,041.53

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2018

Last Year	Code	Account Name	Units	Debits	Credits
				\$	\$
(36,973.73)	50010/EVAREL00002P	(Opening Balance) EVANS, RELLE - Pension (Transition to Retirement Pension)			36,973.73
(4,839.87)	50010/PUMROD00001A	(Opening Balance) PUMPA, RODNEY - Accumulation			4,839.87
(48,925.44)	50010/PUMROD00002P	(Opening Balance) PUMPA, RODNEY - Pension (Account Based Pension)			48,925.44
(68,873.68)	50010/PUMROD00003P	(Opening Balance) PUMPA, RODNEY - Pension (Account Based Pension 2)			68,873.68
	<b>52420</b>	<b>Contributions</b>			
	52420/EVAREL00001A	(Contributions) EVANS, RELLE - Accumulation			5,395.14
	52420/PUMROD00001A	(Contributions) PUMPA, RODNEY - Accumulation			9,435.99
	<b>53100</b>	<b>Share of Profit/(Loss)</b>			
	53100/EVAREL00001A	(Share of Profit/(Loss)) EVANS, RELLE - Accumulation			1,997.42
	53100/PUMROD00001A	(Share of Profit/(Loss)) PUMPA, RODNEY - Accumulation			251.42
	53100/PUMROD00002P	(Share of Profit/(Loss)) PUMPA, RODNEY - Pension (Account Based Pension)			1,966.69
	53100/PUMROD00003P	(Share of Profit/(Loss)) PUMPA, RODNEY - Pension (Account Based Pension 2)			2,768.46
	<b>53330</b>	<b>Income Tax</b>			
	53330/EVAREL00001A	(Income Tax) EVANS, RELLE - Accumulation			1,039.18
	53330/PUMROD00001A	(Income Tax) PUMPA, RODNEY - Accumulation			728.95
	<b>53800</b>	<b>Contributions Tax</b>			
	53800/EVAREL00001A	(Contributions Tax) EVANS, RELLE - Accumulation		756.86	
	53800/PUMROD00001A	(Contributions Tax) PUMPA, RODNEY - Accumulation		1,384.77	
	<b>53920</b>	<b>Life Insurance Premiums</b>			
	53920/EVAREL00001A	(Life Insurance Premiums) EVANS, RELLE - Accumulation		2,948.67	
	53920/PUMROD00001A	(Life Insurance Premiums) PUMPA, RODNEY - Accumulation		4,359.25	
	<b>54160</b>	<b>Pensions Paid</b>			
	54160/PUMROD00002P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension)		1,960.00	
	54160/PUMROD00003P	(Pensions Paid) PUMPA, RODNEY - Pension (Account Based Pension 2)		2,750.00	
	<b>56100</b>	<b>Internal Transfers In</b>			

## THE LINDEN SOLUTIONS FUND

## Trial Balance

As at 30 June 2018

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	56100/EVAREL00001A	(Internal Transfers In) EVANS, RELLE - Accumulation			36,973.73
	<b>57100</b>	<b>Internal Transfers Out</b>			
	57100/EVAREL00002P	(Internal Transfers Out) EVANS, RELLE - Pension (Transition to Retirement Pension)		36,973.73	
	<b>60400</b>	<b>Bank Accounts</b>			
31,235.90	60400/MBLCMA	Macquarie Cash Management Account		30,572.90	
	68000	Sundry Debtors		24,000.00	
1,296.31	68100	Borrowing Cost		701.91	
	<b>76550</b>	<b>Plant and Equipment (at written down value) - Unitised</b>			
					<b>Yearly Amortisation: \$1,296.31 - \$701.91 = \$594.40 2019 Balance: \$701.91 - \$594.40 = \$107.51</b>
312.92	76550/32TOBLINDS	Blinds - Rumpus Room	1.0000	273.52	
1,255.57	76550/32TOCARPET	Carpet	2.0000	1,107.57	
8,065.35	76550/32TOCARPORT	Carport- Zinalume 11.6M x 3.6M	2.0000	7,852.85	
178.46	76550/32TOCURTAIN S	Curtains - Rumpus Sliding Door	1.0000	131.78	
945.12	76550/32TODISH	Dishwasher - Bosch SMS40E048AU/29	1.0000	826.12	
1,806.80	76550/32TODOOR	Security Door & Screens	1.0000	1,759.80	
765.95	76550/32TOFENCE	Fence - New Fence Palings	1.0000	745.70	
317.69	76550/32TOLAMP	Heat Lamp - Bathroom	1.0000	277.69	
378.25	76550/32TOLOCKS	Window Key Locks	1.0000	368.25	
1,886.86	76550/32TOPAINT	Fence Painting	1.0000	1,838.11	
2,259.88	76550/32TORBLINDS	Roller & Vertical Blinds	2.0000	2,000.88	
543.72	76550/32TOSDOOR	Sliding Door - Rumpus Room	1.0000	529.34	
831.51	76550/32TOSUITE	Toilet Suite	1.0000	810.06	
5,097.10	76550/32TOWAY	Concrete Driveway	3.0000	4,965.00	
42,000.00	76550/LINPPE	Plant and Equipment	0.0000		0.00
	76550/TERMITEBARRIER	Termite Barrier	1.0000	1,472.95	
	<b>77200</b>	<b>Real Estate Properties ( Australian - Residential)</b>			
313,566.18	77200/32TORRENS	32 Torrens St, WATERFORD WEST	1.0000	320,040.38	
(18,000.00)	84500	Income in Advance			0.00
(1,225.70)	85000	Income Tax Payable/Refundable			1,313.20

## THE LINDEN SOLUTIONS FUND

**Trial Balance**

As at 30 June 2018

Last Year	Code	Account Name	Units	Debits \$	Credits \$
	<b>85500</b>	<b>Limited Recourse Borrowing Arrangements</b>			
(222,863.62)	85500/32TORRENS	NAB Tailored Home Loan			218,883.66
				<u>500,593.43</u>	<u>500,593.43</u>

Current Year Profit/(Loss): 9,797.20



100017996MS

## Self-managed superannuation fund annual return

# 2018

### 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 2018* (NAT 71287).

- ❗ The *Self-managed superannuation fund annual return instructions 2018* (NAT 71606) (the instructions) can assist you to complete this annual return.

### To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

- Place  in ALL applicable boxes.

## Section A: Fund information

**1 Tax file number (TFN)**

➤ To assist processing, write the fund's TFN at the top of pages 3, 5 and 7.

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

**2 Name of self-managed superannuation fund (SMSF)**

THE LINDEN SOLUTIONS FUND

**3 Australian business number (ABN)** (if applicable)

**4 Current postal address**

Level 8

65 York Street

Suburb/town

Sydney

State/territory

NSW

Postcode

2000

**5 Annual return status**

Is this an amendment to the SMSF's 2018 return?

**A** No  Yes

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

**B** No  Yes

Tax File Number **6 SMSF auditor**

Auditor's name

Title: Mr  Mrs  Miss  Ms  Other 

Family name

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

Postal address

Suburb/town

State/territory

Postcode

Date audit was completed **A**  /  / Was Part B of the audit report qualified? **B** No  Yes If the audit report was qualified, have the reported compliance issues been rectified? **C** No  Yes **7 Electronic funds transfer (EFT)**

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

**A Financial institution details for super payments and tax refunds**You must provide the financial institution details of your fund's nominated super account. If you would like your fund's tax refunds paid to a different account, you can provide additional financial institution details at **B**.Fund BSB number (must be six digits)  Fund account number 

Fund account name (for example, J&amp;Q Citizen ATF J&amp;Q Family SF)

**B Financial institution details for tax refunds only**

If you would like your fund's tax refunds paid to a different account, provide additional financial institution details. Tax refunds cannot be paid to a trustee's personal account. (See relevant instructions.)

BSB number (must be six digits)  Account number 

Account name (for example, J&amp;Q Citizen ATF J&amp;Q Family SF)

**C Electronic service address alias**

We will use your electronic service address alias to communicate with your fund about ATO super payments.

Tax File Number 

- 8 Status of SMSF** Australian superannuation fund **A** No  Yes  Fund benefit structure **B**  Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Contribution? **C** No  Yes

**9 Was the fund wound up during the income year?**

No  Yes  If yes, provide the date on which the fund was wound up  /  /  Have all tax lodgment and payment obligations been met? No  Yes

**10 Exempt current pension income**

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

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

No  Go to Section B: Income.

Yes  Exempt current pension income amount **A** \$

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

Segregated assets method **B**

Unsegregated assets method **C**  Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

**E** Yes  Go to Section B: Income.

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

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

Fund's tax file number (TFN)

Provided

Section B: Income

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

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No  Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a Capital gains tax (CGT) schedule 2018.

Have you applied an exemption or rollover? **M** No  Yes  Code

Net capital gain **A** \$

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

Gross interest **C** \$

Forestry managed investment scheme income **X** \$

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

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

Transfers from foreign funds **F** \$  Number

Gross payments where ABN not quoted **H** \$

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

Gross distribution from partnerships **I** \$  Loss   
\*Unfranked dividend amount **J** \$   
\*Franked dividend amount **K** \$   
\*Dividend franking credit **L** \$   
\*Gross trust distributions **M** \$  Code

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

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

\*Other income **S** \$  Code   
\*Assessable income due to changed tax status of fund **T** \$   
**Net non-arm's length income**  
**U** \$   
*(subject to 45% tax rate) (U1 plus U2 plus U3)*

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

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

Exempt current pension income **Y** \$

**TOTAL ASSESSABLE INCOME** (W less Y) **V** \$  Loss

Tax File Number Provided

**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).

	<b>DEDUCTIONS</b>		<b>NON-DEDUCTIBLE EXPENSES</b>
Interest expenses within Australia	<b>A1</b> \$ <span style="border: 1px solid black; padding: 2px;">13,430</span>		<b>A2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Interest expenses overseas	<b>B1</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>		<b>B2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Capital works expenditure	<b>D1</b> \$ <span style="border: 1px solid black; padding: 2px;">4,245</span>		<b>D2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Decline in value of depreciating assets	<b>E1</b> \$ <span style="border: 1px solid black; padding: 2px;">2,251</span>		<b>E2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Insurance premiums – members	<b>F1</b> \$ <span style="border: 1px solid black; padding: 2px;">7,307</span>		<b>F2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Death benefit increase	<b>G1</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>		
SMSF auditor fee	<b>H1</b> \$ <span style="border: 1px solid black; padding: 2px;">550</span>		<b>H2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Investment expenses	<b>I1</b> \$ <span style="border: 1px solid black; padding: 2px;">6,537</span>		<b>I2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Management and administration expenses	<b>J1</b> \$ <span style="border: 1px solid black; padding: 2px;">355</span>		<b>J2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Forestry managed investment scheme expense	<b>U1</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>		<b>U2</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>
Other amounts	<b>L1</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>	Code <span style="border: 1px solid black; padding: 2px;"> </span>	<b>L2</b> \$ <span style="border: 1px solid black; padding: 2px;">286</span>
Tax losses deducted	<b>M1</b> \$ <span style="border: 1px solid black; padding: 2px;"></span>		Code <span style="border: 1px solid black; padding: 2px;"> </span>
<b>TOTAL DEDUCTIONS</b>			<b>TOTAL NON-DEDUCTIBLE EXPENSES</b>
	<b>N</b> \$ <span style="border: 1px solid black; padding: 2px;">34,675</span>		<b>Y</b> \$ <span style="border: 1px solid black; padding: 2px;">286</span>
	<small>(Total <b>A1</b> to <b>M1</b>)</small>		<small>(Total <b>A2</b> to <b>L2</b>)</small>
<b>#TAXABLE INCOME OR LOSS</b>		Loss	<b>TOTAL SMSF EXPENSES</b>
	<b>O</b> \$ <span style="border: 1px solid black; padding: 2px;">2,490</span>	<span style="border: 1px solid black; padding: 2px;"> </span>	<b>Z</b> \$ <span style="border: 1px solid black; padding: 2px;">34,961</span>
	<small>(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)</small>		<small>(N plus Y)</small>

#This is a mandatory label.

Tax File Number

**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 2018* on how to complete the calculation statement.

#Taxable income	<b>A \$</b>	<input type="text" value="2,490"/>
		<i>(an amount must be included even if it is zero)</i>
#Tax on taxable income	<b>T1 \$</b>	<input type="text" value="373.50"/>
		<i>(an amount must be included even if it is zero)</i>
#Tax on no-TFN-quoted contributions	<b>J \$</b>	<input type="text" value="0.00"/>
		<i>(an amount must be included even if it is zero)</i>
Gross tax	<b>B \$</b>	<input type="text" value="373.50"/>
		<i>(T1 plus J)</i>

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

**SUBTOTAL 1**

**T2 \$**

*(B less C – cannot be less than zero)*

Early stage venture capital limited partnership tax offset	<b>D1 \$</b>	<input type="text" value="0.00"/>	Non-refundable carry forward tax offsets	<b>D \$</b>	<input type="text" value="0.00"/>
Early stage venture capital limited partnership tax offset carried forward from previous year	<b>D2 \$</b>	<input type="text" value="0.00"/>			
Early stage investor tax offset	<b>D3 \$</b>	<input type="text" value="0.00"/>			
Early stage investor tax offset carried forward from previous year	<b>D4 \$</b>	<input type="text" value="0.00"/>			
			<b>SUBTOTAL 2</b>	<b>T3 \$</b>	<input type="text" value="373.50"/>
			<i>(T2 less D – cannot be less than zero)</i>		

Complying fund's franking credits tax offset	<b>E1 \$</b>	<input type="text"/>	Refundable tax offsets	<b>E \$</b>	<input type="text"/>
No-TFN tax offset	<b>E2 \$</b>	<input type="text"/>			
National rental affordability scheme tax offset	<b>E3 \$</b>	<input type="text"/>			
Exploration credit tax offset	<b>E4 \$</b>	<input type="text" value="0.00"/>			
			<i>(E1 plus E2 plus E3 plus E4)</i>		

**#TAX PAYABLE T5 \$**

*(T3 less E – cannot be less than zero)*

Section 102AAM interest charge

**G \$**

Fund's tax file number (TFN)

Provided

Credit for interest on early payments – amount of interest	<b>H1 \$</b>	<input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	<b>H2 \$</b>	<input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	<b>H3 \$</b>	<input type="text"/>
Credit for TFN amounts withheld from payments from closely held trusts	<b>H5 \$</b>	<input type="text" value="0.00"/>
Credit for interest on no-TFN tax offset	<b>H6 \$</b>	<input type="text"/>
Credit for foreign resident capital gains withholding amounts	<b>H8 \$</b>	<input type="text" value="0.00"/>
<b>Eligible credits</b>		<b>H \$</b> <input type="text"/>
		<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>

<b>#Tax offset refunds</b> (Remainder of refundable tax offsets)	<b>I \$</b>	<input type="text" value="0.00"/>
<i>(unused amount from label E – an amount must be included even if it is zero)</i>		

PAYG instalments raised

**K \$**

Supervisory levy

**L \$**

Supervisory levy adjustment for wound up funds

**M \$**

Supervisory levy adjustment for new funds

**N \$**

<b>AMOUNT DUE OR REFUNDABLE</b> A positive amount at <b>S</b> is what you owe, while a negative amount is refundable to you.	<b>S \$</b>	<input type="text" value="632.50"/>
<i>(T5 plus G less H less I less K plus L less M plus N)</i>		

#This is a mandatory label.

### Section E: Losses

#### 14 Losses

**!** If total loss is greater than \$100,000, complete and attach a *Losses schedule 2018*.

Tax losses carried forward to later income years	<b>U \$</b>	<input type="text"/>
Net capital losses carried forward to later income years	<b>V \$</b>	<input type="text"/>

Tax File Number

Section F: **Member information**

**MEMBER 1**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name  Other given names

Member's TFN  Date of birth Day  / Month  / Year

**Contributions**

**!** Refer to instructions for completing these labels.

OPENING ACCOUNT BALANCE \$

Employer contributions **A** \$

ABN of principal employer **A1**

Personal contributions **B** \$

CGT small business retirement exemption **C** \$

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

Personal injury election **E** \$

Spouse and child contributions **F** \$

Other third party contributions **G** \$

Assessable foreign superannuation fund amount **I** \$

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

Transfer from reserve: assessable amount **K** \$

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

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

Any other contributions (including Super Co-contributions and Low Income Super Contributions) **M** \$

**TOTAL CONTRIBUTIONS N** \$

**Other transactions**

Allocated earnings or losses **O** \$

**S1** \$  Accumulation phase account balance

Inward rollovers and transfers **P** \$

**S2** \$  Retirement phase account balance - Non CDBIS

Outward rollovers and transfers **Q** \$

**S3** \$  Retirement phase account balance - CDBIS

Lump Sum payment **R1** \$

Income stream payment **R2** \$

TRIS Count

CLOSING ACCOUNT BALANCE **S** \$   
(S1 plus S2 plus S3)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$



100017996MS

Fund's tax file number (TFN)

Provided

**MEMBER 2**

Title: Mr  Mrs  Miss  Ms  Other

Family name  
PUMPA

First given name  
RODNEY

Other given names

Member's TFN  
See the Privacy note in the Declaration. Provided

Date of birth Day: 21 / Month: 01 / Year: 1958

**Contributions**

Refer to instructions for completing these labels.

OPENING ACCOUNT BALANCE \$ 122,638.99

Employer contributions **A** \$ 9,231.84

ABN of principal employer **A1**

Personal contributions **B** \$

CGT small business retirement exemption **C** \$

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

Personal injury election **E** \$

Spouse and child contributions **F** \$

Other third party contributions **G** \$

Assessable foreign superannuation fund amount **I** \$

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

Transfer from reserve: assessable amount **K** \$

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

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

Any other contributions (including Super Co-contributions and Low Income Super Contributions) **M** \$ 204.15

**TOTAL CONTRIBUTIONS N** \$ 9,435.99

**Other transactions**

Allocated earnings or losses **O** \$ 28.50

Loss  L

**S1** \$ Accumulation phase account balance 9,512.21

Inward rollovers and transfers **P** \$

**S2** \$ Retirement phase account balance - Non CDBIS 117,824.27

Outward rollovers and transfers **Q** \$

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

Lump Sum payment **R1** \$

Income stream payment **R2** \$ 4,710.00

Code

Code  M

0 TRIS Count

CLOSING ACCOUNT BALANCE **S** \$ 127,336.48  
(S1 plus S2 plus S3)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Tax File Number Provided

**Section H: Assets and liabilities**

**15 ASSETS**

**15a Australian managed investments**

Listed trusts **A** \$

Unlisted trusts **B** \$

Insurance policy **C** \$

Other managed investments **D** \$

**15b Australian direct investments**

Cash and term deposits **E** \$  30,572

**Limited recourse borrowing arrangements**

Australian residential real property  
**J1** \$  345,000

Australian non-residential real property  
**J2** \$

Overseas real property  
**J3** \$

Australian shares  
**J4** \$

Overseas shares  
**J5** \$

Other  
**J6** \$

Debt securities **F** \$

Loans **G** \$

Listed shares **H** \$

Unlisted shares **I** \$

Limited recourse borrowing arrangements **J** \$  345,000

Non-residential real property **K** \$

Residential real property **L** \$

Collectables and personal use assets **M** \$

Other assets **O** \$  24,701

**15c Overseas direct investments**

Overseas shares **P** \$

Overseas non-residential real property **Q** \$

Overseas residential real property **R** \$

Overseas managed investments **S** \$

Other overseas assets **T** \$

**TOTAL AUSTRALIAN AND OVERSEAS ASSETS** **U** \$  400,273

(Sum of labels **A** to **T**)

**15d In-house assets**

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year? **A** No  Yes  \$

**15e Limited recourse borrowing arrangements**

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No  Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No  Yes

Tax File Number

**16 LIABILITIES**

Borrowings for limited recourse borrowing arrangements		<b>V1 \$</b> <input type="text" value="218,883"/>	
Permissible temporary borrowings		<b>V2 \$</b> <input type="text"/>	
Other borrowings		<b>V3 \$</b> <input type="text"/>	
		Borrowings	<b>V \$</b> <input type="text" value="218,883"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCEs from Sections F and G)		<b>W \$</b>	<input type="text" value="180,077"/>
Reserve accounts		<b>X \$</b>	<input type="text"/>
Other liabilities		<b>Y \$</b>	<input type="text" value="1,313"/>
<b>TOTAL LIABILITIES</b>		<b>Z \$</b>	<input type="text" value="400,273"/>

**Section I: Taxation of financial arrangements**

**17 Taxation of financial arrangements (TOFA)**

Total TOFA gains **H \$**

Total TOFA losses **I \$**

**Section J: Other information**

**Family trust election status**

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2017–18 income year, write **2018**). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2018*. **B**

**Interposed entity election status**

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2018* for each election. **C**

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2018*. **D**

Tax File Number **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](http://ato.gov.au/privacy)

**TRUSTEE'S OR DIRECTOR'S DECLARATION:**

I declare that current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received the audit report and I am aware of any matters raised. I declare that the information on this annual return, including any attached schedules and additional documentation is true and correct. I also authorise the ATO to make any tax refunds to the nominated bank account (if applicable).

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

Date  /  /

**Preferred trustee or director contact details:**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name

Other given names


Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return  Hrs

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

**TAX AGENT'S DECLARATION:**

I declare that the *Self-managed superannuation fund annual return 2018* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date  /  /

**Tax agent's contact details**

Title: Mr  Mrs  Miss  Ms  Other

Family name

First given name


Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

 Postal address for annual returns: **Australian Taxation Office, GPO Box 9845, IN YOUR CAPITAL CITY**

# Members Statement

Relle Evans  
 U 2 / 5 Balfour Street  
 Greenwich, New South Wales, 2065, Australia

### Your Details

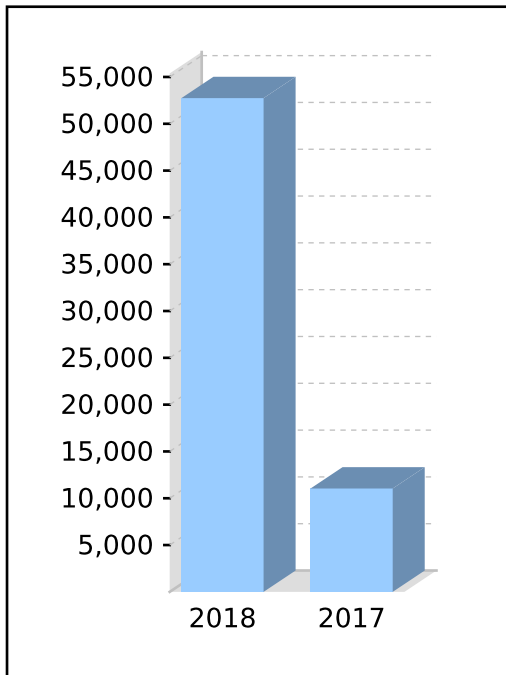
Date of Birth :	27/08/1958	Nominated Beneficiaries	N/A
Age:	59	Vested Benefits	52,741.47
Tax File Number:	Provided	Total Death Benefit	552,741.47
Date Joined Fund:	12/06/2013		
Service Period Start Date:	01/05/1992		
Date Left Fund:			
Member Code:	EVAREL00001A		
Account Start Date	12/06/2013		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

### Your Balance

<b>Total Benefits</b>	<b>52,741.47</b>
<u>Preservation Components</u>	
Preserved	52,741.46
Unrestricted Non Preserved	0.01
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	349.39
Taxable	52,392.08
Investment Earnings Rate	6.11%

### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2017	11,041.53	11,041.53
<u>Increases to Member account during the period</u>		
Employer Contributions	5,045.75	
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)	3.19	
Government Co-Contributions		
Other Contributions	346.20	
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	1,997.42	
Internal Transfer In	36,973.73	
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	756.86	
Income Tax	(1,039.18)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	2,948.67	
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2018	52,741.47	11,041.53



# Members Statement

Relle Evans  
 U 2 / 5 Balfour Street  
 Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth : 27/08/1958  
 Age: 59  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 01/05/1992  
 Date Left Fund: 01/07/2017  
 Member Code: EVAREL00002P  
 Account Start Date 30/06/2017  
 Account Phase: Accumulation Phase  
 Account Description: Transition to Retirement Pension

Nominated Beneficiaries N/A  
 Vested Benefits  
 Total Death Benefit

### Your Balance

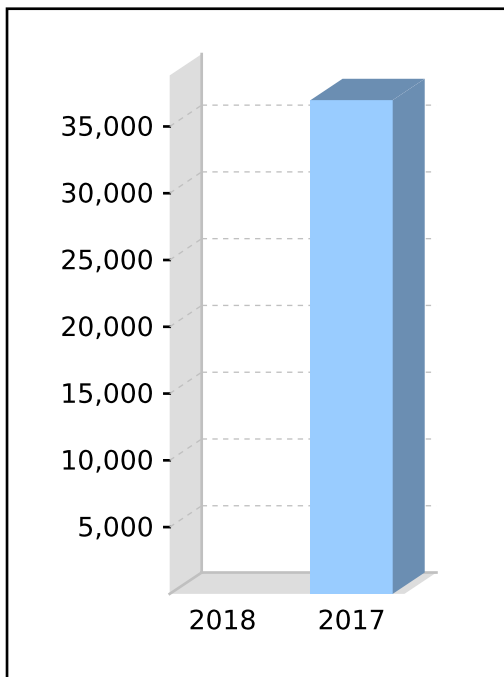
#### Total Benefits

Preservation Components

Preserved  
 Unrestricted Non Preserved  
 Restricted Non Preserved

Tax Components

Tax Free (0.00%)  
 Taxable  
 Investment Earnings Rate 0%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2017	36,973.73	36,973.73
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings		
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out	36,973.73	
Closing balance at 30/06/2018	0.00	36,973.73

# Members Statement

RODNEY PUMPA  
 U 2 / 5 Balfour Street  
 Greenwich, New South Wales, 2065, Australia

**Your Details**

Date of Birth : 21/01/1958  
 Age: 60  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 29/01/1980  
 Date Left Fund:  
 Member Code: PUMROD00001A  
 Account Start Date 12/06/2013  
 Account Phase: Accumulation Phase  
 Account Description: Accumulation

Nominated Beneficiaries N/A  
 Vested Benefits 9,512.21  
 Total Death Benefit 509,512.21

**Your Balance**

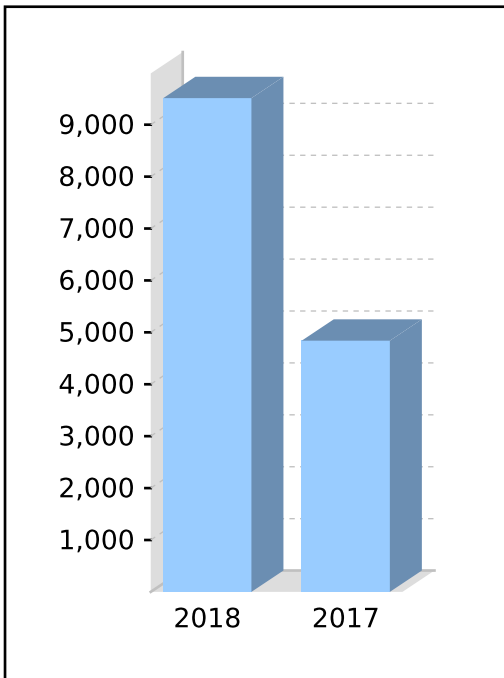
Total Benefits 9,512.21

Preservation Components  
 Preserved 9,512.21  
 Unrestricted Non Preserved  
 Restricted Non Preserved

Tax Components  
 Tax Free 3,204.15  
 Taxable 6,308.06  
 Investment Earnings Rate 15.70%

**Your Detailed Account Summary**

	This Year	Last Year
Opening balance at 01/07/2017	4,839.87	4,839.87
<u>Increases to Member account during the period</u>		
Employer Contributions	9,231.84	
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions	204.15	
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	251.42	
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	1,384.77	
Income Tax	(728.95)	
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid	4,359.25	
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2018	9,512.21	4,839.87



# Members Statement

RODNEY PUMPA

U 2 / 5 Balfour Street

Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth : 21/01/1958  
 Age: 60  
 Tax File Number: Provided  
 Date Joined Fund: 12/06/2013  
 Service Period Start Date: 29/01/1980  
 Date Left Fund:  
 Member Code: PUMROD00002P  
 Account Start Date 30/06/2017  
 Account Phase: Retirement Phase  
 Account Description: Account Based Pension

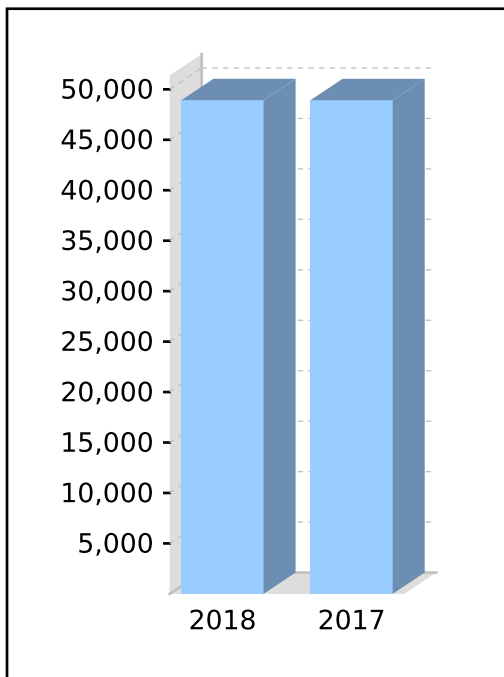
Nominated Beneficiaries N/A  
 Vested Benefits 48,932.13  
 Total Death Benefit 48,932.13

### Your Balance

Total Benefits 48,932.13

Preservation Components  
 Preserved  
 Unrestricted Non Preserved 48,932.13  
 Restricted Non Preserved

Tax Components  
 Tax Free (13.62%) 6,665.20  
 Taxable 42,266.93  
 Investment Earnings Rate 4.02%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2017	48,925.44	48,925.44
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	1,966.69	
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid	1,960.00	
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2018	48,932.13	48,925.44



# Members Statement

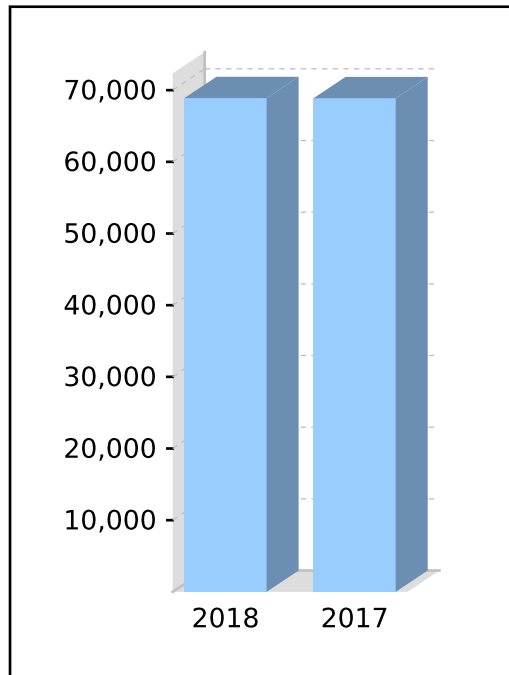
RODNEY PUMPA  
 U 2 / 5 Balfour Street  
 Greenwich, New South Wales, 2065, Australia

### Your Details

Date of Birth :	21/01/1958	Nominated Beneficiaries	N/A
Age:	60	Vested Benefits	68,892.14
Tax File Number:	Provided	Total Death Benefit	68,892.14
Date Joined Fund:	12/06/2013		
Service Period Start Date:	29/01/1980		
Date Left Fund:			
Member Code:	PUMROD00003P		
Account Start Date	30/06/2017		
Account Phase:	Retirement Phase		
Account Description:	Account Based Pension 2		

### Your Balance

<b>Total Benefits</b>	<b>68,892.14</b>
<u>Preservation Components</u>	
Preserved	
Unrestricted Non Preserved	68,892.14
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free (20.71%)	14,266.90
Taxable	54,625.24
Investment Earnings Rate	4.02%



### Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2017	68,873.68	68,873.68
<u>Increases to Member account during the period</u>		
Employer Contributions		
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	2,768.46	
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid	2,750.00	
Contributions Tax		
Income Tax		
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax		
Insurance Policy Premiums Paid		
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2018	68,892.14	68,873.68

## Depreciation Schedule for the period 01 July 2017 to 30 June 2018

Investment	Cost	Opening Written Down Value	Adjustments			Depreciation				
			Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation <sup>1</sup>	Method	Rate	Calculated Depreciation <sup>2</sup>	Posted Depreciation <sup>3</sup>	Closing Written Down Value
<b>Plant and Equipment (at written down value) - Unitised</b>										
Blinds - Rumpus Room	394.00	312.92			394.00	Prime Cost	10.00 %	39.40	39.40	273.52
Carpet	1,480.00	1,255.57			1,480.00	Prime Cost	10.00 %	148.00	148.00	1,107.57
Carport- Zincalume 11.6M x 3.6M	8,500.00	8,065.35			8,500.00	Prime Cost	2.50 %	212.50	212.50	7,852.85
Concrete Driveway	5,284.00	5,097.10			5,284.00	Prime Cost	2.50 %	132.10	132.10	4,965.00
Curtains - Rumpus Sliding Door	280.00	178.46			280.00	Prime Cost	16.67 %	46.68	46.68	131.78
Dishwasher - Bosch SMS40E048AU/29	1,190.00	945.12			1,190.00	Prime Cost	10.00 %	119.00	119.00	826.12
Fence - New Fence Palings	810.00	765.95			810.00	Prime Cost	2.50 %	20.25	20.25	745.70
Fence Painting	1,950.00	1,886.86			1,950.00	Prime Cost	2.50 %	48.75	48.75	1,838.11
Heat Lamp - Bathroom	400.00	317.69			400.00	Prime Cost	10.00 %	40.00	40.00	277.69
Roller & Vertical Blinds	2,590.00	2,259.88			2,590.00	Prime Cost	10.00 %	259.00	259.00	2,000.88

Investment	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation <sup>1</sup>	Depreciation			Closing Written Down Value	
			Disposals/ Decrease	Additions/ Increase		Method	Rate	Calculated Depreciation <sup>2</sup>		Posted Depreciation <sup>3</sup>
<b>Plant and Equipment (at written down value) - Unitised</b>										
Security Door & Screens	1,880.00	1,806.80			1,880.00	Prime Cost	2.50 %	47.00	47.00	1,759.80
Sliding Door - Rumpus Room	575.00	543.72			575.00	Prime Cost	2.50 %	14.38	14.38	529.34
Termite Barrier				1,820.00	1,735.23	Prime Cost	20.00 %	347.05	347.05	1,472.95
Toilet Suite	858.00	831.51			858.00	Prime Cost	2.50 %	21.45	21.45	810.06
Window Key Locks	400.00	378.25			400.00	Prime Cost	2.50 %	10.00	10.00	368.25
	<b>26,591.00</b>	<b>24,645.18</b>		<b>1,820.00</b>	<b>28,326.23</b>				<b>1,505.56</b>	<b>24,959.62</b>
	<b>26,591.00</b>	<b>24,645.18</b>		<b>1,820.00</b>	<b>28,326.23</b>				<b>1,505.56</b>	<b>24,959.62</b>

<sup>1</sup> Amounts have been pro rated based on number of days in the year

<sup>2</sup> Depreciation calculated as per depreciation method

<sup>3</sup> Depreciation amounts posted to the ledger

# THE LINDEN SOLUTIONS FUND

## Investment Summary Report

As at 30 June 2018

Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
<b>Cash/Bank Accounts</b>								
Macquarie Cash Management Account		30,572.900000	30,572.90	30,572.90	30,572.90			8.14 %
			<b>30,572.90</b>		<b>30,572.90</b>		<b>0.00 %</b>	<b>8.14 %</b>
<b>Plant and Equipment (at written down value) - Unitised</b>								
32TOBLINDS Blinds - Rumpus Room	1.00	273.520000	273.52	394.00	394.00	(120.48)	(30.58) %	0.07 %
32TOCARPE Carpet T	2.00	553.785000	1,107.57	740.00	1,480.00	(372.43)	(25.16) %	0.29 %
32TOCARPO Carport- Zinalume 11.6M x RT 3.6M	2.00	3,926.425000	7,852.85	4,250.00	8,500.00	(647.15)	(7.61) %	2.09 %
32TOWAY Concrete Driveway	3.00	1,655.000000	4,965.00	1,761.33	5,284.00	(319.00)	(6.04) %	1.32 %
32TOCURTA Curtains - Rumpus Sliding Door INS	1.00	131.780000	131.78	280.00	280.00	(148.22)	(52.94) %	0.04 %
32TODISH Dishwasher - Bosch SMS40E048AU/29	1.00	826.120000	826.12	1,190.00	1,190.00	(363.88)	(30.58) %	0.22 %
32TOFENCE Fence - New Fence Palings	1.00	745.700000	745.70	810.00	810.00	(64.30)	(7.94) %	0.20 %
32TOPAINT Fence Painting	1.00	1,838.110000	1,838.11	1,950.00	1,950.00	(111.89)	(5.74) %	0.49 %
32TOLAMP Heat Lamp - Bathroom	1.00	277.690000	277.69	400.00	400.00	(122.31)	(30.58) %	0.07 %
32TORBLIN Roller & Vertical Blinds DS	2.00	1,000.440000	2,000.88	1,295.00	2,590.00	(589.12)	(22.75) %	0.53 %
32TODOOR Security Door & Screens	1.00	1,759.800000	1,759.80	1,880.00	1,880.00	(120.20)	(6.39) %	0.47 %
32TOSDOO Sliding Door - Rumpus Room R	1.00	529.340000	529.34	575.00	575.00	(45.66)	(7.94) %	0.14 %
TERMITEBA Termite Barrier RRRIER	1.00	1,472.950000	1,472.95	1,820.00	1,820.00	(347.05)	(19.07) %	0.39 %
32TOSUITE Toilet Suite	1.00	810.060000	810.06	858.00	858.00	(47.94)	(5.59) %	0.22 %
32TOLOCKS Window Key Locks	1.00	368.250000	368.25	400.00	400.00	(31.75)	(7.94) %	0.10 %
			<b>24,959.62</b>		<b>28,411.00</b>	<b>(3,451.38)</b>	<b>(12.15) %</b>	<b>6.65 %</b>
<b>Real Estate Properties ( Australian - Residential)</b>								
32TORRENS 32 Torrens St, WATERFORD WEST	1.00	320,040.380000	320,040.38	294,217.70	294,217.70	25,822.68	8.78 %	85.21 %
			<b>320,040.38</b>		<b>294,217.70</b>	<b>25,822.68</b>	<b>8.78 %</b>	<b>85.21 %</b>
			<b>375,572.90</b>		<b>353,201.60</b>	<b>22,371.30</b>	<b>6.33 %</b>	<b>100.00 %</b>

Off-Market Value Estimate [?](#)

# \$345k

32 Torrens St, Waterford West QLD 4133

3 1 2 769m<sup>2</sup> 167m<sup>2</sup>

Improve this data

OFF MARKET REPORT [?](#)



## Property Details

32 Torrens St, Waterford West is a 3 bedroom, 1 bathroom House with 2 parking spaces and was built in 1993. The property has a land size of 769m<sup>2</sup> and a floor size of 167m<sup>2</sup>. While the property is not currently for sale or for rent, it was last sold for \$295,000 in September 2014.

Building Type	House
Year Built	1993
Floor Size	167m <sup>2</sup>
Land Size	769m <sup>2</sup>
Local Government	Logan City
Parish Name	Mackenzie
Primary Land Use	Single Unit Dwelling
Secondary Land Use	None
Zoning	Residential - A
Lot/Plan	129/RP842567

## Valuation Estimate

How much is 32 Torrens St, Waterford West worth?

Last updated 01 FEB 2019 | [About property estimates](#) [?](#)



## Property History for 32 Torrens St, Waterford West

A timeline of how this property has performed in the market

See the full listing history at [realestate.com.au](https://realestate.com.au)

Last Sold

**\$295,000**

05 SEP 2014 - Government



05 SEP 2014 - **Sold \$295,000**



17 MAY 2007 - **Sold \$180,000**



12 NOV 1999 - **Sold \$115,000**



Sign in to see more transactions

See the full listing history at [realestate.com.au](https://realestate.com.au)

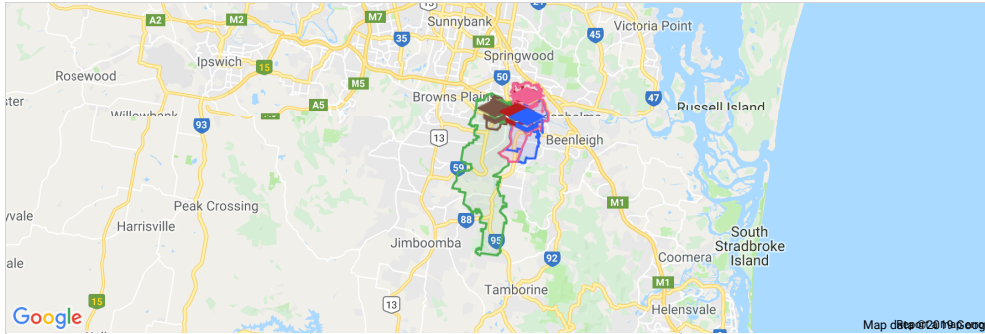
### Thinking Airbnb?



Find out how much you can earn if you rent 32 Torrens St on Airbnb.

How much could I earn?

### What's around 32 Torrens St, Waterford West



**Nearby Schools**

All Primary Secondary Government

**Government schools**

**Waterford West State School**  
 John Street Waterford West QLD 4133 Waterford West 4133  
 0.51km  
Primary Government Co-Ed 670 Students

**Marsden State High School**  
 106-130 Muchow Road Waterford West QLD 4133 Waterford West 4133  
 1.67km  
Secondary Government Years 7 to 12 Co-Ed 2054 Students

**Waterford State School**  
 40 Nerang Street Waterford QLD 4133 Waterford 4133  
 1.83km  
Primary Government Co-Ed 665 Students

**Marsden State School**  
 Hickory Street Marsden QLD 4132 Marsden 4132  
 2.22km  
Primary Government Co-Ed 1027 Students

**Loganlea State High School**  
 Neridah Street Loganlea QLD 4131 Loganlea 4131  
 2.46km  
Secondary Government Years 7 to 12 Co-Ed 619 Students

Disclaimer

**Comparable Properties**

**Explore the Area**

### Compare & Find Better Home Loan Rates in Waterford West




Save thousands off your mortgage by comparing the latest Australian home loan offers.

<p><b>Refinance</b></p> <p>From <b>3.62%</b> p.a. comparison rate</p> <p><b>Compare Now</b></p>	<p><b>Investment</b></p> <p>From <b>3.92%</b> p.a. comparison rate</p> <p><b>Compare Now</b></p>	<p><b>Owner Occupier</b></p> <p>From <b>3.58%</b> p.a. comparison rate</p> <p><b>Compare Now</b></p>	<p><b>Fixed Rate</b></p> <p>From <b>4.01%</b> p.a. comparison rate</p> <p><b>Compare Now</b></p>
---	--	--	--





T&C: Rates are indicative only and are subject to change.

**Find Better**

### Stop paying too much for your energy in Waterford West

Estimated electricity prices for an average home in Waterford West range between \$392.43 and \$627.85 per quarter; **That's a difference of \$941.67 per year!** Click below to see the current top 4 energy deals. 

4 offers from 47 deals for this property

 <b>Home Saver Plus</b> Alinta Energy	 <b>Autopay with Mega ...</b> PowerShop	 <b>Savers Senior</b> AGL	 <b>Home Saver Lite</b> Q Energy
<b>\$392.43/qtr</b>	<b>\$394.71/qtr</b>	<b>\$396.73/qtr</b>	<b>\$397.37/qtr</b>


Quarterly electricity bill prices based on estimated average daily consumption of 15.9kWh in Waterford West QLD, and assumes that all applicable conditions of the energy plans are satisfied. The calculation includes pay on time conditional discounts and GST and excludes incentives, fees and other once off charges.

[Compare All Deals](#)

### Get free quotes from local services in Waterford West

Select one of our popular services:

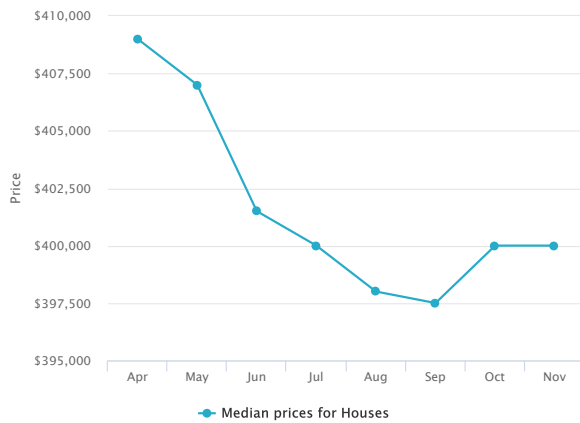
- Removalist
- Builder
- Cleaner
- Conveyancing
- Painter
- Browse other services

[GET FREE QUOTES](#) with 

### Waterford West Suburb Price Trends

Median price for Houses in this neighbourhood

\$400,000





## Waterford West Suburb Profile


A snapshot of the neighbourhood around you

Age		Income	
0-9	16%	0-15.6K	3%
10-19	13%	15.6-33.8K	15%
20-29	16%	33.8-52K	15%
30-39	14%	52-78K	18%
40-49	12%	78-130K	25%
50-59	11%	130-182K	9%
60-69	9%	182K+	5%
70-79	6%		
80-89	3%		
90-99	1%		

Household		Occupancy	
Childless Couples	34%	Owns Outright	24%
Couples with Children	44%	Purchaser	34%
Single Parents	20%	Renting	39%
Other	2%	Other	1%
		Not Stated	3%

Get more information on the Waterford West profile page



### Property News

Helping you make smarter property investment decisions.

[Get the latest news & tips](#)

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Odyssey Odyssey Odyssey  
Odyssey Odyssey Odyssey



# E. PREPARATION DOCUMENTS

THE LINDEN SOLUTIONS FUND  
Market Movement Report

As at 30 June 2019

Investment	Date	Description	Unrealised				Realised			Total
			Units	Accounting Cost Movement	Market Movement	Depreciation	Balance	Consideration	Accounting Cost Base	
32 Torrens St, WATERFORD WEST										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	320,040.38	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	1,522.51	0.00	321,562.89	0.00	0.00	0.00
	30/06/2019	Return Of Capital	0.00	(4,991.00)	0.00	0.00	316,571.89			
	30/06/2019	Revaluation	0.00	0.00	4,991.00	0.00	321,562.89	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>(4,991.00)</b>	<b>6,513.51</b>	<b>0.00</b>	<b>321,562.89</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Blinds - Rumpus Room										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	273.52	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(39.40)	234.12	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	39.40	0.00	273.52	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(39.40)	0.00	234.12	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(39.40)</b>	<b>234.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Carpet										
	01/07/2018	Opening Balance	2.00	0.00	0.00	0.00	1,107.57	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(148.00)	959.57	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	148.00	0.00	1,107.57	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(148.00)	0.00	959.57	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(148.00)</b>	<b>959.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Carport- Zincolume 11.6M x 3.6M										
	01/07/2018	Opening Balance	2.00	0.00	0.00	0.00	7,852.85	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(212.50)	7,640.35	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	212.50	0.00	7,852.85	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(212.50)	0.00	7,640.35	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(212.50)</b>	<b>7,640.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Concrete Driveway										
	01/07/2018	Opening Balance	3.00	0.00	0.00	0.00	4,965.00	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(132.10)	4,832.90	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	132.10	0.00	4,965.00	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(132.10)	0.00	4,832.90	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>3.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(132.10)</b>	<b>4,832.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Curtains - Rumpus Sliding Door										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	131.78	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(46.68)	85.10	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	46.68	0.00	131.78	0.00	0.00	0.00

THE LINDEN SOLUTIONS FUND  
**Market Movement Report**

As at 30 June 2019

Investment	Date	Description	Unrealised				Realised			Total
			Units	Accounting Cost Movement	Market Movement	Depreciation	Balance	Consideration	Accounting Cost Base	
	30/06/2019	Revaluation	0.00	0.00	(46.68)	0.00	85.10	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(46.68)</b>	<b>85.10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Dishwasher - Bosch SMS40E048AU/29										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	826.12	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(119.00)	707.12	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	119.00	0.00	826.12	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(119.00)	0.00	707.12	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(119.00)</b>	<b>707.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Fence - New Fence Palings										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	745.70	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(20.25)	725.45	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	20.25	0.00	745.70	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(20.25)	0.00	725.45	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(20.25)</b>	<b>725.45</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Fence Painting										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	1,838.11	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(48.75)	1,789.36	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	48.75	0.00	1,838.11	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(48.75)	0.00	1,789.36	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(48.75)</b>	<b>1,789.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Heat Lamp - Bathroom										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	277.69	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(40.00)	237.69	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	40.00	0.00	277.69	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(40.00)	0.00	237.69	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(40.00)</b>	<b>237.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Roller & Vertical Blinds										
	01/07/2018	Opening Balance	2.00	0.00	0.00	0.00	2,000.88	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(259.00)	1,741.88	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	259.00	0.00	2,000.88	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(259.00)	0.00	1,741.88	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(259.00)</b>	<b>1,741.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

THE LINDEN SOLUTIONS FUND  
**Market Movement Report**

As at 30 June 2019

Investment	Date	Description	Unrealised				Realised			Total
			Units	Accounting Cost Movement	Market Movement	Depreciation	Balance	Consideration	Accounting Cost Base	
Security Door & Screens										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	1,759.80	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(47.00)	1,712.80	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	47.00	0.00	1,759.80	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(47.00)	0.00	1,712.80	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(47.00)</b>	<b>1,712.80</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Sliding Door - Rumpus Room										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	529.34	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(14.38)	514.96	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	14.38	0.00	529.34	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(14.38)	0.00	514.96	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(14.38)</b>	<b>514.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Termite Barrier										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	1,472.95	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(364.00)	1,108.95	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	364.00	0.00	1,472.95	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(364.00)	0.00	1,108.95	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(364.00)</b>	<b>1,108.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Toilet Suite										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	810.06	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(21.45)	788.61	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	21.45	0.00	810.06	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(21.45)	0.00	788.61	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(21.45)</b>	<b>788.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Window Key Locks										
	01/07/2018	Opening Balance	1.00	0.00	0.00	0.00	368.25	0.00	0.00	0.00
	30/06/2019	Depreciation	0.00	0.00	0.00	(10.00)	358.25	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	10.00	0.00	368.25	0.00	0.00	0.00
	30/06/2019	Revaluation	0.00	0.00	(10.00)	0.00	358.25	0.00	0.00	0.00
	<b>30/06/2019</b>		<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(10.00)</b>	<b>358.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Market Movement</b>					<b>6,513.51</b>				<b>0.00</b>	<b>6,513.51</b>

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**Total Market Movement**

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6,513.51

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0.00

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6,513.51

**THE LINDEN SOLUTIONS FUND**  
**General Ledger**

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Accountancy Fees (30100)</b>					
<u>Accountancy Fees (30100)</u>					
17/08/2018	Funds transfer TRANSACT FUNDS TFR TO PIGOT MILLER WILSO	<b>F82/A3#5</b>	577.50		577.50 DR
30/05/2019	Funds transfer TRANSACT FUNDS TFR TO SYDNEY TAX PRACTIC	<b>F83</b>	1,540.00		2,117.50 DR
			<b>2,117.50</b>		<b>2,117.50 DR</b>
<b>ATO Supervisory Levy (30400)</b>					
<u>ATO Supervisory Levy (30400)</u>					
18/07/2018	BPAY BPAY TO TAX OFFICE PAYMENTS		259.00		259.00 DR
			<b>259.00</b>		<b>259.00 DR</b>
<b>Auditor's Remuneration (30700)</b>					
<u>Auditor's Remuneration (30700)</u>					
30/05/2019	Funds transfer TRANSACT FUNDS TFR TO SYDNEY TAX PRACTIC	<b>F83</b>	330.00		330.00 DR
			<b>330.00</b>		<b>330.00 DR</b>
<b>ASIC Fees (30800)</b>					
<u>ASIC Fees (30800)</u>					
02/07/2018	BPAY BPAY TO ASIC	<b>F1</b>	254.00		254.00 DR
02/07/2018	BPAY BPAY TO ASIC		48.00		302.00 DR
			<b>302.00</b>		<b>302.00 DR</b>
<b>Bank Charges (31500)</b>					
<u>Bank Charges (31500)</u>					
31/07/2018	Loan Service Fee	<b>F9</b>	8.00		8.00 DR
31/08/2018	Loan Service Fee	<b>F10</b>	8.00		16.00 DR
28/09/2018	Loan Service Fee		8.00		24.00 DR
31/10/2018	Loan Service Fee		8.00		32.00 DR
30/11/2018	Loan Service Fee		8.00		40.00 DR
31/12/2018	Loan Service Fee	<b>F11</b>	8.00		48.00 DR
31/01/2019	Loan Service Fee		8.00		56.00 DR
28/02/2019	Loan Service Fee		8.00		64.00 DR
29/03/2019	Loan Service Fee		8.00		72.00 DR
30/04/2019	Loan Service Fee	<b>F13</b>	8.00		80.00 DR
31/05/2019	Loan Service Fee		8.00		88.00 DR
28/06/2019	Loan Service Fee		8.00		96.00 DR
			<b>96.00</b>		<b>96.00 DR</b>
<b>Borrowing Expense (31600)</b>					
<u>Borrowing Expense (31600)</u>					
30/06/2019	Amortise borrowing cost	<b>D4</b>	594.40		594.40 DR
			<b>594.40</b>		<b>594.40 DR</b>
<b>Total Debits:</b>	<b>3,698.90</b>				
<b>Total Credits:</b>	<b>0.00</b>				
			<b>Management &amp; Admin expenses (J1):</b>		
			<b>\$3,698.90 - \$330 - \$594.40 = \$2,774.50</b>		

## Depreciation Schedule for the period 01 July 2018 to 30 June 2019

Investment	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation <sup>1</sup>	Depreciation			Closing Written Down Value	
			Disposals/ Decrease	Additions/ Increase		Method	Rate	Calculated Depreciation <sup>2</sup>		Posted Depreciation <sup>3</sup>
<b>Plant and Equipment (at written down value) - Unitised</b>										
Blinds - Rumpus Room	394.00	273.52			394.00	Prime Cost	10.00 %	39.40	39.40	234.12
Carpet	1,480.00	1,107.57			1,480.00	Prime Cost	10.00 %	148.00	148.00	959.57
Carport- Zincalume 11.6M x 3.6M	8,500.00	7,852.85			8,500.00	Prime Cost	2.50 %	212.50	212.50	7,640.35
Concrete Driveway	5,284.00	4,965.00			5,284.00	Prime Cost	2.50 %	132.10	132.10	4,832.90
Curtains - Rumpus Sliding Door	280.00	131.78			280.00	Prime Cost	16.67 %	46.68	46.68	85.10
Dishwasher - Bosch SMS40E048AU/29	1,190.00	826.12			1,190.00	Prime Cost	10.00 %	119.00	119.00	707.12
Fence - New Fence Palings	810.00	745.70			810.00	Prime Cost	2.50 %	20.25	20.25	725.45
Fence Painting	1,950.00	1,838.11			1,950.00	Prime Cost	2.50 %	48.75	48.75	1,789.36
Heat Lamp - Bathroom	400.00	277.69			400.00	Prime Cost	10.00 %	40.00	40.00	237.69
Roller & Vertical Blinds	2,590.00	2,000.88			2,590.00	Prime Cost	10.00 %	259.00	259.00	1,741.88

D23-24



Investment	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation <sup>1</sup>	Depreciation			Closing Written Down Value	
			Disposals/ Decrease	Additions/ Increase		Method	Rate	Calculated Depreciation <sup>2</sup>		Posted Depreciation <sup>3</sup>
Security Door & Screens	1,880.00	1,759.80			1,880.00	Prime Cost	2.50 %	47.00	47.00	1,712.80
Sliding Door - Rumpus Room	575.00	529.34			575.00	Prime Cost	2.50 %	14.38	14.38	514.96
Termite Barrier	1,820.00	1,472.95			1,820.00	Prime Cost	20.00 %	364.00	364.00	1,108.95
Toilet Suite	858.00	810.06			858.00	Prime Cost	2.50 %	21.45	21.45	788.61
Window Key Locks	400.00	368.25			400.00	Prime Cost	2.50 %	10.00	10.00	358.25
	<b>28,411.00</b>	<b>24,959.62</b>			<b>28,411.00</b>				<b>1,522.51</b>	<b>23,437.11</b>
	<b>28,411.00</b>	<b>24,959.62</b>			<b>28,411.00</b>				<b>1,522.51</b>	<b>23,437.11</b>

D23-24

<sup>1</sup> Amounts have been pro rated based on number of days in the year  
<sup>2</sup> Depreciation calculated as per depreciation method  
<sup>3</sup> Depreciation amounts posted to the ledger

**Total Depreciation expenses: \$1,522.51 + \$4,991 (F35) = \$6,513.51**  
**Decline in value of depreciating assets: \$1,522.51 + \$746 (F35) = \$2,268.51**

## THE LINDEN SOLUTIONS FUND

## General Ledger

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Interest Paid (37900)</b>					
<u>Interest Paid (37900)</u>					
31/07/2018	Interest Charged		F9 1,269.11		1,269.11 DR
31/08/2018	Interest Charged		F10 1,228.35		2,497.46 DR
28/09/2018	Interest Charged		1,107.62		3,605.08 DR
31/10/2018	Interest Charged		1,302.82		4,907.90 DR
30/11/2018	Interest Charged		F11 1,182.40		6,090.30 DR
31/12/2018	Interest Charged		1,219.46		7,309.76 DR
31/01/2019	Interest Charged		1,217.94		8,527.70 DR
28/02/2019	Interest Charged		1,124.20		9,651.90 DR
29/03/2019	Interest Charged		1,161.76		10,813.66 DR
30/04/2019	Interest Charged		F13 1,279.82		12,093.48 DR
31/05/2019	Interest Charged		1,237.79		13,331.27 DR
28/06/2019	Interest Charged		1,095.57		14,426.84 DR
			<b>14,426.84</b>		<b>14,426.84 DR</b>

Total Debits: 14,426.84

Total Credits: 0.00

## THE LINDEN SOLUTIONS FUND

## General Ledger

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Advertising (41920)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
26/06/2019	Funds transfer TRANSACT FUNDS TFR TO FORSALEBYOWNER COM		<b>F45</b> 699.00		699.00 DR
			<b>699.00</b>		<b>699.00 DR</b>
<b>Property Expenses - Council Rates (41960)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
14/08/2018	BPAY BPAY TO LOGAN CITY RATES		<b>F48</b> 475.52		475.52 DR
20/11/2018	BPAY BPAY TO LOGAN CITY RATES		<b>F52</b> 497.70		973.22 DR
31/01/2019	BPAY BPAY TO LOGAN CITY RATES		<b>F56</b> 475.52		1,448.74 DR
03/05/2019	BPAY BPAY TO LOGAN CITY RATES		<b>F7</b> 475.52		1,924.26 DR
			<b>1,924.26</b>		<b>1,924.26 DR</b>
<b>Property Expenses - Garden and Lawn (41970)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
06/06/2019	Funds transfer TRANSACT FUNDS TFR TO RICHARD EDWARDS		<b>F64</b> 50.00		50.00 DR
			<b>50.00</b>		<b>50.00 DR</b>
<b>Property Expenses - Insurance Premium (41980)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
08/05/2019	Direct debit BUDGET DIRECT 115807520043556085		<b>F67</b> 696.53		696.53 DR
			<b>696.53</b>		<b>696.53 DR</b>
<b>Property Expenses - Pest Control (42040)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
08/10/2018	Funds transfer TRANSACT FUNDS TFR TO Geric Pty Jim's P [Funds transfer TRANSACT FUNDS TFR TO GERICA PTY JIM'S P]		<b>F70</b> 90.00		90.00 DR
19/12/2018	Funds transfer TRANSACT FUNDS TFR TO GERICA PTY JIM'S P		<b>F72</b> 90.00		180.00 DR
22/03/2019	Funds transfer TRANSACT FUNDS TFR TO GERICA PTY JIM'S P		<b>F74</b> 90.00		270.00 DR
			<b>270.00</b>		<b>270.00 DR</b>
<b>Property Expenses - Repairs Maintenance (42060)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
20/11/2018	Funds transfer TRANSACT FUNDS TFR TO ALFORD PLUMBING AN		<b>F76</b> 1,760.00		1,760.00 DR
07/05/2019	Funds transfer TRANSACT FUNDS TFR TO M N K KOPEIKIN PLA		<b>F78</b> 2,997.50		4,757.50 DR
23/05/2019	Funds transfer TRANSACT FUNDS TFR TO M N K KOPEIKIN PLA		<b>F78</b> 3,646.50		8,404.00 DR
06/06/2019	Funds transfer TRANSACT FUNDS TFR TO BARRY FERGUSON ELE		<b>F81</b> 310.00		8,714.00 DR
19/06/2019	Funds transfer TRANSACT FUNDS TFR TO ALFORD PLUMBING AN		<b>F77</b> 275.00		8,989.00 DR
			<b>8,989.00</b>		<b>8,989.00 DR</b>
<b>Property Expenses - Water Rates (42150)</b>					
32 Torrens St, WATERFORD WEST (32TORRENS)					
14/08/2018	BPAY BPAY TO LOGAN CITY RATES		<b>F48</b> 524.00		524.00 DR
20/11/2018	BPAY BPAY TO LOGAN CITY RATES		<b>F52</b> 559.76		1,083.76 DR
31/01/2019	BPAY BPAY TO LOGAN CITY RATES		<b>F56</b> 523.08		1,606.84 DR

## THE LINDEN SOLUTIONS FUND

**General Ledger**

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
03/05/2019	BPAY BPAY TO LOGAN CITY RATES		<b>F7</b> 523.08		2,129.92 DR
			<b>2,129.92</b>		<b>2,129.92 DR</b>

Total Debits: 14,758.71

Total Credits: 0.00

**Investment expenses (I1):****\$14,758.71 + \$594.40(E5) = \$15,353.11**

## THE LINDEN SOLUTIONS FUND

## General Ledger

As at 30 June 2019

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Life Insurance Premiums (39000)</b>					
<u>(Life Insurance Premiums) EVANS, RELLE - Accumulation (EVAREL00001A)</u>					
16/07/2018	Direct debit TAL Life Limited 1659292-98403278		184.17	F1	184.17 DR
14/08/2018	Direct debit TAL Life Limited 1659292-99061113		184.17	↑	368.34 DR
14/09/2018	Direct debit TAL Life Limited 1659292-99811227		184.17	F2	552.51 DR
15/10/2018	Direct debit TAL Life Limited 1659292-547394		184.17	↓	736.68 DR
14/11/2018	Direct debit TAL Life Limited 1659292-1221732		184.17	↑	920.85 DR
14/12/2018	Direct debit TAL Life Limited 1659292-1968897		220.80	F3	1,141.65 DR
14/01/2019	Direct debit TAL Life Limited 1659292-2626367		220.80	F5	1,362.45 DR
21/01/2019	Deposit TAL Life Limited PAS1659292			F95 220.80	1,141.65 DR
25/02/2019	Direct debit MLC Limited 93260401		170.03	↑	1,311.68 DR
25/03/2019	Direct debit MLC Limited 93260401		170.03	F6	1,481.71 DR
26/04/2019	Direct debit MLC Limited 93260401		170.03	↓	1,651.74 DR
27/05/2019	Direct debit MLC Limited 93260401		170.03	↑	1,821.77 DR
25/06/2019	Direct debit MLC Limited 93260401		F92 170.03	F7	1,991.80 DR
			<b>2,212.60</b>	<b>220.80</b>	<b>1,991.80 DR</b>
<u>(Life Insurance Premiums) PUMPA, RODNEY - Accumulation (PUMROD00001A)</u>					
16/07/2018	Direct debit TAL Life Limited 1659292-98403278		269.44	F1	269.44 DR
14/08/2018	Direct debit TAL Life Limited 1659292-99061113		269.44	↑	538.88 DR
14/09/2018	Direct debit TAL Life Limited 1659292-99811227		269.44	F2	808.32 DR
15/10/2018	Direct debit TAL Life Limited 1659292-547394		269.44	↓	1,077.76 DR
14/11/2018	Direct debit TAL Life Limited 1659292-1221732		269.44	↑	1,347.20 DR
14/12/2018	Direct debit TAL Life Limited 1659292-1968897		332.10	F3	1,679.30 DR
14/01/2019	Direct debit TAL Life Limited 1659292-2626367		332.10	F5	2,011.40 DR
21/01/2019	Deposit TAL Life Limited PAS1660380			F94 332.10	1,679.30 DR
04/02/2019	Direct debit MLC Limited 93260242		270.17	↑	1,949.47 DR
04/03/2019	Direct debit MLC Limited 93260242		270.17	F6	2,219.64 DR
04/04/2019	Direct debit MLC Limited 93260242		270.17	↓	2,489.81 DR
06/05/2019	Direct debit MLC Limited 93260242		270.17	↑	2,759.98 DR
04/06/2019	Direct debit MLC Limited 93260242		F93 270.17	F7	3,030.15 DR
			<b>3,362.25</b>	<b>332.10</b>	<b>3,030.15 DR</b>
<b>Total Debits:</b>	<b>5,574.85</b>				
<b>Total Credits:</b>	<b>552.90</b>				
					<b>Net: \$5,021.95</b>

01 July 2018

Relle Evans  
U 2 / 5 Balfour Street  
Greenwich, New South Wales 2065

**Confirmed in A3#2**

Dear Sir/Madam

**THE LINDEN SOLUTIONS FUND  
Commutation of Account Based Pension**

I hereby request the trustee(s) to commute the accounts listed below into an existing accumulation account on 01/07/2018

Account Code: PUMROD00002P  
Account Description: Account Based Pension  
Balance to Commute: \$48,932.13

Account Code: PUMROD00003P  
Account Description: Account Based Pension 2  
Balance to Commute: \$68,892.14

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely

.....  
RODNEY PUMPA  
U 2 / 5 Balfour Street  
Greenwich, New South Wales 2065

## THE LINDEN SOLUTIONS FUND

**Minutes of a Meeting of the Director(s)**held on 01 July 2018 at U 2 / 5 Balfour Street, Greenwich, New South Wales 2065

---

**PRESENT:** Relle Evans and RODNEY PUMPA

**PENSION COMMUTATION:** RODNEY PUMPA has requested to commute the following accounts to an existing accumulation account on 01/07/2018.

Account Code: PUMROD00002P  
Account Description: Account Based Pension  
Balance to Commute: \$48,932.13

Account Code: PUMROD00003P  
Account Description: Account Based Pension 2  
Balance to Commute: \$68,892.14

**TRUSTEE  
ACKNOWLEDGEMENT:** It was resolved that Trustee(s) have agreed to this and has taken action to ensure the following:

- The Member's balance(s) has been updated for any contributions, withdrawals and earnings
- The fund's trust deed provides for the transfer to take place
- Any existing pensions for the above mentioned accounts have been ceased and that the pro-rated minimum amount has been met where necessary

**CLOSURE:** Signed by the trustee(s) pursuant to the Fund Deed.

.....  
Relle Evans  
Chairperson

01 July 2018

RODNEY PUMPA  
U 2 / 5 Balfour Street  
Greenwich, New South Wales 2065

Dear RODNEY PUMPA

**THE LINDEN SOLUTIONS FUND**  
**Commutation of Account Based Pension**

We confirm that the full commutation of your Account Based Pension (PUMROD00002P) and Account Based Pension (PUMROD00003P) has been completed.

An amount of \$117,824.27 has been transferred to your accumulation account.

If you have any queries with regard to the above, please do not hesitate to contact me.

Yours sincerely

.....

Relle Evans  
Trustee  
U 2 / 5 Balfour Street  
Greenwich, New South Wales 2065





## F. SOURCE DOCUMENTS



# Macquarie Cash Management Account

MACQUARIE BANK LIMITED  
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310  
fax 1800 550 140  
www.macquarie.com.au

GPO Box 2520  
Sydney, NSW 2001



LINDEN SOLUTIONS PTY LTD  
U 6 29A BAY ROAD  
WAVERTON NSW 2060

1 Shelley Street  
Sydney, NSW 2000

account balance **\$38,569.51**  
as at 31 Dec 18

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
30.06.18	OPENING BALANCE			30,572.90
02.07.18	BPAY BPAY TO ASIC	254.00		30,318.90
02.07.18	BPAY BPAY TO ASIC	48.00		30,270.90
05.07.18	DEPOSIT AREDHOHORP Linden repayment		10,000.00	40,270.90
05.07.18	DEPOSIT MCCULLOCH rent 32 torrens st		400.00	40,670.90
05.07.18	Direct debit TO A/C 840902189 LOAN REPAYMENT	1,480.77		39,190.13
12.07.18	DEPOSIT MCCULLOCH rent 32 torrens st		400.00	39,590.13
16.07.18	Direct debit TAL Life Limited 1659292-98403278	453.61		39,136.52
18.07.18	BPAY BPAY TO TAX OFFICE PAYMENTS	939.70		38,196.82
19.07.18	DEPOSIT MCCULLOCH rent 32 torrens st		400.00	38,596.82
26.07.18	DEPOSIT MCCULLOCH rent 32 torrens st		400.00	38,996.82
31.07.18	Interest MACQUARIE CMA INTEREST PAID*		36.34	39,033.16

## how to make a transaction

online  
Log in to [www.macquarie.com.au/personal](http://www.macquarie.com.au/personal)

by phone  
Call 133 275 to make a phone transaction

transfers from another bank account  
Transfer funds from another bank to this account:  
BSB 182 512  
ACCOUNT NO. 962463337

deposits using BPay  
From another bank



Bill code: 667022  
Ref: 962 463 337

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
02.08.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	39,433.16
06.08.18	Direct debit	TO A/C 840902189 LOAN REPAYMENT	1,480.77	37,952.39
09.08.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	38,352.39
14.08.18	BPAY	BPAY TO LOGAN CITY RATES	999.52	37,352.87
14.08.18	Direct debit	TAL Life Limited 1659292-99061113	453.61 = \$184.17 + \$269.44	36,899.26
16.08.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	37,299.26
17.08.18	Funds transfer	TRANSACT FUNDS TFR TO PIGOT MILLER WILSO	577.50	36,721.76
23.08.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	37,121.76
30.08.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	37,521.76
31.08.18	Interest	MACQUARIE CMA INTEREST PAID*	36.08	37,557.84
05.09.18	Direct debit	TO A/C 840902189 LOAN REPAYMENT	1,599.56	35,958.28
06.09.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	36,358.28
13.09.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	36,758.28
14.09.18	Direct debit	TAL Life Limited 1659292-99811227	453.61 = \$184.17 + \$269.44	36,304.67
20.09.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	36,704.67
27.09.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	37,104.67
28.09.18	Interest	MACQUARIE CMA INTEREST PAID*	33.85	37,138.52
04.10.18	DEPOSIT	MCCULLOCH rent 32 torrens st	400.00	37,538.52
05.10.18	Direct debit	TO A/C 840902189 LOAN REPAYMENT	1,599.56	35,938.96
08.10.18	Funds transfer	TRANSACT FUNDS TFR TO Gerica Pty Jim's P	90.00	35,848.96
10.10.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	36,248.96
15.10.18	Direct debit	TAL Life Limited 1659292-547394	453.61 = \$184.17 + \$269.44	35,795.35
17.10.18	DEPOSIT	PRECISION CH PASCH1810160001343	128.25	35,923.60
18.10.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	36,323.60
22.10.18	DEPOSIT	PRECISION CH PASCH1810190003312	855.00	37,178.60
25.10.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	37,578.60
31.10.18	Interest	MACQUARIE CMA INTEREST PAID*	34.99	37,613.59

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
01.11.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	38,013.59
05.11.18	Direct debit	TO A/C 840902189 LOAN REPAYMENT	1,599.56	36,414.03
08.11.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	36,814.03
14.11.18	Direct debit	TAL Life Limited 1659292-1221732	453.61 = \$184.17 + \$269.44	36,360.42
15.11.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	36,760.42
20.11.18	BPAY	BPAY TO LOGAN CITY RATES	1,057.46	35,702.96
20.11.18	Funds transfer	TRANSACT FUNDS TFR TO ALFORD PLUMBING AN	1,760.00	33,942.96
22.11.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	34,342.96
29.11.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	34,742.96
30.11.18	Interest	MACQUARIE CMA INTEREST PAID*	33.15	34,776.11
04.12.18	DEPOSIT	AREDHORP Dayana refund	4,000.00	38,776.11
05.12.18	Direct debit	TO A/C 840902189 LOAN REPAYMENT	1,599.56	37,176.55
06.12.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	37,576.55
13.12.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	37,976.55
14.12.18	Direct debit	TAL Life Limited 1659292-1968897	552.90 =220.80 + 332.10	37,423.65
19.12.18	Funds transfer	TRANSACT FUNDS TFR TO GERICA PTY JIM'S P	90.00	37,333.65
20.12.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	37,733.65
24.12.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	38,133.65
31.12.18	Interest	MACQUARIE CMA INTEREST PAID*	35.86	38,169.51
31.12.18	DEPOSIT	MCCULLOCH 32 torrens street	400.00	38,569.51



## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
	CLOSING BALANCE AS AT 31 DEC 18	17,996.91	25,993.52	<b>38,569.51</b>

\* Stepped interest rates as at 31 December 2018: balances \$0.00 to \$4,999.99 earned 0.00%; balances \$5,000.00 and above earned 1.30%



# Macquarie Cash Management Account

MACQUARIE BANK LIMITED  
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310  
fax 1800 550 140  
www.macquarie.com.au

GPO Box 2520  
Sydney, NSW 2001



LINDEN SOLUTIONS PTY LTD  
U 6 29A BAY ROAD  
WAVERTON NSW 2060

1 Shelley Street  
Sydney, NSW 2000

account balance **\$29,831.37**  
as at 30 Jun 19

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
31.12.18	OPENING BALANCE			38,569.51
07.01.19	Direct debit TO A/C 840902189 LOAN REPAYMENT	1,599.56		36,969.95
10.01.19	Deposit MCCULLOCH 32 torrens street		400.00	37,369.95
14.01.19	Direct debit TAL Life Limited 1659292-2626367	552.90		36,817.05
16.01.19	Deposit PRECISION CH PASCH1901150001496		812.25	37,629.30
17.01.19	Deposit MCCULLOCH 32 torrens street		400.00	38,029.30
21.01.19	Deposit TAL Life Limited PAS1659292		220.80	38,250.10
21.01.19	Deposit TAL Life Limited PAS1660380		332.10	38,582.20
21.01.19	Deposit PRECISION CH PASCH1901180002214		812.25	39,394.45
24.01.19	Deposit MCCULLOCH 32 torrens street		400.00	39,794.45
31.01.19	Interest MACQUARIE CMA INTEREST PAID*		36.92	39,831.37
31.01.19	BPAY BPAY TO LOGAN CITY RATES	998.60		38,832.77

## how to make a transaction

online  
Log in to [www.macquarie.com.au/personal](http://www.macquarie.com.au/personal)

by phone  
Call 133 275 to make a phone transaction

transfers from another bank account  
Transfer funds from another bank to this account:  
BSB 182 512  
ACCOUNT NO. 962463337

deposits using BPay  
From another bank



Bill code: 667022  
Ref: 962 463 337

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
01.02.19	Deposit		MCCULLOCH 32 torrens street 400.00	39,232.77
04.02.19	Direct debit	MLC Limited 93260242 270.17		38,962.60
05.02.19	Direct debit	TO A/C 840902189 LOAN REPAYMENT 1,599.56		37,363.04
07.02.19	Deposit		MCCULLOCH 32 torrens street 400.00	37,763.04
14.02.19	Deposit		MCCULLOCH 32 torrens street 400.00	38,163.04
21.02.19	Deposit		MCCULLOCH 32 torrens street 400.00	38,563.04
25.02.19	Direct debit	MLC Limited 93260401 170.03		38,393.01
28.02.19	Interest		MACQUARIE CMA INTEREST PAID* 33.17	38,426.18
28.02.19	Deposit		MCCULLOCH 32 torrens street 400.00	38,826.18
04.03.19	Deposit		AREDHOHOP Linden Refund 1,000.00	39,826.18
04.03.19	Deposit		AREDHOHOP Redhouse refund 4,000.00	43,826.18
04.03.19	Direct debit	MLC Limited 93260242 270.17		43,556.01
05.03.19	Direct debit	TO A/C 840902189 LOAN REPAYMENT 1,599.56		41,956.45
07.03.19	Deposit		MCCULLOCH 32 torrens street 400.00	42,356.45
14.03.19	Deposit		MCCULLOCH 32 torrens street 400.00	42,756.45
21.03.19	Deposit		MCCULLOCH 32 torrens street 400.00	43,156.45
22.03.19	Funds transfer	TRANSACT FUNDS TFR TO GERICA PTY JIM'S P 90.00		43,066.45
25.03.19	Direct debit	MLC Limited 93260401 170.03		42,896.42
26.03.19	BPAY	BPAY TO TAX OFFICE PAYMENTS 590.00		42,306.42
29.03.19	Interest		MACQUARIE CMA INTEREST PAID* 41.08	42,347.50
04.04.19	Deposit		MCCULLOCH 32 torrens street 400.00	42,747.50
04.04.19	Direct debit	MLC Limited 93260242 270.17		42,477.33
05.04.19	Direct debit	TO A/C 840902189 LOAN REPAYMENT 1,599.56		40,877.77
11.04.19	Deposit		MCCULLOCH 32 torrens street 300.00	41,177.77
17.04.19	Deposit		MCCULLOCH 32 torrens street 400.00	41,577.77
24.04.19	Deposit		MCCULLOCH 32 torrens street 400.00	41,977.77
26.04.19	Direct debit	MLC Limited 93260401 170.03		41,807.74

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337  
**Split as per Qtr 3/2020**  
**Council Rate: \$475.52**  
**Water Rate: \$523.08**

transaction	description	debits	credits	balance
				<b>\$998.60</b>
30.04.19	Interest		39.02	41,846.76
01.05.19	Deposit		400.00	42,246.76
03.05.19	BPAY	998.60		41,248.16
06.05.19	Direct debit	270.17		40,977.99
06.05.19	Direct debit	1,599.56		39,378.43
07.05.19	Funds transfer	2,997.50		36,380.93
08.05.19	Deposit		400.00	36,780.93
08.05.19	Direct debit	696.53		36,084.40
09.05.19	Funds transfer	600.00		35,484.40
10.05.19	Deposit		600.00	36,084.40
15.05.19	Deposit		400.00	36,484.40
22.05.19	Deposit		300.00	36,784.40
23.05.19	Funds transfer	3,646.50		33,137.90
27.05.19	Direct debit	170.03		32,967.87
30.05.19	Deposit		400.00	33,367.87
30.05.19	Funds transfer	1,870.00		31,497.87
31.05.19	Interest		34.47	31,532.34
04.06.19	Direct debit	270.17		31,262.17
05.06.19	Deposit		400.00	31,662.17
05.06.19	Direct debit	1,599.56		30,062.61
06.06.19	Funds transfer	310.00		29,752.61
06.06.19	Funds transfer	50.00		29,702.61
12.06.19	Deposit		450.00	30,152.61
19.06.19	Deposit		400.00	30,552.61
19.06.19	Funds transfer	275.00		30,277.61
25.06.19	Direct debit	170.03		30,107.58
26.06.19	Deposit		400.00	30,507.58





## Macquarie Cash Management Account

enquiries 1800 806 310

account name LINDEN SOLUTIONS PTY LTD ATF  
THE LINDEN SOLUTIONS FUND  
account no. 962463337

transaction	description	debits	credits	balance
26.06.19	Funds transfer	TRANSACT FUNDS TFR TO FORSALEBYOWNER COM	699.00	29,808.58
28.06.19	Interest	MACQUARIE CMA INTEREST PAID*	22.79	29,831.37
	CLOSING BALANCE AS AT 30 JUN 19	26,172.99	17,434.85	29,831.37

\* Stepped interest rates as at 30 June 2019: balances \$0.00 to \$4,999.99 earned 0.00%; balances \$5,000.00 and above earned 1.05%

### annual interest summary 2018/2019

INTEREST PAID	417.72
TOTAL INCOME PAID	417.72



A 3-004  
THE LINDEN SOLUTIONS FUND  
4 AUSTRAL AVENUE  
BEECROFT NSW 2119

**Account Balance Summary**

Opening balance	\$218,479.81	Dr
Total credits	\$9,003.41	
Total debits	\$7,359.62	
<b>Closing balance</b>	<b>\$216,836.02</b>	<b>Dr</b>

**Statement starts 16 March 2018**  
**Statement ends 14 September 2018**

**Available Redraw \$0.00**

**Outlet Details**

330 Collins Street  
Ground Level, 330 Collins St  
Melbourne VIC 3000

**Account Details**

LINDEN SOLUTIONS PTY LTD ATFT LINDEN SOLUTIONS FUN  
BSB number 083-004  
Account number 84-090-2189

**Offset Account Details**

No offset account linked

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
16 Mar 2018	Brought forward			218,479.81 Dr
16 Mar 2018	Please Note Your Current Debit Interest Rate Is 6.65%			218,479.81 Dr
29 Mar 2018	Debit Interest This Financial Year To Date \$9,771.93			
	Interest Charged .....	1,155.70		
	Loan Service Fee .....	8.00		219,643.51 Dr
5 Apr 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,480.77	218,162.74 Dr
30 Apr 2018	Debit Interest This Financial Year To Date \$11,045.74			
	Interest Charged .....	1,273.81		
	Loan Service Fee .....	8.00		219,444.55 Dr
7 May 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,480.77	217,963.78 Dr
31 May 2018	Debit Interest This Financial Year To Date \$12,278.68			
	Interest Charged .....	1,232.94		
	Loan Service Fee .....	8.00		219,204.72 Dr
5 Jun 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,480.77	217,723.95 Dr
29 Jun 2018	Debit Interest This Financial Year To Date \$13,430.39			
	Interest Charged .....	1,151.71		
	Loan Service Fee .....	8.00		218,883.66 Dr
5 Jul 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,480.77	217,402.89 Dr
31 Jul 2018	Debit Interest This Financial Year To Date \$1,269.11			
	Interest Charged .....	1,269.11		
	Loan Service Fee .....	8.00		218,680.00 Dr
6 Aug 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,480.77	217,199.23 Dr
16 Aug 2018	It's a condition of your loan that you maintain insurance on the mortgaged property at all times for at least the full replacement value of the property. Please confirm with your insurer that your policy adequately protects your property. For more information on property insurance go to Carried forward			217,199.23 Dr

257134102/M0:8530/S099847/1199693

**Transaction Details (continued)**

Date	Particulars	Debits	Credits	Balance
	Brought forward			217,199.23 Dr
	www.moneysmart.gov.au			217,199.23 Dr
31 Aug 2018	Debit Interest This Financial Year To Date \$2,497.46			
	Interest Charged .....	1,228.35		
	Loan Service Fee .....	8.00		218,435.58 Dr
5 Sep 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	216,836.02 Dr

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

**Explanatory Notes**

*Please check all entries and report any apparent error or possible unauthorised transaction immediately.*

*We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.*

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*Any "Available Redraw" amount is available provided that you satisfy the conditions for redraw in your agreement.*

237/B4/02/M058530/S099847/199894



A 3-004  
THE LINDEN SOLUTIONS FUND  
4 AUSTRAL AVENUE  
BEECROFT NSW 2119

**Account Balance Summary**

Opening balance	\$216,836.02	Dr
Total credits	\$9,597.36	
Total debits	\$7,202.44	
<b>Closing balance</b>	<b>\$214,441.10</b>	<b>Dr</b>

**Statement starts 15 September 2018**  
**Statement ends 15 March 2019**

**Available Redraw \$0.00**

**Outlet Details**

330 Collins Street  
Ground Level, 330 Collins St  
Melbourne VIC 3000

**Account Details**

LINDEN SOLUTIONS PTY LTD ATFT LINDEN SOLUTIONS FUN  
BSB number 083-004  
Account number 84-090-2189

**Offset Account Details**

No offset account linked

**Transaction Details**

Date	Particulars	Debits	Credits	Balance
15 Sep 2018	Brought forward			216,836.02 Dr
17 Sep 2018	Please Note Your Current Debit Interest Rate Is 6.65%			216,836.02 Dr
28 Sep 2018	Debit Interest This Financial Year To Date \$3,605.08			
	Interest Charged .....	1,107.62		
	Loan Service Fee .....	8.00		217,951.64 Dr
5 Oct 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	216,352.08 Dr
31 Oct 2018	Debit Interest This Financial Year To Date \$4,907.90			
	Interest Charged .....	1,302.82		
	Loan Service Fee .....	8.00		217,662.90 Dr
5 Nov 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	216,063.34 Dr
30 Nov 2018	Debit Interest This Financial Year To Date \$6,090.30			
	Interest Charged .....	1,182.40		
	Loan Service Fee .....	8.00		217,253.74 Dr
5 Dec 2018	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	215,654.18 Dr
31 Dec 2018	Debit Interest This Financial Year To Date \$7,309.76			
	Interest Charged .....	1,219.46		
	Loan Service Fee .....	8.00		216,881.64 Dr
7 Jan 2019	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	215,282.08 Dr
31 Jan 2019	Debit Interest This Financial Year To Date \$8,527.70			
	Interest Charged .....	1,217.94		
	Loan Service Fee .....	8.00		216,508.02 Dr
1 Feb 2019	Please Note From 31 Jan 2019 Your Debit Int Rate Is 6.81%			216,508.02 Dr
5 Feb 2019	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	214,908.46 Dr
28 Feb 2019	Debit Interest This Financial Year To Date \$9,651.90			
	Interest Charged .....	1,124.20		
	Loan Service Fee .....	8.00		216,040.66 Dr
5 Mar 2019	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	214,441.10 Dr

07/3402/M0-45813/S076277/PL52553

07/31/02/M045813/S076277/L152554

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

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**Explanatory Notes**

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NAB Tailored Home Loan
For further information call the
Business Servicing Team on 13 10 12



A 3-004
THE LINDEN SOLUTIONS FUND
2
5 BALFOUR STREET
GREENWICH NSW 2065

Account Balance Summary

Table with 2 columns: Description, Amount. Rows include Opening balance (\$214,441.10 Dr), Total credits (\$9,597.36), Total debits (\$7,180.27), and Closing balance (\$212,024.01 Dr).

Statement starts 16 March 2019
Statement ends 13 September 2019

Available Redraw \$0.00

Outlet Details

330 Collins Street
Ground Level, 330 Collins St
Melbourne VIC 3000

Account Details

LINDEN SOLUTIONS PTY LTD ATFT LINDEN SOLUTIONS FUN
BSB number 083-004
Account number 84-090-2189

Offset Account Details

No offset account linked

Transaction Details

Table with 5 columns: Date, Particulars, Debits, Credits, Balance. Contains transaction history from 16 Mar 2019 to 16 Aug 2019, including interest charges, loan repayments, and service fees. Final balance is 212,501.60 Dr.

256/3402/M0-41.481/S070660/PL41.319

**Transaction Details (continued)**

Date	Particulars	Debits	Credits	Balance
	Brought forward			212,501.60 Dr
	insurer that your policy adequately protects your property. For more information on property insurance go to www.moneysmart.gov.au			212,501.60 Dr
30 Aug 2019	Debit Interest This Financial Year To Date \$2,357.33			
	Interest Charged .....	1,113.97		
	Loan Service Fee .....	8.00		213,623.57 Dr
5 Sep 2019	Loan Repayment Linden Solution			
	From A/C 96-246-3337 .....		1,599.56	212,024.01 Dr

**Summary of Government Charges**

	From 1 July to date	Last year to 30 June
<b>Government</b>		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

**Explanatory Notes**

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256/34/02/M041.481/S070660/L141320

## LINDEN SOLUTIONS PTY LTD ATF THE LINDEN SOLUTIONS FUND

## MCCULLOCH\_Rental Statement 2016-2020

Date	Description	Debit	Credit	Balance	Rental Period Paid Up To	Receipt No.	Balance Due From Tenant
Contracts Exchanged 12 July 2020					Fini		
30-Jul-20			ex gratia		Wednesday, 12 August 2020		ex gratia
23-Jul-20					7 August 2020		400.00
16-Jul-20					31 July 2020		400.00
09-Jul-20	MCCULLOCH rent torrens st		400.00	88,211.14	24 July 2020	20420	-
02-Jul-20	MCCULLOCH rent torrens st		400.00	87,811.14	17 July 2020	20419	-
25-Jun-20	MCCULLOCH rent torrens st		400.00	87,411.14	10 July 2020	20418	-
18-Jun-20	MCCULLOCH rent torrens st		400.00	87,011.14	3 July 2020	20417	-
11-Jun-20	MCCULLOCH rent torrens st		400.00	86,611.14	26 June 2020	20416	-
04-Jun-20	MCCULLOCH rent torrens st		400.00	86,211.14	19 June 2020	20415	-
28-May-20	MCCULLOCH rent torrens st		400.00	85,811.14	12 June 2020	20414	-
21-May-20	MCCULLOCH rent torrens st		400.00	85,411.14	5 June 2020	20413	-
14-May-20	MCCULLOCH rent torrens st		400.00	85,011.14	29 May 2020	20412	-
07-May-20	MCCULLOCH rent torrens st		400.00	84,611.14	22 May 2020	20411	-
30-Apr-20	MCCULLOCH rent torrens st		400.00	84,211.14	15 May 2020	20410	-
23-Apr-20	MCCULLOCH rent torrens st		400.00	83,811.14	8 May 2020	20409	-
16-Apr-20	MCCULLOCH rent torrens st		450.00	83,411.14	1 May 2020	20408	-
09-Apr-20	MCCULLOCH rent torrens st		400.00	82,961.14	24 April 2020	20407	-
02-Apr-20	MCCULLOCH rent torrens st		450.00	82,561.14	17 April 2020	20406	-
26-Mar-20	MCCULLOCH rent torrens st	100.00	300.00	82,111.14	10 April 2020	20405	-
19-Mar-20	MCCULLOCH rent torrens st		400.00	81,811.14	3 April 2020	20404	-
12-Mar-20	MCCULLOCH rent torrens st		400.00	81,411.14	27 March 2020	20403	-
05-Mar-20	MCCULLOCH rent torrens st		400.00	81,011.14	20 March 2020	20402	-
27-Feb-20	MCCULLOCH rent torrens st		400.00	80,611.14	13 March 2020	20401	-
20-Feb-20	MCCULLOCH rent torrens st		400.00	80,211.14	6 March 2020	20400	-
13-Feb-20	MCCULLOCH rent torrens st		400.00	79,811.14	28 February 2020	20399	-
06-Feb-20	MCCULLOCH rent torrens st		400.00	79,411.14	21 February 2020	20398	-
30-Jan-20	MCCULLOCH rent torrens st		400.00	79,011.14	14 February 2020	20397	-



23-Jan-20	MCCULLOCH rent torrens st		400.00	78,611.14	7 February 2020	20396	-
16-Jan-20	MCCULLOCH rent torrens st		400.00	78,211.14	31 January 2020	20395	-
09-Jan-20	MCCULLOCH rent torrens st		400.00	77,811.14	24 January 2020	20394	-
02-Jan-20	MCCULLOCH rent torrens st		400.00	77,411.14	17 January 2020	20393	-
26-Dec-19	MCCULLOCH rent torrens st		400.00	77,011.14	10 January 2020	20392	-
19-Dec-19	MCCULLOCH rent torrens st		400.00	76,611.14	3 January 2020	20391	-
12-Dec-19	MCCULLOCH rent torrens st		400.00	76,211.14	27 December 2019	20390	-
05-Dec-19	MCCULLOCH rent torrens st		400.00	75,811.14	20 December 2019	20389	-
28-Nov-19	MCCULLOCH rent torrens st		400.00	75,411.14	13 December 2019	20388	-
21-Nov-19	MCCULLOCH rent torrens st		400.00	75,011.14	6 December 2019	20387	-
14-Nov-19	MCCULLOCH rent torrens st		400.00	74,611.14	29 November 2019	20386	-
07-Nov-19	MCCULLOCH rent torrens st		400.00	74,211.14	22 November 2019	20385	-
31-Oct-19	MCCULLOCH rent torrens st		400.00	73,811.14	15 November 2019	20384	-
24-Oct-19	MCCULLOCH rent torrens st		400.00	73,411.14	8 November 2019	20383	-
17-Oct-19	MCCULLOCH rent torrens st		400.00	73,011.14	1 November 2019	20382	-
10-Oct-19	MCCULLOCH rent torrens st		400.00	72,611.14	25 October 2019	20381	-
03-Oct-19	MCCULLOCH rent torrens st		400.00	72,211.14	18 October 2019	20380	-
26-Sep-19	MCCULLOCH rent torrens st		400.00	71,811.14	11 October 2019	20379	-
19-Sep-19	MCCULLOCH rent torrens st		400.00	71,411.14	4 October 2019	20378	-
12-Sep-19	MCCULLOCH rent torrens st		400.00	71,011.14	27 September 2019	20377	-
05-Sep-19	MCCULLOCH rent torrens st		400.00	70,611.14	20 September 2019	20376	-
29-Aug-19	MCCULLOCH rent torrens st		400.00	70,211.14	13 September 2019	20375	-
22-Aug-19	MCCULLOCH rent torrens st		400.00	69,811.14	6 September 2019	20374	-
15-Aug-19	MCCULLOCH rent torrens st		400.00	69,411.14	30 August 2019	20373	-
08-Aug-19	MCCULLOCH rent torrens st		400.00	69,011.14	23 August 2019	20372	-
01-Aug-19	MCCULLOCH rent torrens st		400.00	68,611.14	16 August 2019	20371	-
25-Jul-19	MCCULLOCH rent torrens st		400.00	68,211.14	9 August 2019	20370	-
18-Jul-19	MCCULLOCH rent torrens st		400.00	67,811.14	2 August 2019	20369	-
11-Jul-19	MCCULLOCH rent torrens st		400.00	67,411.14	26 July 2019	20368	-
04-Jul-19	MCCULLOCH rent torrens st		400.00	67,011.14	19 July 2019	20367	-
27-Jun-19	MCCULLOCH rent torrens st		400.00	66,611.14	12 July 2019	20366	-
20-Jun-19	MCCULLOCH rent torrens st		400.00	66,211.14	5 July 2019	20365	-
13-Jun-19	MCCULLOCH rent torrens st		400.00	65,811.14	28 June 2019	20364	-
06-Jun-19	MCCULLOCH rent torrens st		400.00	65,411.14	21 June 2019	20363	-

30-May-19	MCCULLOCH rent torrens st		400.00	65,011.14	14 June 2019	20362	-
23-May-19	MCCULLOCH rent torrens st		400.00	64,611.14	7 June 2019	20361	-
16-May-19	MCCULLOCH rent torrens st		400.00	64,211.14	31 May 2019	20360	-
09-May-19	MCCULLOCH rent torrens st		400.00	63,811.14	24 May 2019	20359	-
02-May-19	MCCULLOCH rent torrens st		400.00	63,411.14	17 May 2019	20358	-
25-Apr-19	MCCULLOCH rent torrens st		400.00	63,011.14	10 May 2019	20357	-
18-Apr-19	MCCULLOCH rent torrens st		400.00	62,611.14	3 May 2019	20356	-
11-Apr-19	MCCULLOCH rent torrens st		400.00	62,211.14	26 April 2019	20355	-
04-Apr-19	MCCULLOCH rent torrens st		400.00	61,811.14	19 April 2019	20354	-
28-Mar-19	MCCULLOCH rent torrens st		400.00	61,411.14	12 April 2019	20353	-
21-Mar-19	MCCULLOCH rent torrens st		400.00	61,011.14	5 April 2019	20352	-
14-Mar-19	MCCULLOCH rent torrens st		400.00	60,611.14	29 March 2019	20351	-
07-Mar-19	MCCULLOCH rent torrens st		400.00	60,211.14	22 March 2019	20350	-
28-Feb-19	MCCULLOCH rent torrens st		400.00	59,811.14	15 March 2019	20349	-
21-Feb-19	MCCULLOCH rent torrens st		400.00	59,411.14	8 March 2019	20348	-
14-Feb-19	MCCULLOCH rent torrens st		400.00	59,011.14	1 March 2019	20347	-
07-Feb-19	MCCULLOCH rent torrens st		400.00	58,611.14	22 February 2019	20346	-
31-Jan-19	MCCULLOCH rent torrens st		400.00	58,211.14	15 February 2019	20345	-
24-Jan-19	MCCULLOCH rent torrens st		400.00	57,811.14	8 February 2019	20344	-
17-Jan-19	MCCULLOCH rent torrens st		400.00	57,411.14	1 February 2019	20343	-
10-Jan-19	MCCULLOCH rent torrens st		400.00	57,011.14	25 January 2019	20342	-
03-Jan-19	MCCULLOCH rent torrens st		400.00	56,611.14	18 January 2019	20341	-
27-Dec-18	MCCULLOCH rent torrens st		400.00	56,211.14	11 January 2019	20340	-
20-Dec-18	MCCULLOCH rent torrens st		400.00	55,811.14	4 January 2019	20339	-
13-Dec-18	MCCULLOCH rent torrens st		400.00	55,411.14	28 December 2018	20338	-
06-Dec-18	MCCULLOCH rent torrens st		400.00	55,011.14	21 December 2018	20337	-
29-Nov-18	MCCULLOCH rent torrens st		400.00	54,611.14	14 December 2018	20336	-
22-Nov-18	MCCULLOCH rent torrens st		400.00	54,211.14	7 December 2018	20335	-
15-Nov-18	MCCULLOCH rent torrens st		400.00	53,811.14	30 November 2018	20334	-
08-Nov-18	MCCULLOCH rent torrens st		400.00	53,411.14	23 November 2018	20333	-
01-Nov-18	MCCULLOCH rent torrens st		400.00	53,011.14	16 November 2018	20332	-
25-Oct-18	MCCULLOCH rent torrens st		400.00	52,611.14	9 November 2018	20331	-
18-Oct-18	MCCULLOCH rent torrens st		400.00	52,211.14	2 November 2018	20330	-
11-Oct-18	MCCULLOCH rent torrens st		400.00	51,811.14	26 October 2018	20329	-

04-Oct-18	MCCULLOCH rent torrens st		400.00	51,411.14	19 October 2018	20328	-
27-Sep-18	MCCULLOCH rent torrens st		400.00	51,011.14	12 October 2018	20327	-
20-Sep-18	MCCULLOCH rent torrens st		400.00	50,611.14	5 October 2018	20326	-
13-Sep-18	MCCULLOCH rent torrens st		400.00	50,211.14	28 September 2018	20325	-
06-Sep-18	MCCULLOCH rent torrens st		400.00	49,811.14	21 September 2018	20324	-
30-Aug-18	MCCULLOCH rent torrens st		400.00	49,411.14	14 September 2018	20323	-
23-Aug-18	MCCULLOCH rent torrens st		400.00	49,011.14	7 September 2018	20322	-
16-Aug-18	MCCULLOCH rent torrens st		400.00	48,611.14	31 August 2018	20321	-
09-Aug-18	MCCULLOCH rent torrens st		400.00	48,211.14	24 August 2018	20320	-
02-Aug-18	MCCULLOCH rent torrens st		400.00	47,811.14	17 August 2018	20319	-
26-Jul-18	MCCULLOCH rent torrens st		400.00	47,411.14	10 August 2018	20318	-
19-Jul-18	MCCULLOCH rent torrens st		400.00	47,011.14	3 August 2018	20317	-
12-Jul-18	MCCULLOCH rent torrens st		400.00	46,611.14	27 July 2018	20316	-
05-Jul-18	MCCULLOCH rent torrens st		400.00	46,211.14	20 July 2018	20315	-
28-Jun-18	MCCULLOCH rent torrens st		400.00	45,811.14	13 July 2018	20314	-
21-Jun-18	MCCULLOCH rent torrens st		400.00	45,411.14	6 July 2018	20313	-
14-Jun-18	MCCULLOCH rent torrens st		400.00	45,011.14	29 June 2018	20312	-
07-Jun-18	MCCULLOCH rent torrens st		400.00	44,611.14	22 June 2018	20311	-
31-May-18	MCCULLOCH rent torrens st		400.00	44,211.14	15 June 2018	20310	-
24-May-18	MCCULLOCH rent torrens st		400.00	43,811.14	8 June 2018	20309	-
17-May-18	MCCULLOCH rent torrens st		400.00	43,411.14	1 June 2018	20308	-
10-May-18	MCCULLOCH rent torrens st		400.00	43,011.14	25 May 2018	20307	-
03-May-18	MCCULLOCH rent torrens st		400.00	42,611.14	18 May 2018	20306	-
26-Apr-18	MCCULLOCH rent torrens st		400.00	42,211.14	11 May 2018	20305	-
19-Apr-18	MCCULLOCH rent torrens st		400.00	41,811.14	4 May 2018	20304	-
12-Apr-18	MCCULLOCH rent torrens st		400.00	41,411.14	27 April 2018	20303	-
05-Apr-18	MCCULLOCH rent torrens st		400.00	41,011.14	20 April 2018	20302	-
29-Mar-18	MCCULLOCH rent torrens st		400.00	40,611.14	13 April 2018	20301	-
22-Mar-18	MCCULLOCH rent torrens st		400.00	40,211.14	6 April 2018	20300	-
15-Mar-18	MCCULLOCH rent torrens st		400.00	39,811.14	30 March 2018	20299	-
08-Mar-18	MCCULLOCH rent torrens st		400.00	39,411.14	23 March 2018	20298	-
01-Mar-18	MCCULLOCH rent torrens st		400.00	39,011.14	16 March 2018	20297	-
22-Feb-18	MCCULLOCH rent torrens st		400.00	38,611.14	9 March 2018	20296	-
15-Feb-18	MCCULLOCH rent torrens st		400.00	38,211.14	2 March 2018	20295	-

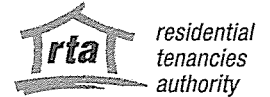
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01-Feb-18	MCCULLOCH rent torrens st		400.00	37,411.14	16 February 2018	20293	-
25-Jan-18	MCCULLOCH rent torrens st		400.00	37,011.14	9 February 2018	20292	-
18-Jan-18	MCCULLOCH rent torrens st		400.00	36,611.14	2 February 2018	20291	-
11-Jan-18	MCCULLOCH rent torrens st		400.00	36,211.14	26 January 2018	20290	-
04-Jan-18	MCCULLOCH rent torrens st		400.00	35,811.14	19 January 2018	20289	-
28-Dec-17	MCCULLOCH rent torrens st		400.00	35,411.14	12 January 2018	20288	-
21-Dec-17	MCCULLOCH rent torrens st		400.00	35,011.14	5 January 2018	20287	-
14-Dec-17	MCCULLOCH rent torrens st		400.00	34,611.14	29 December 2017	20286	-
07-Dec-17	MCCULLOCH rent torrens st		400.00	34,211.14	22 December 2017	20285	-
30-Nov-17	MCCULLOCH rent torrens st		400.00	33,811.14	15 December 2017	20284	-
23-Nov-17	MCCULLOCH rent torrens st		400.00	33,411.14	8 December 2017	20283	-
16-Nov-17	MCCULLOCH rent torrens st		400.00	33,011.14	1 December 2017	20282	-
09-Nov-17	MCCULLOCH rent torrens st		400.00	32,611.14	24 November 2017	20281	-
02-Nov-17	MCCULLOCH rent torrens st		400.00	32,211.14	17 November 2017	20280	-
26-Oct-17	MCCULLOCH rent torrens st		400.00	31,811.14	10 November 2017	20279	-
19-Oct-17	MCCULLOCH rent torrens st		400.00	31,411.14	3 November 2017	20278	-
12-Oct-17	MCCULLOCH rent torrens st		400.00	31,011.14	27 October 2017	20277	-
05-Oct-17	MCCULLOCH rent torrens st		400.00	30,611.14	20 October 2017	20276	-
28-Sep-17	MCCULLOCH rent torrens st		400.00	30,211.14	13 October 2017	20275	-
21-Sep-17	MCCULLOCH rent torrens st		400.00	29,811.14	6 October 2017	20274	-
14-Sep-17	MCCULLOCH rent torrens st		400.00	29,411.14	29 September 2017	20273	-
14-Sep-17	MCCULLOCH water torrens st		211.14	29,011.14	Water Rates	20272	-
07-Sep-17	MCCULLOCH rent torrens st		400.00	28,800.00	22 September 2017	20271	-
31-Aug-17	MCCULLOCH rent torrens st		400.00	28,400.00	15 September 2017	20270	-
24-Aug-17	MCCULLOCH rent torrens st		400.00	28,000.00	8 September 2017	20269	-
17-Aug-17	MCCULLOCH rent torrens st		400.00	27,600.00	1 September 2017	20268	-
10-Aug-17	MCCULLOCH rent torrens st		400.00	27,200.00	25 August 2017	20267	-
03-Aug-17	MCCULLOCH rent torrens st		400.00	26,800.00	18 August 2017	20266	-
27-Jul-17	MCCULLOCH rent torrens st		400.00	26,400.00	11 August 2017	20265	-
20-Jul-17	MCCULLOCH rent torrens st		400.00	26,000.00	4 August 2017	20264	-
13-Jul-17	MCCULLOCH rent torrens st		400.00	25,600.00	28 July 2017	20263	-
06-Jul-17	MCCULLOCH rent torrens st		400.00	25,200.00	21 July 2017	20262	-
29-Jun-17	MCCULLOCH rent torrens st		400.00	24,800.00	14 July 2017	20261	-

22-Jun-17	MCCULLOCH rent torrens st		400.00	24,400.00	7 July 2017	20260	-
15-Jun-17	MCCULLOCH rent torrens st		400.00	24,000.00	30 June 2017	20259	-
08-Jun-17	MCCULLOCH rent torrens st		400.00	23,600.00	23 June 2017	20258	-
01-Jun-17	MCCULLOCH rent torrens st		400.00	23,200.00	16 June 2017	20257	-
25-May-17	MCCULLOCH rent torrens st		400.00	22,800.00	9 June 2017	20256	-
18-May-17	MCCULLOCH rent torrens st		400.00	22,400.00	2 June 2017	20255	-
11-May-17	MCCULLOCH rent torrens st		400.00	22,000.00	26 May 2017	20254	-
04-May-17	MCCULLOCH rent torrens st		400.00	21,600.00	19 May 2017	20253	-
27-Apr-17	MCCULLOCH rent torrens st		400.00	21,200.00	12 May 2017	20252	-
20-Apr-17	MCCULLOCH rent torrens st		400.00	20,800.00	5 May 2017	20251	-
13-Apr-17	MCCULLOCH rent torrens st		400.00	20,400.00	28 April 2017	20250	-
06-Apr-17	MCCULLOCH rent torrens st		400.00	20,000.00	21 April 2017	20249	-
30-Mar-17	MCCULLOCH rent torrens st		400.00	19,600.00	14 April 2017	20248	-
23-Mar-17	MCCULLOCH rent torrens st		400.00	19,200.00	7 April 2017	20247	-
16-Mar-17	MCCULLOCH rent torrens st		400.00	18,800.00	31 March 2017	20246	-
09-Mar-17	MCCULLOCH rent torrens st		400.00	18,400.00	24 March 2017	20245	-
02-Mar-17	MCCULLOCH rent torrens st		400.00	18,000.00	17 March 2017	20244	-
23-Feb-17	MCCULLOCH rent torrens st		400.00	17,600.00	10 March 2017	20243	-
16-Feb-17	MCCULLOCH rent torrens st		400.00	17,200.00	3 March 2017	20242	-
09-Feb-17	MCCULLOCH rent torrens st		400.00	16,800.00	24 February 2017	20241	-
02-Feb-17	MCCULLOCH rent torrens st		400.00	16,400.00	17 February 2017	20240	-
26-Jan-17	MCCULLOCH rent torrens st		400.00	16,000.00	10 February 2017	20239	-
19-Jan-17	MCCULLOCH rent torrens st		400.00	15,600.00	3 February 2017	20238	-
12-Jan-17	MCCULLOCH rent torrens st		400.00	15,200.00	27 January 2017	20237	-
05-Jan-17	MCCULLOCH rent torrens st		400.00	14,800.00	20 January 2017	20236	-
29-Dec-16	MCCULLOCH rent torrens st		400.00	14,400.00	13 January 2017	20235	-
22-Dec-16	MCCULLOCH rent torrens st		400.00	14,000.00	6 January 2017	20234	-
15-Dec-16	MCCULLOCH rent torrens st		400.00	13,600.00	30 December 2016	20233	-
08-Dec-16	MCCULLOCH rent torrens st		400.00	13,200.00	23 December 2016	20232	-
01-Dec-16	MCCULLOCH rent torrens st		400.00	12,800.00	16 December 2016	20231	-
24-Nov-16	MCCULLOCH rent torrens st		400.00	12,400.00	9 December 2016	20230	-
17-Nov-16	MCCULLOCH rent torrens st		400.00	12,000.00	2 December 2016	20229	-
10-Nov-16	MCCULLOCH rent torrens st		400.00	11,600.00	25 November 2016	20228	-
03-Nov-16	MCCULLOCH rent torrens st		400.00	11,200.00	18 November 2016	20227	-

27-Oct-16	MCCULLOCH rent torrens st		400.00	10,800.00	11 November 2016	20226	-
20-Oct-16	MCCULLOCH rent torrens st		400.00	10,400.00	4 November 2016	20225	-
13-Oct-16	MCCULLOCH rent torrens st		400.00	10,000.00	28 October 2016	20224	-
06-Oct-16	MCCULLOCH rent torrens st		400.00	9,600.00	21 October 2016	20223	-
29-Sep-16	MCCULLOCH rent torrens st		400.00	9,200.00	14 October 2016	20222	-
22-Sep-16	MCCULLOCH rent torrens st		400.00	8,800.00	7 October 2016	20221	-
15-Sep-16	MCCULLOCH rent torrens st		400.00	8,400.00	30 September 2016	20220	-
08-Sep-16	MCCULLOCH rent torrens st		400.00	8,000.00	23 September 2016	20219	-
01-Sep-16	MCCULLOCH rent torrens st		400.00	7,600.00	16 September 2016	20218	-
25-Aug-16	MCCULLOCH rent torrens st		400.00	7,200.00	9 September 2016	20217	-
18-Aug-16	MCCULLOCH rent torrens st		400.00	6,800.00	2 September 2016	20216	-
11-Aug-16	MCCULLOCH rent torrens st		400.00	6,400.00	26 August 2016	20215	-
04-Aug-16	MCCULLOCH rent torrens st		400.00	6,000.00	19 August 2016	20214	-
28-Jul-16	MCCULLOCH rent torrens st		400.00	5,600.00	12 August 2016	20213	-
21-Jul-16	MCCULLOCH rent torrens st		400.00	5,200.00	5 August 2016	20212	-
14-Jul-16	MCCULLOCH rent torrens st		400.00	4,800.00	29 July 2016	20211	-
07-Jul-16	MCCULLOCH rent torrens st		400.00	4,400.00	22 July 2016	20210	-
30-Jun-16	MCCULLOCH rent torrens st		400.00	4,000.00	15 July 2016	20209	-
23-Jun-16	MCCULLOCH rent torrens st		400.00	3,600.00	8 July 2016	20208	-
16-Jun-16	MCCULLOCH rent torrens st		400.00	3,200.00	1 July 2016	20207	-
09-Jun-16	MCCULLOCH rent torrens st		400.00	2,800.00	24 June 2016	20206	-
02-Jun-16	MCCULLOCH rent torrens st		400.00	2,400.00	17 June 2016	20205	-
26-May-16	MCCULLOCH rent torrens st		400.00	2,000.00	10 June 2016	20204	-
19-May-16	MCCULLOCH rent torrens st		400.00	1,600.00	3 June 2016	20203	-
12-May-16	MCCULLOCH rent torrens st		400.00	1,200.00	27 May 2016	20202	-
06-May-16	MCCULLOCH rent torrens st		800.00	800.00	20 May 2016	20201	-

# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 1 Tenancy details

**Item 1** 1.1 Lessor

Name/trading name Linden Solutions Pty Ltd

Address

6/29a Bay Road Waverton NSW Postcode 2060

1.2 Phone Mobile Email

0449 865 765 tainfyne@hotmail.com

**Item 2** 2.1 Tenant/s

Tenant 1 Full name/s Colin George McCulloch

Phone 0408 802 005 Email colin@buccinitransport.com.au

Tenant 2 Full name/s Annette Faye McCulloch

Phone 0466 535 533 Email netandkyralee@gmail.com

Tenant 3 Full name/s Children x 2 - Kyralee Aged 5 years and Douglas Aged 3

Phone Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

**Item 3** 3.1 Agent If applicable. See clause 43

Full name/trading name Relle Evans

Address

6/29a Bay Road

Waverton NSW Postcode 2060

3.2 Phone Mobile Email

0449 865 765 tainfyne@hotmail.com

**Item 4** Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes  No  Facsimile Yes  No

4.2 Tenant/s

Email Yes  No  Facsimile Yes  No

4.3 Agent

Email Yes  No  Facsimile Yes  No

**Item 5** 5.1 Address of the rental premises

32 Torrens Street

Waterford West QLD Postcode 4133

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

As per Entry Condition Report

**Item 6** 6.1 The term of the agreement is  fixed term agreement  periodic agreement

6.2 Starting on 07/May/2019 6.3 Ending on 06/May/2020

Fixed term agreements only.  
For continuation of tenancy agreement, see clause 6



General tenancy agreement (Form 18a)  
Residential Tenancies and Rooming Accommodation Act 2008



**Item 7** Rent \$ 400.00 per  week  fortnight  month See clause 8(1)

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

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

Details for direct credit

BSB no. 182512 Bank/building society/credit union Macquarie Bank  
 Account no. 962463337 Account name Linden Solutions Pty Ltd  
 Payment reference 32 Torrens Street WW

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

**Item 11** Rental bond amount \$                      See clause 13

**Item 12** 12.1 The services supplied to the premises for which the tenant must pay See clause 16  
 Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
 Gas  Yes  No Type Broadband, Foxtel or Other See special terms (page 8)  
 Phone  Yes  No

12.2 Is the tenant to pay for water supplied to the premises See clause 17  
 Yes  No

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

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

**Item 14** How services must be paid for Insert for each how the tenant must pay. See clause 16(d)  
 Electricity Tenants are responsible for the electricity supply and to pay directly  
 Gas N/A  
 Phone Tenants are responsible for the telephone supply and to pay directly  
 Any other service stated in item 12.1 See special terms (page 8) Tenants are responsible for supply and to pay directly

**Item 15** Number of persons allowed to reside at the premises 4 See clause 23

**Item 16** 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?  Yes  No See clause 22  
 16.2 Has the tenant been given a copy of the relevant by-laws See clause 22  Yes  No

**Item 17** 17.1 Pets approved  Yes  No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)  
 Type Family friendly dog Number 1 Type Domestic cat Number 1

**Item 18** Nominated repairers Insert name and telephone number for each. See clause 31  
 Electrical repairs Barry Ferguson Electrical Phone 0432 828 545  
 Plumbing repairs Alford Plumbing Waterford West Phone 1300 823 401  
 Other Gnomes Maintenance/Handyman Phone 0423 511 216



## General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 2 Standard Terms

## Division 1 Preliminary

## 1 Interpretation

In this agreement –

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

## 2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
  - (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
  - (3) The lessor and tenant may agree on other terms of this agreement (*special terms*).
  - (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
  - (5) A standard term overrides a special term if they are inconsistent.
- Note* – Some breaches of this agreement may also be an offence under the Act, for example, if –
- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
  - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

## 3 More than 1 lessor or tenant

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

## Division 2 Period of tenancy

## 4 Start of tenancy

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

## 5 Entry condition report – s 65

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

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

## 6 Continuation of fixed term agreement – s 70

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

## 7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if –
    - (a) this agreement is a fixed term agreement; and
    - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
  - (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.
- Note* – For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

## Division 3 Rent

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

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid –
  - (a) in the way stated in this agreement for item 9; or
  - (b) in the way agreed after the signing of this agreement by –
    - (i) the lessor or tenant giving the other party a notice proposing the way; and
    - (ii) the other party agreeing to the proposal in writing; or
  - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement – in an approved way under section 83(4).

*Note* – If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

*Examples of an appropriate place* –

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

## 9 Rent in advance – s 87

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

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

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

## General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



### 10 Rent increases – ss 91 and 93

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

### 11 Application to tribunal about excessive increase – s 92

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

### 12 Rent decreases – s 94

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

*Note* – For details of the situations, see the information statement.

## Division 4 Rental bond

### 13 Rental bond required – ss 111 and 116

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount –
  - (a) if a special term requires the bond to be paid at a stated time – at the stated time; or
  - (b) if a special term requires the bond to be paid by instalments – by instalments; or
  - (c) otherwise – when the tenant signs this agreement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

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

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

### 14 Increase in bond – s 154

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

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

## Division 5 Outgoings

### 15 Outgoings – s 163

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

*Examples* –

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

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

### 16 General service charges – ss 164 and 165

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

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

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

### 17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
  - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
  - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
  - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
- (2) However, the tenant does not have to pay an amount –
  - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
  - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

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

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

- (6) In this clause –
 

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

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

## General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Division 6 Rights and obligations concerning the premises during tenancy

### Subdivision 1 Occupation and use of premises

#### 18 No legal impediments to occupation – s 181

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

*Examples of possible legal impediments –*

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

#### 19 Vacant possession and quiet enjoyment – ss 182 and 183

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

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

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

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

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

*Note –* See the information statement for details.

#### 21 Tenant's use of premises – ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.

- (2) The tenant must not –
- (a) use the premises for an illegal purpose; or
  - (b) cause a nuisance by the use of the premises; or

*Examples of things that may constitute a nuisance –*

- using paints or chemicals on the premises that go onto or cause odours on adjoining land
- causing loud noises
- allowing large amounts of water to escape onto adjoining land

- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

#### 22 Units and townhouses – s 69

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

#### 23 Number of occupants allowed

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

#### 24 Pets

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

#### Subdivision 2 Standard of premises

#### 25 Lessor's obligations – s 185

- (1) At the start of the tenancy, the lessor must ensure –
  - (a) the premises are clean; and
  - (b) the premises are fit for the tenant to live in; and
  - (c) the premises are in good repair; and
  - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must –
  - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
  - (b) maintain the premises in good repair; and
  - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  - (d) keep any common area included in the premises clean.

*Note –* For details about the maintenance, see the information statement.

- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if –
- (a) the lessor is the State; and
  - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
  - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
  - (d) the non-standard items are not a risk to health or safety; and
  - (e) for fixtures – the fixtures were not attached to the premises by the lessor.
- (4) In this clause –
- non-standard items* means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.
- premises* include any common area available for use by the tenant with the premises.

#### 26 Tenant's obligations – s 188(2) and (3)

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

#### Subdivision 3 The dwelling

#### 27 Fixtures or structural changes – ss 207–209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.

*Note –* Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

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### Examples of terms –

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

### 28 Supply of locks and keys – s 210

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

### 29 Changing locks – ss 211 and 212

- (1) The lessor or the tenant may change locks if –
  - (a) both agree to the change; or
  - (b) there is a tribunal order permitting the change; or
  - (c) there is a reasonable excuse for making the change.

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

## Subdivision 4 Damage and repairs

### 30 Meaning of emergency and routine repairs – ss 214 and 215

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

### 31 Nominated repairer for emergency repairs – s 216

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

### 32 Notice of damage – s 217

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

### 33 Emergency repairs arranged by tenant – ss 218 and 219

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

*Note – For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

## Division 7 Restrictions on transfer or subletting by tenant

### 34 General – ss 238 and 240

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

### 35 State assisted lessors or employees of lessor – s 237

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

## Division 8 When agreement ends

### 36 Ending of agreement – s 277

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

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

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

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

*Note* – See the information statement for details.

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

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

*Examples of what may be fair wear and tear –*

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

### 38 Keys

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

### 39 Tenant's forwarding address – s 205(2)

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

### 40 Exit condition report – s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.

*Example of what might be as soon as practicable* – when the tenant returns the keys to the premises to the lessor or the lessor's agent

*Note* – For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report –
  - (a) sign the copy; and
  - (b) if the lessor or agent does not agree with the report – show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
  - (c) if the tenant has given a forwarding address to the lessor or agent – make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

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

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
 

*Note* – For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

## Division 9 Miscellaneous

### 42 Supply of goods and services – s 171

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

*Note* – See section 164 for what is a service charge.

### 43 Lessor's agent

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

### 44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
 

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





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

Bi-annual carpet cleaning and stain removal in the three bedrooms: a domestic carpet shampooing/cleaning appliance is suitable.

Professional pest control at the end of the tenancy as a precautionary measure for fleas/flea eggs.

~~Additional reasonable pest control or property maintenance as requested or initiated by the Agent; to ensure comfortable living conditions.~~

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

**Signature of lessor/agent**

Name/trading name

LR Linden Solutions Pty Ltd

Signature

*Rene Evans*

Date 9/5/19

in the presence of (witness)

Print name

Witness signature

*[Signature]*

Date 9/5/19

**Signature of tenant 1**

Print name

Colin McCulloch

Signature

*Colin McCulloch*

Date 9/5/2019

in the presence of (witness)

Print name

Witness signature

*[Signature]*

Date 9/5/19

**Signature of tenant 2**

Print name

Annette McCulloch

Signature

*Annette McCulloch*

Date 9/5/19

in the presence of (witness)

Print name

Witness signature

*[Signature]*

Date 9/5/19

**Signature of tenant 3**

Print name

Signature

Date

in the presence of (witness)

Print name

Witness signature

Date

**TAX DEPRECIATION SCHEDULE**

**32 Torrens Street,  
Waterford,  
Queensland.**

**Prepared For: LR Linden Solutions Pty Ltd**

**Prepared By: TSL Pty Ltd**

**Reference: TD/016/QLD/5227**

**Dated: 11 August 2016**



Tax agent  
53648002

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## 1.0 Introduction

This report has been prepared following the commissioning of TSL Pty Ltd by LR Linden Solutions Pty Ltd (owner) to produce tax allowance schedules for 32 Torrens Street, Waterford, Queensland.

As such, said report has been prepared on the basis that the investigated property is an income-producing asset which qualifies for Capital Works deductions in accordance with the Australian Tax Office (ATO) regulations.

### 1.1 Purpose of the Report

The purpose of this report and reports of this nature are to assist the owners of income producing assets to maximize their tax entitlements.

In particular under the Income Tax Assessment Act 1997:

- Division 40 for Depreciating Plant and Assets
- Division 43 for Capital Works deductions

### 1.2 Valuation Method Adopted

The valuations contained herein have been established from a standard set of ATO allowances, and information applied thereto, which has been sourced from various other locations:-

- Purchase information supplied by owner
- Construction information obtained from local council
- Stamp duty supplied by owner
- Legal fees supplied by owner
- Floor plan sourced by TSL Project Services Pty Ltd
- Site / property inspection executed by TSL Project Services Pty Ltd

**2.0 Property Information****2.1 Owners**

LR Linden Solutions Pty Ltd

**2.2 Property Address**

32 Torrens Street, Waterford, Queensland.

**2.3 Property Type (as defined by ATO)**

Residential – Single storey house

**2.4 GFA (approximately)**

195 square metres

**2.5 Construction Details**

Commencement: 2nd Quarter 1992

Completion: 3rd Quarter 1992

## 2.0 Property Information (Cont'd)

### 2.6 Tax Details

Available for lease: 05 September 2014

End of first taxable year: 30 June 2015

First year depreciation period: 298 days (2014/2015 tax year)

Building Allowance Rate - 2.5% (for construction expenditure commencing after 16 September 1987)

Structural Improvements Rate - 2.5% (for construction expenditure commencing after 26 February 1992)

ATO Effective Life spans utilised - rulings post 1 July 2004, property & assets having been acquired by the owners after said date.

Diminishing Value Method utilised - rulings post 10 May 2006, property & assets having been acquired by the owners after said date.

### 2.7 Lot of Entitlement for Common Areas

Not Applicable

### 2.8 Common Areas

Not Applicable



3.0 Summary of Entitlements

Actual Tax Year		Diminishing Value Method			or			Prime Cost Method		
		Depreciation on Plant \$	Capital Allowances \$	Yearly Total \$	Depreciation on Plant \$	Capital Allowances \$	Yearly Total \$			
298 days	Jul 14 to Jun 15	4,473 +	2,505 =	6,978	3,890 +	2,505 =	6,395			
Year 2	Jul 15 to Jun 16	7,575 +	3,560 =	11,135	8,158 +	3,560 =	11,718			
Year 3	Jul 16 to Jun 17	1,978 +	4,245 =	6,223	746 +	4,245 =	4,991			
Year 4	Jul 17 to Jun 18	1,322 +	4,245 =	5,567	746 +	4,245 =	4,991			
Year 5	Jul 18 to Jun 19	897 +	4,245 =	5,142	746 +	4,245 =	4,991			
Year 6	Jul 19 to Jun 20	619 +	4,245 =	4,864	746 +	4,245 =	4,991			
Year 7	Jul 20 to Jun 21	435 +	4,245 =	4,680	662 +	4,245 =	4,907			
Year 8	Jul 21 to Jun 22	311 +	4,245 =	4,556	662 +	4,245 =	4,907			
Year 9	Jul 22 to Jun 23	227 +	4,245 =	4,472	662 +	4,245 =	4,907			
Year 10	Jul 23 to Jun 24	169 +	4,245 =	4,414	662 +	4,245 =	4,907			
Year 11	Jul 24 to Jun 25	128 +	4,245 =	4,373	597 +	4,245 =	4,842			
Year 12	Jul 25 to Jun 26	98 +	4,245 =	4,343	224 +	4,245 =	4,469			
Year 13	Jul 26 to Jun 27	76 +	4,245 =	4,321	129 +	4,245 =	4,374			
Year 14	Jul 27 to Jun 28	60 +	4,245 =	4,305	1 +	4,245 =	4,246			
Year 15	Jul 28 to Jun 29	48 +	4,245 =	4,293	0 +	4,245 =	4,245			
Year 16	Jul 29 to Jun 30	38 +	4,245 =	4,283	0 +	4,245 =	4,245			
Year 17	Jul 30 to Jun 31	31 +	4,245 =	4,276	0 +	4,245 =	4,245			
Year 18	Jul 31 to Jun 32	25 +	4,245 =	4,270	0 +	4,245 =	4,245			
Year 19	Jul 32 to Jun 33	20 +	2,481 =	2,501	0 +	2,481 =	2,481			
Year 20	Jul 33 to Jun 34	17 +	2,012 =	2,029	0 +	2,012 =	2,012			
Year 21	Jul 34 to Jun 35	14 +	2,012 =	2,026	0 +	2,012 =	2,012			
Year 22	Jul 35 to Jun 36	11 +	2,012 =	2,023	0 +	2,012 =	2,012			
Year 23	Jul 36 to Jun 37	9 +	2,012 =	2,021	0 +	2,012 =	2,012			
Year 24	Jul 37 to Jun 38	8 +	2,012 =	2,020	0 +	2,012 =	2,012			
Year 25	Jul 38 to Jun 39	6 +	2,012 =	2,018	0 +	2,012 =	2,012			
Year 26	Jul 39 to Jun 40	5 +	2,012 =	2,017	0 +	2,012 =	2,012			
Year 27	Jul 40 to Jun 41	4 +	2,012 =	2,016	0 +	2,012 =	2,012			
Year 28	Jul 41 to Jun 42	4 +	2,012 =	2,016	0 +	2,012 =	2,012			
Year 29	Jul 42 to Jun 43	3 +	2,012 =	2,015	0 +	2,012 =	2,012			
Year 30	Jul 43 to Jun 44	2 +	2,012 =	2,014	0 +	2,012 =	2,012			
Year 31	Jul 44 to Jun 45	2 +	2,012 =	2,014	0 +	2,012 =	2,012			
Year 32	Jul 45 to Jun 46	2 +	2,012 =	2,014	0 +	2,012 =	2,012			
Year 33	Jul 46 to Jun 47	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 34	Jul 47 to Jun 48	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 35	Jul 48 to Jun 49	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 36	Jul 49 to Jun 50	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 37	Jul 50 to Jun 51	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 38	Jul 51 to Jun 52	1 +	1,177 =	1,178	0 +	1,177 =	1,177			
Year 39	Jul 52 to Jun 53	0 +	1,177 =	1,177	0 +	1,177 =	1,177			
Year 40+	Jul 53 to Jun 54	2 +	3,046 =	3,048	0 +	3,046 =	3,046			
<b>TOTALS: \$</b>		<b>18,627 +</b>	<b>113,907 =</b>	<b>132,534</b>	<b>18,627 +</b>	<b>113,907 =</b>	<b>132,534</b>			

## 4.0 Capital Expenditure

All of the amounts detailed within this report will be eligible to be claimed commencing the immediate day the property was available for rent: 05 September 2014 (as advised).

### 4.1 Capital Expenditure Summary

This report is based upon a total capital expenditure calculated as follows:

▪ Purchase Price	\$295,000.00
▪ Stamp Duty	\$8,750.00
▪ Legal Fees	\$1,289.43
▪ Additional Expenditure Outside Purchase	\$60,319.79

---

**Total Capital Expenditure \$ 365,359.22**

### 4.2 Building Cost Summary

▪ Construction Cost For Works Carried Out After 16 September 1987	\$158,992.53
▪ Structural Improvements For Works Carried Out After 26 February 1992	\$10,796.80
▪ Depreciating Assets	\$18,627.00
▪ Non Depreciable Assets (unimproved land value, fees and non depreciable items)	\$176,942.89

---

**Total Building Cost \$ 365,359.22**

## 5.0 Inclusions and Exclusions

### 5.1 Inclusions

This report has made allowances for the following items when arriving at the eligible capital works for this building:

- Preliminaries
- Builders or contractors margin
- Professional Fees
- Contingencies
- Plant and Articles owned by Property Owner

### 5.2 Exclusions

This report has excluded the following items in arriving at the eligible capital works for this building, none of which are allowable by the ATO.

- Site clearance, leveling, cutting and bulk earthworks
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developers profit and overheads
- Plant and Articles owned by Tenant
- GST



## 6.0 Certification and Disclaimer

It is hereby certified that:

In accordance with the Taxation Act, the property to which this document refers has been inspected and this report has been calculated and prepared by a suitably experienced and qualified Chartered Quantity Surveyor who is a Member of the Royal Institute of Chartered Surveyors.

All Plant and Capital Works deductions contained in this report have been calculated fully in accordance with our interpretation of the Income Assessment Act 1997 and associated Acts and Appendages applicable at this time.

Our assessment is based on the assumption that all items to be depreciated are owned by the owners who are specified in this report.

This report was prepared for the exclusive use by the owners again as specified in this report for the sole purpose of claiming Property Tax Allowances by that name or names for the property specified in this report and is not to be used for any other purpose or to be reproduced without the express permission of TSL Pty Ltd.

TSL Pty Ltd will not accept any liability for events arising as a result of any other person acting upon or using this report.

Finally we would advise that TSL Pty Ltd is a firm of Chartered Quantity Surveyors, and as such is not qualified to give professional advice on matters relating to taxation claims and returns. We are however, qualified to advise on values of plant and equipment as well as building costs as defined by the ATO.

.....  
S. E. Lunniss  
BSc. (Quantity Surveying), MRICS, AAIQS

Director  
TSL Pty Ltd



## 7.0 Appendices

### 7.1 Depreciable Plant Allowances – Diminishing Value Method

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 05-Sep-14	Diminishing Value Rate	Depreciation Over First 298 Days	Opening W.D.V. 1-Jul-15
	\$	%	\$	\$
<b>Blinds</b>	1,075.00	<b>18.75</b>	201.56	873.44
<b>Blinds (New in Year 2)</b>	2,590.00	<b>18.75</b>	0.00	2,590.00
<b>Carpets:</b>				
* Residential (new in Year 1)	1,978.00	20.00	322.98	1,655.02
* Residential (new in Year 2)	1,000.00	20.00	0.00	1,000.00
<b>Ceiling Fans (New in Year 2)</b>	420.00	<b>18.75</b>	0.00	420.00
<b>Electrical Machinery and Equipment:</b>				
* Lighting units (not hard wired) & IXL units	224.00	100.00	224.00	Nil
<b>Hot Water Installation</b>	952.00	<b>18.75</b>	178.50	773.50
<b>Kitchen Equipment:</b>				
* Dishwashers	790.00	<b>18.75</b>	148.13	641.88
* Exhaust and range hoods	280.00	100.00	280.00	Nil
* Cooktop	448.00	<b>18.75</b>	84.00	364.00
* Wall and other ovens (New in Year2)	1,284.00	16.66	0.00	1,284.00
* Wall and other ovens	840.00	16.66	114.26	725.74
<b>Immediate Deduction for Repairs &amp; Maintenance carried out and plant items disposed off:</b>	6,746.00	100.00	2,920.00	3,826.00
<b>TOTAL</b>	<b>\$18,627.00</b>		<b>\$4,473.43</b>	<b>\$14,153.57</b>

Items indicated with a rate of 18.75% are to be allocated to the "low-value pool". These items are depreciated at a rate of 18.75% in the first year and 37.5% in subsequent years using the diminishing value method.

Items indicated with 100% are assets under \$300 that meet ATO requirements and are immediately written off.

The diminishing value method assumes that the decline in value each year is a constant proportion of the remaining value and produces a progressively smaller decline over time.





## 7.0 Appendices

### 7.2 Depreciable Plant Allowances – Prime Cost Value Method

Capital Expenditure Incurred Upon Plant and Articles	Total Cost 05-Sep-14	Price Cost Value Rate	Depreciation Over First 298 Days	Opening W.D.V. 1-Jul-15
	\$	%	\$	\$
<b>Blinds</b>	1,075.00	10.00	87.77	987.23
<b>Blinds (New in Year 2)</b>	2,590.00	10.00	0.00	2,590.00
<b>Carpets:</b>				
* Residential (new in Year 1)	1,978.00	10.00	161.49	1,816.51
* Residential (new in Year 2)	1,000.00	10.00	0.00	1,000.00
<b>Ceiling Fans (New in Year 2)</b>	420.00	20.00	0.00	420.00
<b>Electrical Machinery and Equipment:</b>				
* Lighting units (not hard wired) & IXL units	224.00	100.00	224.00	Nil
<b>Hot Water Installation</b>	952.00	8.33	64.74	887.26
<b>Kitchen Equipment:</b>				
* Dishwashers	790.00	10.00	64.50	725.50
* Exhaust and range hoods	280.00	100.00	280.00	Nil
* Cooktop	448.00	8.33	30.47	417.53
* Wall and other ovens (New in Year2)	1,284.00	8.33	0.00	1,284.00
* Wall and other ovens	840.00	8.33	57.13	782.87
<b>Immediate Deduction for Repairs &amp; Maintenance carried out and plant items disposed off:</b>	6,746.00	100.00	2,920.00	3,826.00
<b>TOTAL</b>	<b>\$18,627.00</b>		<b>\$3,890.10</b>	<b>\$14,736.90</b>

Items indicated with a rate of 18.75% are to be allocated to the "low-value pool". These items are depreciated at a rate of 18.75% in the first year and 37.5% in subsequent years using the diminishing value method.

Items indicated with 100% are assets under \$300 that meet ATO requirements and are immediately written off.

The diminishing value method assumes that the decline in value each year is a constant proportion of the remaining value and produces a progressively smaller decline over time.



## 7.0 Appendices

### 7.3 Capital Works Allowances

Dates of Construction	Total Historical Cost	Prime Cost Rate	Annual Claim	Opening Residual Value 05-Sep-14	Total Capital Allowance 298 Days	Opening W.D.V. 1-Jul-15
Start - Completion	\$	%	\$	\$	\$	\$

#### Capital Expenditure Incurred on Qualifying Building Allowance

1) 2nd Qtr 92 - 3rd Qtr 92	78,506	2.50	1,963	35,387	1,603	33,784
2) 3rd Qtr 05 - 2nd Qtr 06	33,400	2.50	835	26,567	682	25,885
3) 3rd Qtr 14 - 2nd Qtr 15	19,687	2.50	492	19,687	0	19,687
4) 3rd Qtr 15 - 2nd Qtr 16	27,400	2.50	685	27,400	0	27,400
<b>Subtotal</b>	<b>\$158,993</b>		<b>\$3,975</b>	<b>\$109,041</b>	<b>\$2,285</b>	<b>\$106,756</b>

#### Capital Expenditure Incurred on Qualifying Structural Improvements

1) 2nd Qtr 92 - 3rd Qtr 92	10,797	2.50	270	4,866	220	4,646
2) 3rd Qtr 05 - 2nd Qtr 06	0	2.50	0	0	0	0
3) 3rd Qtr 14 - 2nd Qtr 15	0	2.50	0	0	0	0
4) 3rd Qtr 15 - 2nd Qtr 16	0	2.50	0	0	0	0
<b>Subtotal</b>	<b>\$10,797</b>		<b>\$270</b>	<b>\$4,866</b>	<b>\$220</b>	<b>\$4,646</b>

<b>TOTAL</b>	<b>\$169,789</b>		<b>\$4,245</b>	<b>\$113,907</b>	<b>\$2,505</b>	<b>\$111,402</b>
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#### Notes:

1. Original construction of the property.
2. Improvements carried out including carport installed, garage converted, kitchen upgrade etc.
3. Improvements carried out as advised by current owner
4. Improvements carried out as advised by current owner

7.0 Appendices

7.4 Photographic Records

Photo No: 001  
Dishwasher



Photo No: 002  
Cooktop



Photo No: 003  
Rangehood



Photo No: 004  
Oven



Photo No: 005  
Kitchen



Photo No: 006  
Typical Ceiling Fan



7.0 Appendices

7.4 Photographic Records (Cont'd)

Photo No: 007  
Patio Area



Photo No: 008  
Hot Water System



Photo No: 009  
Rain Water Tank

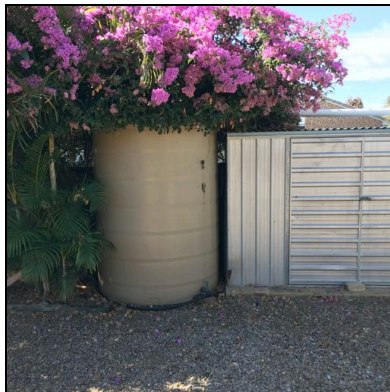


Photo No: 010  
Carpport

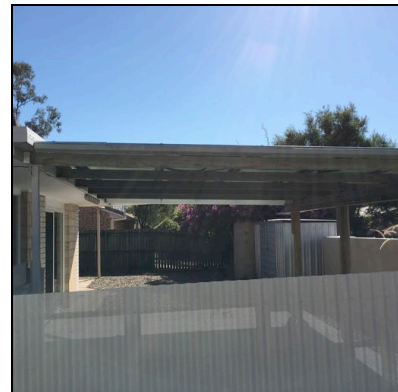


Photo No: 011  
Typical Fencing

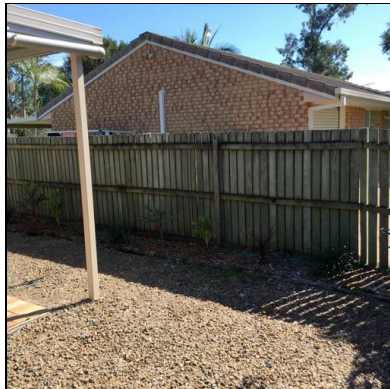
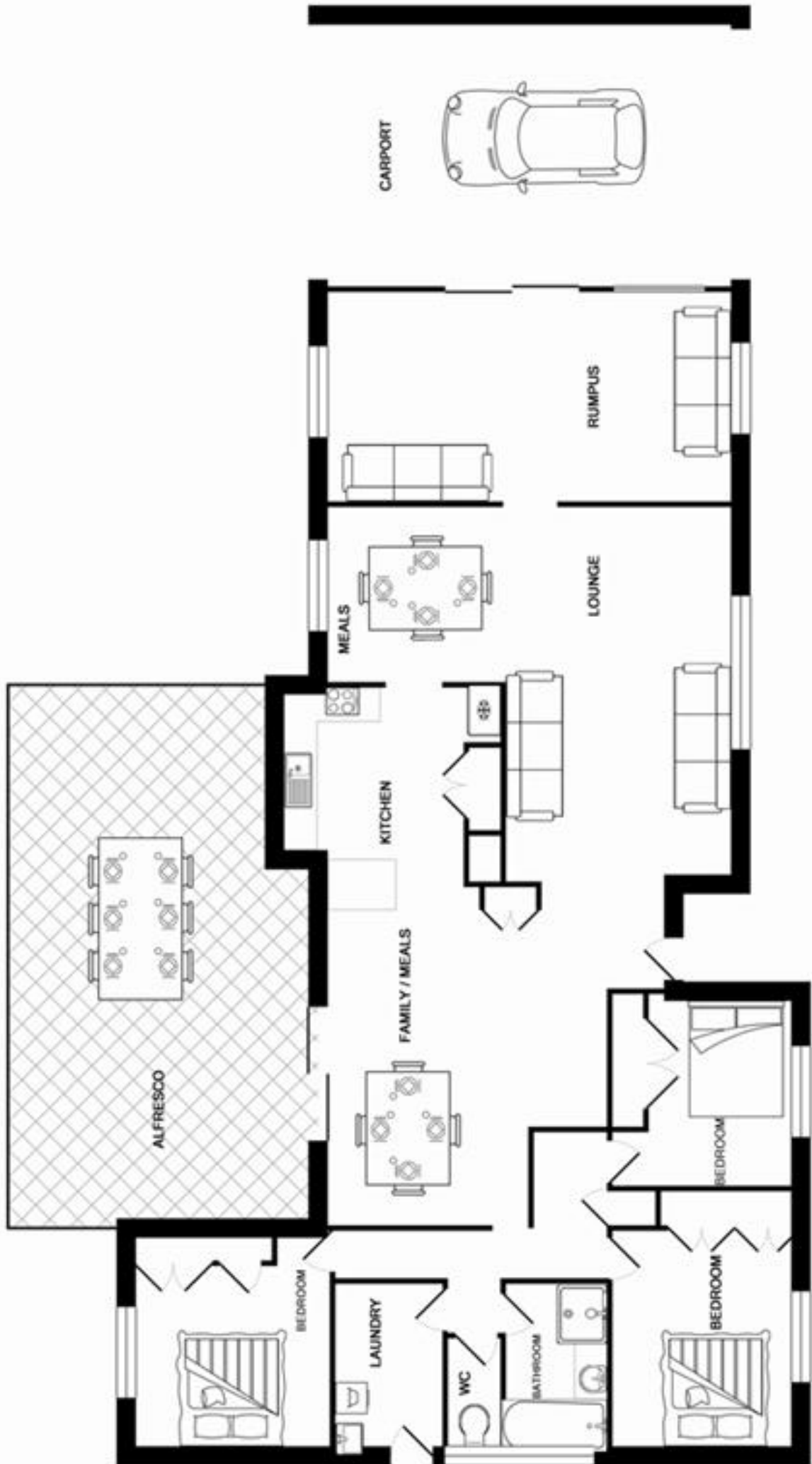


Photo No: 012  
Front of Property







11/3/2020

Tax Invoice #101494

**Tax Invoice #101494**Terms: 7 days  
June 25, 2019**To:**Relle Evans  
6/29a Bay Road  
Waverton  
NSW 2060**FORSALEBYOWNER.COM.AU PTY. LTD.**ABN: 87 147 543 708  
19 William Street  
Balaclava, VIC 3183

Item	Quantity	Unit Price	Subtotal
Residential Real Estate Marketing	1	\$635.45	\$635.45
GST	1	\$63.55	\$63.55
		<b>Total Paid:</b>	<b>\$699.00</b>

A SYDN... for sale by owner

New message

Delete Archive Junk Move to Categorize

- Favorites
- Inbox 11
- Junk Email
- Add favorite
- Folders
- Inbox 11
- Junk Email
- Drafts 9
- Sent Items
- Scheduled
- Deleted It... 72
- Archive
- Norton Ros... 1
- Notes
- A SYDNEY T... 50
- ACCOUNT... 53
- BitDefender... 4
- CHARTER B... 5
- COX PURTELL
- Crazy Domains

### For Sale By Owner Bank Details

1

**For Sale By Owner** <hello@forsalebyowner.com.au>  
 Tue 25/06/2019 10:26 AM  
 To: You



Hi Relle,

Thanks for signing up with us. You've elected to pay by bank. Here are our details:

#### Bank Details

**FORSALEBYOWNER.COM.AU PTY. LTD.**  
 Bank: Westpac  
 BSB: 033047  
 Account: 509219

Amount Due: **\$699** | Reference: **101494**

If you'd like to get started as soon as possible, please just send us a screenshot or receipt number after payment. That way we'll be able to send you a welcome email with details so that you can start creating your listing.

Best Wishes,

The Team at 'For Sale By Owner'



A: Suite 1, 19 William Street, VIC 3183  
 P: 1300 867 044  
 W: [www.forsalebyowner.com.au](http://www.forsalebyowner.com.au)  
 E: [info@forsalebyowner.com.au](mailto:info@forsalebyowner.com.au)

Reply Forward



- MAKE A PAYMENT
- SCHEDULED PAYMENTS
- PAYEES AND BILLERS
- INTERNATIONAL MONEY TRANSFERS



**Your payment request has been successful!**

Payment reference number is 362701810  
Date and time of request: 25 June 2019 20:33 (Sydney time)

Amount  
\$699.00

From  
Cash Management Account  
Linden Solutions Pty Ltd Atf The Linden Solutions Fund  
182-512 | 000962463337

To  
Forsalebyowner Com Au Pty Ltd  
033-047 | 509219

When  
Tuesday, 25 June 2019 (Sydney Time)

Payment type  
Funds transfer

Description  
101494

Notes  
Advert Inv Prop Realestate.com.,au

Category  
Investment / Investment Property

- [Make another transfer >](#)
- [View account activity >](#)
- [View scheduled payments >](#)
- [Go to Dashboard >](#)



# Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

## JULY-SEPTEMBER 2018 QUARTER

ASSESSMENT NO.



95721986

141255/W/002032 H1 D-007  
LR LINDEN SOLUTIONS PTY LTD (TRUSTEE)  
Unit 6/29a Bay Rd  
WAVERTON NSW 2060

*paid 17/8*

ISSUE DATE

18-Jul-2018

DUE DATE

17-Aug-2018

*Rates and Charges levied by the issue of this notice are due and payable by the Due Date. Interest of 11% pa compounding daily is charged on all rates and charges which remain unpaid seven (7) days after the rate notice Due Date.*

**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

**RPD:** Lot 129 RP 842567

### COUNCIL

General Rate - Residential 2 (Rateable Value 193,333)	258.50
Garbage Charge - 240W + 140R or 240R	71.75
Environmental Charge	19.35
Community Services Charge	93.75

### STATE GOVERNMENT

State Emergency Levy Group 2 (No Discount applies)	54.35
--	-------

### WATER AND WASTEWATER (Sewerage) CHARGES

(see information attached)	524.00
----------------------------	--------

**Total Amount**

**1,021.70**

**Less Discount for prompt payment**

**22.18 CR**

Receive your rates notice via email. Visit: [logan.formsport.com.au](http://logan.formsport.com.au) to register.

**Council Rate: \$475.52**

**Water Rate: \$524.00**

**\$999.52**

**\$999.52**

Rate Notice data is processed as at 7/07/2018.

**IF PAID BY 17-Aug-2018**

<b>Total</b>	<b>1,021.70</b>
<b>Discount</b>	<b>22.18 CR</b>
<b>Net</b>	<b>999.52</b>

**IF PAID BY 17-Aug-2018**



on the internet

Go to [www.logan.qld.gov.au](http://www.logan.qld.gov.au)



**Billers Code : 17392**  
**Ref : 5 9572 1986**



BPAY View sends your rate notice straight to your online banking. See back of notice on how to register. Once registered, you will no longer receive a paper notice.



paying by phone

Bill Payment by telephone using VISA and Mastercard only, phone 1300 276 468 or from overseas +61 1300 276 468

**Billers Code : 17392**  
**Ref : 5 9572 1986**



in person

Present your Rate Notice (intact) at any Post Office throughout Australia.  
*\*Transaction fees apply (see reverse)*



Pay via AusPost app



\*0459 95721986

**PAYMENT OPTIONS - SEE REVERSE FOR PAYMENT OPTIONS**

**Please note:**

- Correct payment must be received and processed in the ordinary course of business by the due date.
- Any objection or dispute in relation to rates and charges does not affect the levy, payment and/or recovery of rates, which must be paid on or before the due date to receive the discount.
- An administration fee will be charged for any payment dishonoured.



**Paying rates by direct debit**

Complete a direct debit application form from Council's website ([www.logan.qld.gov.au](http://www.logan.qld.gov.au)) or phone Rates enquiries on 3412 5230, and mail to: Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC 4114. Your application must be received at least seven days before the next due date.



**Paying online**

Go to [www.logan.qld.gov.au](http://www.logan.qld.gov.au) and click on "Go to online services & payments" and follow the prompts.



**BPAY® (telephone & internet banking)**

Contact your bank or financial institution to make this payment from your **cheque, savings, debit card or transaction account**. For more information visit [www.bpay.com.au](http://www.bpay.com.au). Please use the biller code and reference number in the **BPAY** box at the bottom of your rate notice when arranging this payment.



**BPAY View®**

By using **BPAY View**, you can receive, pay and store your rates notices in your online banking. When your next bill arrives you will be notified either by email, SMS or internet bank notification.

**To register:**

1. Log into your online banking account
2. Look for the BPAY View or View Bills section
3. Register to receive your rates bill by entering the BPAY Biller Code 17392, your BPAY View registration number which is your 8 digit assessment number located at the top right hand corner of your notice. Enter the name exactly as it appears in the first line from the address block on your rates notice.
4. **You will no longer receive a paper copy of your notice.**



**Paying by Phone**

Using your Visa or MasterCard **only**, phone **1300 276 468** within Australia. Overseas callers should phone **+61 1300 276 468**. Follow the prompts and use the Reference number on the bottom of your rate notice. Phone payment is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).



**Paying in person**

AUSTRALIA POST\*

Present your rate notice intact at any Post Office throughout Australia (minimum payment \$50.00 unless amount shown on the current rate notice is less).

\*Payments made through Australia Post will incur a transaction fee of \$1.92

LOGAN CITY COUNCIL CUSTOMER SERVICE CENTRES\*

**Administration Centre**

150 Wembley Road, Logan Central  
Open 8am to 5pm Monday to Friday

**Beenleigh Customer Service Centre**

105 George St, Beenleigh (Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

**Jimboomba Customer Service Centre**

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday

Council offices are closed on public holidays.



**Pay via AusPost app**

Download the Australia Post app available on the App Store or Google Play.



**Paying by mail within Australia**

Make your cheque or money order payable to **Logan City Council** and post it with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC Qld 4114. **(Allow at least seven days for mail).**



**Paying by mail from overseas**

Make your bank draft (in AUD) payable to **Logan City Council** and post it **Air Mail** with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC Qld 4114, Australia. **(Allow at least ten days for Air Mail).**

*Any general, separate or special rates and charges included in this notice are excluded from GST by the determination of the Commonwealth Treasurer per Division 61 and Division 38-A of the Goods and Services Tax Act (1999).*

**Logan City Council** ABN 21 627 796 435

Administration Centre  
150 Wembley Road, Logan Central, Qld 4114

**Postal Address**  
PO Box 3226, Logan City DC Qld 4114

**General enquiries** (07) 3412 3412

**Rates enquiries** (07) 3412 5230

**Web** [www.logan.qld.gov.au](http://www.logan.qld.gov.au)

**Business Hours**

8am to 5pm (AEST) Monday to Friday  
(except public holidays)

**Beenleigh Customer Service Centre**

105 George St, Beenleigh  
(Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

**Jimboomba Customer Service Centre**

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday





# Logan City Council

## Water and Wastewater Information



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

ABN: 21 627 796 435

**Distribution and retail charges for the period 01/07/2018 to 30/09/2018 have been totalled and included on the accompanying Rate Notice for payment.**

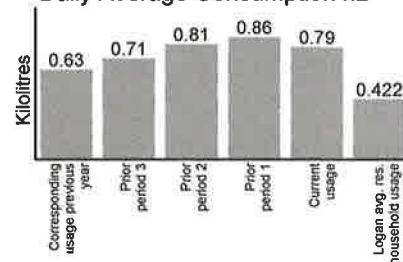
**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

Water Service Charge - Res	74.80
Wastewater (Sewerage) Charge	176.60
Water Consumption	272.60

**Water Consumption Detail** (PLEASE NOTE: Meters that have zero consumption during the period are not shown)

Meter No.	Current Reading/Date	Previous Reading/Date	Usage (kL)	Period Days	Daily Avg. Usage (kL)
17V017985	165 30-May-2018	94 01-Mar-2018	71	90	0.789
	Council Water Consumption Charge	71.00 @ 1.0224		72.59	
	State Govt Bulk Water Charge	71.00 @ 2.8170		200.01	

Daily Average Consumption kL



### COUNCIL CONTACT DETAILS

**Logan City Council Administration Centre**  
 150 Wembley Rd, Logan Central  
 Open: 8am - 5pm Monday to Friday (AEST)

Council enquiries: (07) 3412 3412  
 Email: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
 Website: [www.logan.qld.gov.au](http://www.logan.qld.gov.au)

**Jimboomba Customer Service**  
 18 - 22 Honora St, Jimboomba Open: 8am - 4.45pm Monday to Friday (AEST)

**Beenleigh Customer Service**  
 105 George St, Beenleigh (Cnr of George St and City Rd)  
 Open: 8am - 4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays.



\*M0020321002\*

6.029

3/4

141255/W002032

## Your charges explained

### FIXED CHARGE

These charges are billed in advance for the quarterly rating period and enable Logan City Council to maintain the water and wastewater network.

**Water service charge** - is for connection to the water network, or the availability of a water network which a property can be connected to.

**Wastewater service charge** - is for connection to the wastewater network, or the availability of a wastewater network which a property can be connected to.

### VARIABLE CHARGE

**Water consumption** - Water consumption is charged for each kilolitre (1,000 litres) of water supplied, as measured by your water meter. Unlike the fixed charges, this fee is charged after you have used the water and not in advance. The dates and readings displayed on the account determine the period billed and water supplied for the period.

## Working together

Council encourages customers to become proactive in managing their water consumption by regularly reading the water meter.

The practice of customers monitoring their consumption more frequently usually results in the meter being maintained in a cleaner and more accessible condition, which improves the water meter reading efficiency for Council.

Monitoring consumption also assists in the early identification of increased consumption or leaks within the property's internal plumbing. This provides an opportunity for the customer to address such issues and minimise the financial impacts associated with increased consumption.

### Responsibility of Logan City Council:

*Logan City Council is responsible for the water meter and the pipes leading away from the property. If a leak is detected in these pipes, property owners are not charged for this water and it is our responsibility to fix it. We request that you contact us immediately. To report a leak or fault please call 3412 5494.*

### Responsibility of the property owner:

*Property owners are responsible for the installation, maintenance, repair and replacement of all private fittings, mains connected water tanks and pipes on their property up to the water meter. If a leak is detected in these pipes, it is the property owner's responsibility to rectify. Logan City Council recommends owners contact a plumber to repair the leak as soon as possible, as the property owner is responsible for consumption charges arising from a leak.*

Council will attempt to notify customers when we are aware of a significant increase in consumption through the regular meter reading cycle. Customers must not rely on Council to provide this information as it is provided where possible as a courtesy only.

In some instances Council will offer partial relief of consumption charges as a result of internal leakage.

For further information regarding Council's Concealed Leaks Policy, visit [www.logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults](http://www.logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults)

## Using water wisely

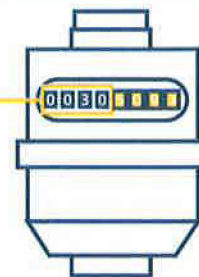
Logan City Council encourages residents to use water efficiently. This minimises your consumption charges and ensures adequate water supplies for the city.

## How to read your water meter F51

Locate your meter and read the **BLACK NUMBERS ONLY** as per the images shown.

If your meter is this type, the reading would be

0030  
kilolitres.



If your meter is this type, the reading would be

0030  
kilolitres.



If your meter is this type, the reading would be

0030  
kilolitres.



## Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on the property.

Correct disposal also reduces unnecessary damage to Council's wastewater network and the environment.

### How can you help?

Follow the correct disposal methods for these items.

ITEM	DISPOSAL METHOD
 Chemicals (paint, cleaning products, weed killers)	Provide to a licensed hazardous waste contractor for proper disposal or contact council.
 Cooking oil/grease	Small amounts may be placed in a sealed container and put in the rubbish bin.
 Engine oils	Put in a plastic container and take to a local council landfill or transfer station.
 Food waste	Install a sink strainer, place in compost bin or feed to chickens or worm farms.
 Nappies, razors, rags, cotton buds etc	Wrap and place in the garbage collection bin.
 Newspapers/plastics	Put in the recycling bin ready for council collection.
 Unused medicines	Return to your local pharmacy or contact Council.
 Wet wipes	Wrap and place in the garbage collection bin.

For more information relating to disposing of waste items or larger quantities of waste items please call 3412 3412.

Please make sure your water meter can be easily accessed by meter readers at all times.



# Logan City Council Rate Notice

ABN: 21 627 796 435

Rec. MBL 201811201 33958109



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

## OCTOBER-DECEMBER 2018 QUARTER

ASSESSMENT NO.



95721986

142149/A/002067 D-007  
LR LINDEN SOLUTIONS PTY LTD (TRUSTEE)  
Unit 6/29a Bay Rd  
WAVERTON NSW 2060

ISSUE DATE

17-Oct-2018

DUE DATE

16-Nov-2018

Rates and Charges levied by the issue of this notice are due and payable by the Due Date. Interest of 11% pa compounding daily is charged on all rates and charges which remain unpaid seven (7) days after the rate notice Due Date.

Property Location: 32 Torrens Street, WATERFORD WEST QLD 4133

RPD: Lot 129 RP 842567

### COUNCIL

General Rate - Residential 2 (Rateable Value 193,333)	258.50
Garbage Charge - 240W + 140R or 240R	71.75
Environmental Charge	19.35
Community Services Charge	93.75

### STATE GOVERNMENT

State Emergency Levy Group 2 (No Discount applies)	54.35
--	-------

**WATER AND WASTEWATER (Sewerage) CHARGES**  
(see information attached)

559.76

**Total Amount**

1,057.46

**Less Discount for prompt payment**

22.18 CR

Receive your rates notice via email. Visit: [myportal.logan.qld.gov.au](http://myportal.logan.qld.gov.au) to register.

**Council Rate: \$497.70**  
**Water Rate: \$559.76**

**\$1,057.46**

Rate Notice data is processed as at 6/10/2018.

**IF PAID BY 16-Nov-2018**

**\$1,035.28**

Total	1,057.46
Discount	22.18 CR
Net	1,035.28

**IF PAID BY 16-Nov-2018**

on the internet

Go to [logan.qld.gov.au](http://logan.qld.gov.au)

**Bill Code : 17392**  
**Ref : 5 9572 1986**

**BPAY VIEW**

BPAY View sends your rate notice straight to your online banking. See back of notice on how to register. Once registered, you will no longer receive a paper notice.

paying by phone

Bill Payment by telephone using VISA and Mastercard only, phone 1300 276 468 or from overseas +61 1300 276 468

**Bill Code : 17392**  
**Ref : 5 9572 1986**

in person  
Present your Rate Notice (intact) at any Post Office throughout Australia.  
*\*Transaction fees apply (see reverse)*

Pay via AusPost app  
**POST billpay™**



\*0459 95721986

**Please note:**

- Correct payment must be received and processed in the ordinary course of business by the due date.
- Any objection or dispute in relation to rates and charges does not affect the levy, payment and/or recovery of rates, which must be paid on or before the due date to receive the discount.
- An administration fee will be charged for any payment dishonoured.



**Paying rates by direct debit**

Complete a direct debit application form from Council's website ([logan.qld.gov.au](http://logan.qld.gov.au)) or phone Rates enquiries on 3412 5230, and mail to: Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC 4114. Your application must be received at least seven days before the next due date.



**Paying online**

Go to [logan.qld.gov.au](http://logan.qld.gov.au) and click on "Go to online services & payments" and follow the prompts.



**BPAY® (telephone & internet banking)**

Contact your bank or financial institution to make this payment from your **cheque, savings, debit card or transaction account**. For more information visit [bpay.com.au](http://bpay.com.au). Please use the biller code and reference number in the **BPAY** box at the bottom of your rate notice when arranging this payment.



**BPAY View®**

By using **BPAY View**, you can receive, pay and store your rates notices in your online banking. When your next bill arrives you will be notified either by email, SMS or internet bank notification.

**To register:**

1. Log into your online banking account
2. Look for the BPAY View or View Bills section
3. Register to receive your rates bill by entering the BPAY Biller Code 17392, your 9 digit BPAY View registration number (which is a "5" followed by your 8 digit assessment number located at the top right hand corner of your notice, or refer to box beside the BPAY logo on the front page of this notice). Enter the name exactly as it appears in the first line from the address block on your rates notice.



4. **You will no longer receive a paper copy of your notice.**

**Paying by Phone**

Using your Visa or MasterCard **only**, phone **1300 276 468** within Australia. Overseas callers should phone **+61 1300 276 468**. Follow the prompts and use the Reference number on the bottom of your rate notice. Phone payment is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).



**Paying in person**

**AUSTRALIA Post\***

Present your rate notice intact at any Post Office throughout Australia (minimum payment \$50.00 unless amount shown on the current rate notice is less).

*\*Payments made through Australia Post will incur a transaction fee of \$1.92*

LOGAN CITY COUNCIL CUSTOMER SERVICE CENTRES\*

**Administration Centre**

150 Wembley Road, Logan Central  
Open 8am to 5pm Monday to Friday

**Beenleigh Customer Service Centre**

105 George St, Beenleigh (Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

**Jimboomba Customer Service Centre**

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday

Council offices are closed on public holidays.



**Pay via AusPost app**

Download the Australia Post app available on the App Store or Google Play.



**Paying by mail within Australia**

Make your cheque or money order payable to **Logan City Council** and post it with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC Qld 4114. **(Allow at least seven days for mail).**



**Paying by mail from overseas**

Make your bank draft (in AUD) payable to **Logan City Council** and post it **Air Mail** with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC 4114, Australia. **(Allow at least ten days for Air Mail).**

*Any general, separate or special rates and charges included in this notice are excluded from GST by the determination of the Commonwealth Treasurer per Division 81 and Division 36A of the Goods and Services Tax Act (1999).*

**Logan City Council** ABN 21 627 796 435

Administration Centre  
150 Wembley Road, Logan Central, Qld 4114

**Postal Address**

PO Box 3226, Logan City DC Qld 4114

**General enquiries** (07) 3412 3412

**Rates enquiries** (07) 3412 5230

**Web** [logan.qld.gov.au](http://logan.qld.gov.au)

**Business Hours**

8am to 5pm (AEST) Monday to Friday  
(except public holidays)

**Beenleigh Customer Service Centre**

105 George St, Beenleigh  
(Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

**Jimboomba Customer Service Centre**

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday





# Logan City Council

## Water and Wastewater Information

ABN: 21 627 796 435

**Distribution and retail charges for the period 01/10/2018 to 31/12/2018 have been totalled and included on the accompanying Rate Notice for payment.**

**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

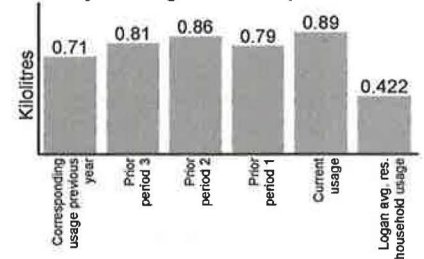
Water Service Charge - Res	74.80
Wastewater (Sewerage) Charge	176.60
Water Consumption	308.36

**Water Consumption Detail** (PLEASE NOTE: Meters that have zero consumption during the period are not shown)

**IMPORTANT: Pro-rata water consumption charges have been applied for meters with readings which span two (2) financial years.**

Meter No.	Current Reading/Date	Previous Reading/Date	Usage (kL)	Period Days	Daily Avg. Usage (kL)
17V017985	244 27-Aug-2018	165 30-May-2018	79	89	0.888
	Council Water Consumption Charge	27.52 @ 1.0224		28.13	
	State Govt Bulk Water Charge	27.52 @ 2.8170		77.52	
	Council Water Consumption Charge	51.48 @ 1.0224		52.63	
	State Govt Bulk Water Charge	51.48 @ 2.9150		150.08	

Daily Average Consumption kL



### COUNCIL CONTACT DETAILS

**Logan City Council Administration Centre**  
150 Wembley Rd, Logan Central  
Open: 8 am - 5 pm Monday to Friday (AEST)

Council enquiries: (07) 3412 3412  
Fax: (07) 3412 3444  
Email: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Website: [logan.qld.gov.au](http://logan.qld.gov.au)

#### Jimboomba Customer Service

18 - 22 Honora St, Jimboomba Open: 8 am - 4.45 pm Monday to Friday (AEST)

#### Beenleigh Customer Service

58 - 60 Manila St, Beenleigh Open: 8 am - 4.45 pm Monday to Friday (AEST)

Council offices are closed on public holidays.



\*M002067002\*

8,145

3/4

142149/A002067

INFORMATION ONLY



## Your charges explained

### FIXED CHARGE

These charges are billed in advance for the quarterly rating period and enable Logan City Council to maintain the water and wastewater network.

**Water service charge** - is for connection to the water network, or the availability of a water network which a property can be connected to.

**Wastewater service charge** - is for connection to the wastewater network, or the availability of a wastewater network which a property can be connected to.

### VARIABLE CHARGE

**Water consumption** - Water consumption is charged for each kilolitre (1,000 litres) of water supplied, as measured by your water meter. Unlike the fixed charges, this fee is charged after you have used the water and not in advance. The dates and readings displayed on the account determine the period billed and water supplied for the period.

## Working together

Council encourages customers to become proactive in managing their water consumption by regularly reading the water meter.

The practice of customers monitoring their consumption more frequently usually results in the meter being maintained in a cleaner and more accessible condition, which improves the water meter reading efficiency for Council.

Monitoring consumption also assists in the early identification of increased consumption or leaks within the property's internal plumbing. This provides an opportunity for the customer to address such issues and minimise the financial impacts associated with increased consumption.

### Responsibility of Logan City Council:

*Logan City Council is responsible for the water meter and the pipes leading away from the property. If a leak is detected in these pipes, property owners are not charged for this water and it is our responsibility to fix it. We request that you contact us immediately. To report a leak or fault please call 3412 5494.*

### Responsibility of the property owner:

*Property owners are responsible for the installation, maintenance, repair and replacement of all private fittings, mains connected water tanks and pipes on their property up to the water meter. If a leak is detected in these pipes, it is the property owner's responsibility to rectify. Logan City Council recommends owners contact a plumber to repair the leak as soon as possible, as the property owner is responsible for consumption charges arising from a leak.*

Council will attempt to notify customers when we are aware of a significant increase in consumption through the regular meter reading cycle. Customers must not rely on Council to provide this information as it is provided where possible as a courtesy only.

In some instances Council will offer partial relief of consumption charges as a result of internal leakage.

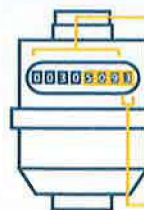
For further information regarding Council's Concealed Leaks Policy, visit [logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults](http://logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults)

## Using water wisely

Logan City Council encourages residents to use water efficiently. This minimises your consumption charges and ensures adequate water supplies for the city.

## Reading your water meter

F55

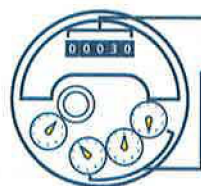


Numbers only meter

- 1 Day one, record all numbers that you see here. Note the time of day.
- 2 Day two, repeat step 1. Conduct this reading at the same time as you did reading on day one.
- 3 Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

*Please note, if there are four red digits on the water meter, the last digit on the far right is a tenth of a litre. In these instances, do not record the last red digit.*

or



Numbers and clock meter

- 1 Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. Both steps should provide you with a number similar to the diagram example 00030509.
- 2 Day two, repeat step one. Conduct this reading at the same time as you did reading on day one.
- 3 Subtract the numbers recorded on day one from day two. This is your household's daily water usage.



## Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on the property.

Correct disposal also reduces unnecessary damage to Council's wastewater network and the environment.

### How can you help?

Follow the correct disposal methods for these items.

ITEM	DISPOSAL METHOD
 Chemicals (paint, cleaning products, weed killers)	Provide to a licensed hazardous waste contractor for proper disposal or contact council.
 Cooking oil/grease	Small amounts may be placed in a sealed container and put in the rubbish bin.
 Engine oils	Put in a plastic container and take to a local council landfill or transfer station.
 Food waste	Install a sink strainer, place in compost bin or feed to chickens or worm farms.
 Nappies, razors, rags, cotton buds etc	Wrap and place in the garbage collection bin.
 Newspapers/plastics	Put in the recycling bin ready for council collection.
 Unused medicines	Return to your local pharmacy or contact Council.

**For more information relating to disposing of waste items or larger quantities of waste items please call 3412 3412.**



# Logan City Council Rate Notice

ABN: 21 627 796 435



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

## JANUARY - MARCH 2019 QUARTER

### ASSESSMENT NO.



142861/A/002289 D-007  
 LR LINDEN SOLUTIONS PTY LTD (TRUSTEE)  
 Unit 6/29a Bay Rd  
 WAVERTON NSW 2060

95721986

### ISSUE DATE

23-Jan-2019

### DUE DATE

22-Feb-2019

*Rates and Charges levied by the issue of this notice are due and payable by the Due Date. Interest of 11% pa compounding daily is charged on all rates and charges which remain unpaid seven (7) days after the rate notice Due Date.*

**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

**RPD:** Lot 129 RP 842567

#### COUNCIL

General Rate - Residential 2 (Rateable Value 193,333)	258.50
Garbage Charge - 240W + 140R or 240R	71.75
Environmental Charge	19.35
Community Services Charge	93.75

#### STATE GOVERNMENT

State Emergency Levy Group 2 (No Discount applies)	54.35
--	-------

#### WATER AND WASTEWATER (Sewerage) CHARGES

(see information attached)	523.08
----------------------------	--------

<b>Total Amount</b>	<b>1,020.78</b>
<b>Less Discount for prompt payment</b>	<b>22.18 CR</b>

Receive your rates notice via email. Visit: [myportal.logan.qld.gov.au](http://myportal.logan.qld.gov.au) to register.

**Council Rate: \$475.52**  
**Water Rate: \$523.08**

**\$998.60**

**\$998.60**

Rate Notice data is processed as at 6/01/2019.

**IF PAID BY 22-Feb-2019**



\*L000289\*

1,303

1/4

142861/A/002289

<b>Total</b>	<b>1,020.78</b>
<b>Discount</b>	<b>22.18 CR</b>
<b>Net</b>	<b>998.60</b>

**IF PAID BY 22-Feb-2019**



on the internet

Go to [logan.qld.gov.au](http://logan.qld.gov.au)

**B** **PAY** **Code : 17392**  
**Ref : 5 9572 1986**



**BPAY View** sends your rate notice straight to your online banking. See back of notice on how to register. Once registered, you will no longer receive a paper notice.



paying by phone

Bill Payment by telephone using VISA and Mastercard **only**, phone **1300 276 468** or from overseas **+61 1300 276 468**

**Code : 17392**  
**Ref : 5 9572 1986**



in person

Present your Rate Notice (intact) at any Post Office throughout Australia.  
 \*Transaction fees apply (see reverse)



Pay via AusPost app



\*0459 95721986

# PAYMENT OPTIONS

## Please note:

- Correct payment must be received and processed in the ordinary course of business by the due date.
- Any objection or dispute in relation to rates and charges does not affect the levy, payment and/or recovery of rates, which must be paid on or before the due date to receive the discount.
- An administration fee will be charged for any payment dishonoured.



### Paying rates by direct debit

Complete a direct debit application form from Council's website ([logan.qld.gov.au](http://logan.qld.gov.au)) or phone Rates enquiries on 3412 5230, and mail to: Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC 4114. Your application must be received at least seven days before the next due date.



### Paying online

Go to [logan.qld.gov.au](http://logan.qld.gov.au) and click on "Go to online services & payments" and follow the prompts.



### BPAY® (telephone & internet banking)

Contact your bank or financial institution to make this payment from your **cheque, savings, debit card or transaction account**. For more information visit [bpay.com.au](http://bpay.com.au). Please use the biller code and reference number in the **BPAY** box at the bottom of your rate notice when arranging this payment.



### BPAY View®

By using **BPAY View**, you can receive, pay and store your rates notices in your online banking. When your next bill arrives you will be notified either by email, SMS or internet bank notification.

#### To register:

1. Log into your online banking account
2. Look for the BPAY View or View Bills section
3. Register to receive your rates bill by entering the BPAY Biller Code 17392, your 9 digit BPAY View registration number (which is a "5" followed by your 8 digit assessment number located at the top right hand corner of your notice, or refer to box beside the BPay logo on the front page of this notice). Enter the name exactly as it appears in the first line from the address block on your rates notice.
4. **You will no longer receive a paper copy of your notice.**



### Paying by Phone

Using your Visa or MasterCard **only**, phone **1300 276 468** within Australia. Overseas callers should phone **+61 1300 276 468**. Follow the prompts and use the Reference number on the bottom of your rate notice. Phone payment is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).



### Paying in person

AUSTRALIA POST\*

Present your rate notice intact at any Post Office throughout Australia (minimum payment \$50.00 unless amount shown on the current rate notice is less).

*\*Payments made through Australia Post will incur a transaction fee of \$1.92*

LOGAN CITY COUNCIL CUSTOMER SERVICE CENTRES\*

#### Administration Centre

150 Wembley Road, Logan Central  
Open 8am to 5pm Monday to Friday

#### Beenleigh Customer Service Centre

105 George St, Beenleigh (Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

#### Jimboomba Customer Service Centre

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday

Council offices are closed on public holidays.



### Pay via AusPost app

Download the Australia Post app available on the App Store or Google Play.



### Paying by mail within Australia

Make your cheque or money order payable to **Logan City Council** and post it with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC Qld 4114. **(Allow at least seven days for mail).**



### Paying by mail from overseas

Make your bank draft (in AUD) payable to **Logan City Council** and post it **Air Mail** with the payment slip below to: The Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC Qld 4114, Australia. **(Allow at least ten days for Air Mail).**

*Any general, separate or special rates and charges included in this notice are excluded from GST by the determination of the Commonwealth Treasurer per Division 81 and Division 38-1 of the Goods and Services Tax Act (1999).*

**Logan City Council** ABN 21 627 796 435

Administration Centre  
150 Wembley Road, Logan Central, Qld 4114

#### Postal Address

PO Box 3226, Logan City DC Qld 4114

**General enquiries** (07) 3412 3412

**Rates enquiries** (07) 3412 5230

**Web** [logan.qld.gov.au](http://logan.qld.gov.au)

#### Business Hours

8am to 5pm (AEST) Monday to Friday  
(except public holidays)

#### Beenleigh Customer Service Centre

105 George St, Beenleigh  
(Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

#### Jimboomba Customer Service Centre

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday



# Logan City Council

## Water and Wastewater Information

ABN: 21 627 796 435

**Distribution and retail charges for the period 01/01/2019 to 31/03/2019 have been totalled and included on the accompanying Rate Notice for payment.**

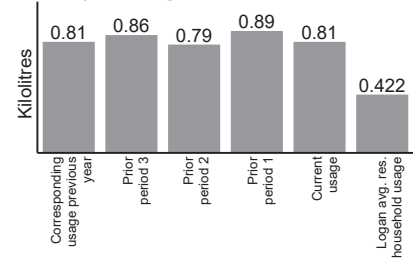
**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

Water Service Charge - Res	74.80
Wastewater (Sewerage) Charge	176.60
Water Consumption	271.68

**Water Consumption Detail** (PLEASE NOTE: Meters that have zero consumption during the period are not shown)

Meter No.	Current Reading/Date	Previous Reading/Date	Usage (kL)	Period Days	Daily Avg. Usage (kL)
17V017985	313 20-Nov-2018	244 27-Aug-2018	69	85	0.812
Council Water Consumption Charge			69.00 @ 1.0224	70.54	
State Govt Bulk Water Charge			69.00 @ 2.9150	201.14	

Daily Average Consumption kL



### COUNCIL CONTACT DETAILS

**Logan City Council Administration Centre**  
 150 Wembley Rd, Logan Central  
 Open: 8 am - 5 pm Monday to Friday (AEST)

Council enquiries: (07) 3412 3412  
 Fax: (07) 3412 3444  
 Email: [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
 Website: [logan.qld.gov.au](http://logan.qld.gov.au)

**Jimboomba Customer Service**  
 18 - 22 Honora St, Jimboomba Open: 8 am - 4.45 pm Monday to Friday (AEST)

**Beenleigh Customer Service**  
 105 George St, Beenleigh (Cnr of George St and City Rd)  
 Open: 8 am - 4.45 pm Monday to Friday (AEST)

Council offices are closed on public holidays.



\*M000289C02\*

1,305

3/4

142861/A002289

## Your charges explained

### FIXED CHARGE

These charges are billed in advance for the quarterly rating period and enable Logan City Council to maintain the water and wastewater network.

**Water service charge** - is for connection to the water network, or the availability of a water network which a property can be connected to.

**Wastewater service charge** - is for connection to the wastewater network, or the availability of a wastewater network which a property can be connected to.

### VARIABLE CHARGE

**Water consumption** - Water consumption is charged for each kilolitre (1,000 litres) of water supplied, as measured by your water meter. Unlike the fixed charges, this fee is charged after you have used the water and not in advance. The dates and readings displayed on the account determine the period billed and water supplied for the period.

## Working together

Council encourages customers to become proactive in managing their water consumption by regularly reading the water meter.

The practice of customers monitoring their consumption more frequently usually results in the meter being maintained in a cleaner and more accessible condition, which improves the water meter reading efficiency for Council.

Monitoring consumption also assists in the early identification of increased consumption or leaks within the property's internal plumbing. This provides an opportunity for the customer to address such issues and minimise the financial impacts associated with increased consumption.

### Responsibility of Logan City Council:

Logan City Council is responsible for the water meter and the pipes leading away from the property. If a leak is detected in these pipes, property owners are not charged for this water and it is our responsibility to fix it. We request that you contact us immediately. To report a leak or fault please call 3412 5494.

### Responsibility of the property owner:

Property owners are responsible for the installation, maintenance, repair and replacement of all private fittings, mains connected water tanks and pipes on their property up to the water meter. If a leak is detected in these pipes, it is the property owner's responsibility to rectify. Logan City Council recommends owners contact a plumber to repair the leak as soon as possible, as the property owner is responsible for consumption charges arising from a leak.

Council will attempt to notify customers when we are aware of a significant increase in consumption through the regular meter reading cycle. Customers must not rely on Council to provide this information as it is provided where possible as a courtesy only.

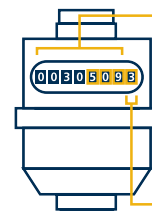
In some instances Council will offer partial relief of consumption charges as a result of internal leakage.

For further information regarding Council's Concealed Leaks Policy, visit [logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults](http://logan.qld.gov.au/environment-water-and-waste/water/water-leaks-or-faults)

## Using water wisely

Logan City Council encourages residents to use water efficiently. This minimises your consumption charges and ensures adequate water supplies for the city.

## Reading your water meter



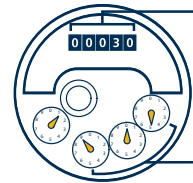
Numbers only meter

- 1 Day one, record all numbers that you see here. Note the time of day.
- 2 Day two, repeat step 1. Conduct this reading at the same time as you did reading on day one.

- 3 Subtract the numbers recorded on day one from day two. This is your household's daily water usage.

Please note, if there are four red digits on the water meter, the last digit (on the far right) is a tenth of a litre. In these instances, do not record the last red digit.

### OR



Numbers and clock meter

- 1 Day one, record all numbers that you see here. Secondly, record numbers found here. Record the first three red dial numbers in a clockwise direction, that is, right to left. Note the time of day. Both steps should provide you with a number similar to the diagram example 00030509.

- 2 Day two, repeat step one. Conduct this reading at the same time as you did reading on day one.

- 3 Subtract the numbers recorded on day one from day two. This is your household's daily water usage.








## Don't rush to flush

Disposing the wrong items down toilets, sinks and wastewater pipes can result in homeowners incurring expensive plumbing bills to unblock wastewater pipes on the property.

Correct disposal also reduces unnecessary damage to Council's wastewater network and the environment.

### How can you help?

Follow the correct disposal methods for these items.

ITEM	DISPOSAL METHOD
 Chemicals (paint, cleaning products, weed killers)	Provide to a licensed hazardous waste contractor for proper disposal or contact council.
 Cooking oil/grease	Small amounts may be placed in a sealed container and put in the rubbish bin.
 Engine oils	Put in a plastic container and take to a local council landfill or transfer station.
 Food waste	Install a sink strainer, place in compost bin or feed to chickens or worm farms.
 Nappies, razors, rags, cotton buds etc	Wrap and place in the garbage collection bin.
 Newspapers/plastics	Put in the recycling bin ready for council collection.
 Unused medicines	Return to your local pharmacy or contact Council.

For more information relating to disposing of waste items or larger quantities of waste items please call 3412 3412.



# Logan City Council Rate Notice

ABN: 21 627 796 435

2020FY



INNOVATIVE. DYNAMIC. CITY OF THE FUTURE

## OCTOBER-DECEMBER 2019 QUARTER

ASSESSMENT NO

95721986

ISSUE DATE

16-Oct-2019

DUE DATE

15-Nov-2019



144935/X/008017

BR-QLD

LR LINDEN SOLUTIONS PTY LTD (TRUSTEE)

Unit 6/29a Bay Rd

WAVERTON NSW 2060

*Rates and Charges levied by the issue of this notice are due and payable by the Due Date. Interest of 9.83% pa compounding daily is charged on all rates and charges which remain unpaid seven (7) days after the rate notice Due Date.*

Property Location: 32 Torrens Street, WATERFORD WEST QLD 4133

RPD: Lot 129 RP 842567

### COUNCIL

General Rate - Residential 2 (Rateable Value 211,666)

267.00

Garbage Charge - 240W + 140R or 240R

72.60

Environmental Charge

19.85

Community Services Charge

96.10

### STATE GOVERNMENT

State Emergency Levy Group 2 (No Discount applies)

55.55

### WATER AND WASTEWATER (Sewerage) CHARGES

575.84

(see information attached)

Total Amount

1,086.94

Less Discount for prompt payment

22.79 CR

Receive your rates notice via email. Visit: [myportal.logan.qld.gov.au](http://myportal.logan.qld.gov.au) to register.

PLEASE NOTE: This notice has been registered to be viewed electronically.

No notice has been printed and issued

Rate Notice data is processed as at 3/10/2019.

IF PAID BY 15-Nov-2019

**\$1,064.15**

*Council is in receipt of an advance annual payment of \$10,261,400 from the State Government to mitigate any direct impacts of the waste levy on households.*

Total 1,086.94

Discount 22.79 CR

Net 1,064.15

IF PAID BY 15-Nov-2019



on the internet

Go to [logan.qld.gov.au](http://logan.qld.gov.au)



Billers Code : 17392  
Ref : 5 9572 1986



paying by phone

Billers Code : 17392  
Ref : 5 9572 1986

Phone 1300 276 468 or from overseas +61 1300 276 468



in person

**POST billpay™**



\*0459 95721986

\*Transaction fees apply (see reverse)

PAYMENT OPTIONS - SEE REVERSE FOR PAYMENT OPTIONS

# PAYMENT OPTIONS

## Please note:

- Correct payment must be received and processed in the ordinary course of business by the due date.
- Any objection or dispute in relation to rates and charges does not affect the levy, payment and/or recovery of rates, which must be paid on or before the due date to receive the discount.
- An administration fee will be charged for any payment dishonoured.



### Paying rates by direct debit

Complete a direct debit application form from Council's website ([logan.qld.gov.au](http://logan.qld.gov.au)) or phone Rates enquiries on 3412 5230, and mail to: Chief Executive Officer, Logan City Council, PO Box 3226, Logan City DC 4114. Your application must be received at least seven days before the next due date.



### Paying online

Go to [logan.qld.gov.au](http://logan.qld.gov.au) and click on "Go to online services & payments" and follow the prompts.



### BPAY® (telephone & internet banking)

Contact your bank or financial institution to make this payment from your **cheque, savings, debit card or transaction account**. For more information visit [bpay.com.au](http://bpay.com.au). Please use the biller code and reference number in the **BPAY** box at the bottom of your rate notice when arranging this payment.



### BPAY View®

By using **BPAY View**, you can receive, pay and store your rates notices in your online banking. When your next bill arrives you will be notified either by email, SMS or internet bank notification.

#### To register:

1. Log into your online banking account
2. Look for the BPAY View or View Bills section
3. Register to receive your rates bill by entering the BPAY Biller Code 17392, your 9 digit BPAY View registration number (which is a "5" followed by your 8 digit assessment number located at the top right hand corner of your notice, or refer to box beside the BPay logo on the front page of this notice). Enter the name exactly as it appears in the first line from the address block on your rates notice.
4. **You will no longer receive a paper copy of your notice.**



### Paying by Phone

Using your Visa or MasterCard **only**, phone **1300 276 468** within Australia. Overseas callers should phone **+61 1300 276 468**. Follow the prompts and use the Reference number on the bottom of your rate notice. Phone payment is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).



### Paying in person

#### AUSTRALIA POST\*

Present your rate notice intact at any Post Office throughout Australia (minimum payment \$50.00 unless amount shown on the current rate notice is less).

*\*Payments made through Australia Post will incur a transaction fee of \$1.92*

LOGAN CITY COUNCIL CUSTOMER SERVICE CENTRES\*

#### Administration Centre

150 Wembley Road, Logan Central  
Open 8am to 5pm Monday to Friday

#### Beenleigh Customer Service Centre

105 George St, Beenleigh (Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

#### Jimboomba Customer Service Centre

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday

Council offices are closed on public holidays.



### Pay via AusPost app

Download the Australia Post app available on the App Store or Google Play.



### Paying by mail within Australia

Make your cheque or money order payable to **Logan City Council** and post it with details of your property address and rates assessment number to:

The Chief Executive Officer, Logan City Council,  
PO Box 3226, Logan City DC Qld 4114.

**(Allow at least seven days for mail).**



### Paying by mail from overseas

Make your bank draft (in AUD) payable to **Logan City Council** and post it **Air Mail** with details of your property address and rates assessment number to:

The Chief Executive Officer, Logan City Council,  
PO Box 3226, Logan City DC Qld 4114, Australia.

**(Allow at least ten days for Air Mail).**

*Any general, separate or special rates and charges included in this notice are excluded from GST by the determination of the Commonwealth Treasurer per Division 81 and Division 38-I of the Goods and Services Tax Act (1999).*

**Logan City Council** ABN 21 627 796 435

Administration Centre  
150 Wembley Road, Logan Central, Qld 4114

#### Postal Address

PO Box 3226, Logan City DC Qld 4114

**General enquiries** (07) 3412 3412

**Rates enquiries** (07) 3412 5230

**Web** [logan.qld.gov.au](http://logan.qld.gov.au)

#### Business Hours

8am to 5pm (AEST) Monday to Friday  
(except public holidays)

#### Beenleigh Customer Service Centre

105 George St, Beenleigh  
(Cnr of George St and City Rd)  
Open 8am to 4.45pm Monday to Friday

#### Jimboomba Customer Service Centre

18-22 Honora Street, Jimboomba  
Open 8am to 4.45pm Monday to Friday



# Logan City Council

## Water and Wastewater Information



INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

ABN: 21 627 796 435

Distribution and retail charges for the period 01/10/2019 to 31/12/2019 have been totalled and included on the accompanying Rate Notice for payment.

**Property Location:** 32 Torrens Street, WATERFORD WEST QLD 4133

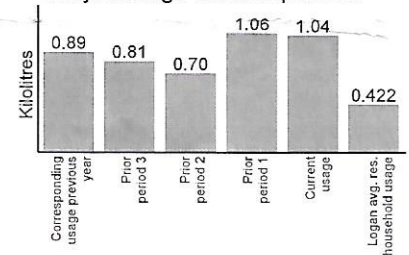
Water Service Charge - Res	74.80
Wastewater (Sewerage) Charge	176.60
Water Consumption	324.44

**Water Consumption Detail** (PLEASE NOTE: Meters that have zero consumption during the period are not shown)

**IMPORTANT:** Pro-rata water consumption charges have been applied for meters with readings which span two (2) financial years.

Meter No.	Current Reading/Date	Previous Reading/Date	Usage (kL)	Period Days	Daily Avg. Usage (kL)
17V017985	567 21-Aug-2019	486 04-Jun-2019	81	78	1.038
	Council Water Consumption Charge	27.00 @ 1.0224		27.60	
	State Govt Bulk Water Charge	27.00 @ 2.9150		78.71	
	Council Water Consumption Charge	54.00 @ 1.0224		55.20	
	State Govt Bulk Water Charge	54.00 @ 3.0170		162.93	

Daily Average Consumption kL



### COUNCIL CONTACT DETAILS

**Logan City Council Administration Centre**  
 150 Wembley Rd, Logan Central  
 Open: 8 am - 5 pm Monday to Friday (AEST)

Council enquiries: (07) 3412 3412  
 Fax: (07) 3412 3444  
 Email: council@logan.qld.gov.au  
 Website: logan.qld.gov.au

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## Your charges explained

### FIXED CHARGE

These charges are billed in advance for the quarterly rating period and enable Logan City Council to maintain the water and wastewater network.

**Water service charge** - is for connection to the water network, or the availability of a water network which a property can be connected to.

**Wastewater service charge** - is for connection to the wastewater network, or the availability of a wastewater network which a property can be connected to.

### VARIABLE CHARGE

**Water consumption** - Water consumption is charged for each kilolitre (1,000 litres) of water supplied, as measured by your water meter. Unlike the fixed charges, this fee is charged after you have used the water and not in advance. The dates and readings displayed on the account determine the period billed and water supplied for the period.

## Working together

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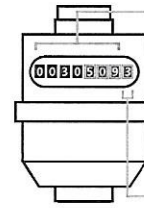
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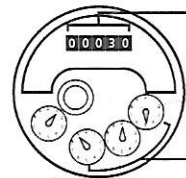


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For more information relating to disposing of waste items or larger quantities of waste items please call 3412 3412.



# INVOICE



**Paid**

Invoice #: L 413503  
 Invoice Date: Jun 5, 2019  
 Due date: Jun 5, 2019

## Cut Price Mowing Logan

Richard

ABN/ACN: 61528398528

Phone: +61 415120231  
 richardedwards@live.com.au  
<https://www.facebook.com/CutPriceMowing>

Amount due:  
**\$0.00**

Bill To:

Ship To:

ta\*\*\*\*\*@hotmail.com

Date	Description	Quantity	Price	Amount
Apr 17, 2019	Mowing 03/06/19 32 Torrens st, Waterford West	1	\$50.00	\$50.00
			Subtotal	\$50.00
			Discount (\$0.00)	\$0.00
			Shipping	\$0.00
			Total	\$50.00
			Amount paid	-\$50.00
			<b>Amount due</b>	<b>\$0.00 AUD</b>

*No GST has been charged*

### Notes

Thanks for your business.

### Terms and Conditions

Direct Debit Details:  
 Name: Richard Edwards  
 Bank NAB  
 Branch/ BSB 084 004  
 Account 490037956



**Manage Your Policy Online**  
www.budgetdirect.com.au/manage  
**Phone:** 1800 182 310

**Make a Claim Online**  
www.budgetdirect.com.au/claim  
**Phone(24/7):** 1800 069 336



**MR PUMPA & MS EVANS  
UNIT 6 29A BAY RD  
WAVERTON NSW 2060**

7 May 2019

Dear Ms Evans

**Policy Number** 115807520 04  
**Insured Address** 32 TORRENS ST, WATERFORD WEST 4133  
**Cover Type** Home Insurance

Thank you for choosing Budget Direct in association with Auto & General Services. Please keep this cover letter and your enclosed policy documents in a safe place after you have read them.

#### **WHAT YOU NEED TO DO NOW**

- ☑ **Check all of the enclosed documents carefully, particularly the Insurance Certificate and Your Declarations. This is an important part of your Duty of Disclosure (Product Disclosure Statement - Part A).** If you find any errors or omissions, update your policy details online or call us.

Yours Sincerely,

Paul Dilnot  
General Manager, Customer Services Department

## Insurance Certificate - your personal details

**Important:** Please check the information you have given us and notify us of any changes or corrections. This is an important part of your Duty of Disclosure

Policyholder(s)	<b>Mr Pumpa &amp; Ms Evans</b>
Risk Address	<b>32 TORRENS ST WATERFORD WEST QLD 4133</b>
Postal Address	<b>UNIT 6 29A BAY RD WAVERTON NSW 2060</b>
Phone Numbers	<b>0449865765</b>
Policy Begins	<b>7 May 2019 16:00 AEST</b>
Policy Ends	<b>7 May 2020 16:00 AEST</b>

### Home Insurance

Sum Insured	<b>\$343,980</b>
Accidental Damage	<b>Not Included</b>
Flood	<b>Not Included</b>
Motor Burnout	<b>Not Included</b>
Sum Insured Safeguard	<b>Not Included</b>
Interested Party	<b>NATIONAL AUSTRALIA BANK LTD</b>
Excesses	<b>Basic Excess \$500</b>
Additional Excesses	<b>Earthquake Excess \$500 (Payable in addition to the Basic Excess)</b>

### Contents Insurance - Not Included

This policy does not include cover for Contents Insurance.

### Personal Effects - Not Included

This policy does not include cover for Personal Effects.

### Legal Liability

Limit of Liability	<b>\$20 million</b>
Excess on Claims	<b>Your Basic Policy Excess will apply</b>

### Important Note

**This policy does NOT cover Flood.**

**This is part of your INSURANCE CONTRACT together with the most recent of the following:**

- ▶ **PRODUCT DISCLOSURE STATEMENT (PART A and PART B)**
- ▶ **YOUR DECLARATIONS**
- ▶ **COVER LETTER**

**Please Turn Over - Important Information Overleaf**

**Payment Details:**

	Amount	Emergency Services Levy	Stamp Duty	GST	Total
<b>Home Premium</b>	\$580.93		\$57.51	\$58.09	\$696.53
<b>Total Payable</b>					<b>\$696.53</b>

Please note that in accordance with the GST law relating to insurance premiums the GST amount may be less than 1/11th of the total amount payable.

Based on the premium shown above, Auto & General Services Pty Ltd would receive a commission of \$156.85 from AUTO & GENERAL INSURANCE COMPANY.

**Pay Plan**

The table below outlines the payment arrangements to the Direct Debit Request (DDR), credit card payment authority, PayPal agreement, you authorised to AGS (User ID: 142038) either over the telephone or via the internet. If your payments are made by Direct Debit please also refer to the DDR Service Agreement.

**Deduction Details:**

Date*	Amount	GST	Account**	Status
07/05/2019	\$696.53	\$58.09	Bank - BSB 182-512 Account *****337	To be Lodged

\* On or soon after.

\*\* Please note that for privacy and security reasons, we encrypt part of your credit card or account number. If you believe the information could be incorrect please contact our Customer Service Department on the number shown on the front of your Insurance Certificate.

## Your Declarations - what you have told us

**Important:** Please check the information you have given us and notify us of any changes or corrections. This is an important part of your Duty of Disclosure

### The Insured

Name	<b>Ms Relle Evans</b>
Date of Birth	<b>27/08/1958</b>
Sex	<b>Female</b>
Name	<b>Mr Rod Pumpa</b>
Date of Birth	<b>21/01/1958</b>
Sex	<b>Male</b>

### The Insured and All Household Members

In the last 5 years, has an insurance company cancelled or refused to renew insurance for the policy holder or any of the household members?

**No**

In the last 5 years has the insured or any household member had any thefts, burglaries or made any insurance claims for home and/or contents?

**No**

Has the policy holder or any of their household members ever been convicted of a criminal offence?

**No**

(We don't want to know about convictions or offences the law permits you not to disclose).

### The Dwelling

How is the home occupied?	<b>Landlord - Rented To Tenants</b>
What type of property is the home?	<b>Freestanding House</b>
Is the home part of a Body Corporate or Strata Title complex?	<b>No</b>
What year was the home built?	<b>1990</b>
What is the main building material of the exterior walls?	<b>Double Brick</b>
What is the main construction material of the roof?	<b>Cement Tiles</b>
Will the home be unoccupied during the term of the policy?	<b>No</b>
Is the home structurally sound, well maintained, in good condition and watertight?	<b>Yes</b>

### Home Based Business

Is any part of the property used as a business premises, or for buying, selling or storing business products, services or equipment?

**No**

**Please Turn Over - Important Information Overleaf**

## Your Declarations - what you have told us

**Important:** Please check the information you have given us and notify us of any changes or corrections. This is an important part of your Duty of Disclosure

### Renovation, Alteration, Extension or Demolition

Is the home being constructed, or undergoing renovation, alteration, extension or being demolished?

**Not Under Construction, Renovation Or Being Demolished**

### Claims and Unclaimed losses in the last 5 years

Type/Extent of Loss

Year

None Disclosed



## Tax Invoice

Jim's Termite & Pest Control (Greenbank)

80-92 Thompson Road, GREENBANK  
0408068409  
gerry.murphy@jimsp PestControl.com.au

Invoice No: 030918

Date: 03rd Sep 2018

Representative: Gerry Murphy

ABN: 40 144 508 805

Customer: L R Linden Solutions

Billing Address: 32 Torrens Street Waterford West QLD 4133

#	Description	Qty	Unit Price	Sub-Total	GST
1	Quarterly Rodent Re - stock plus Roof Void	1	81.82	81.82	8.18
				<b>Total (ex.GST)</b>	<u>81.82</u>
				<b>GST</b>	<u>8.18</u>
				<b>Grand Total</b>	<u>90.00</u>
				<b>Paid</b>	<u>0.00</u>
				<b>Balance Due</b>	<u>90.00</u>

### Banking Detail:

Bank: Commonwealth Bank

BSB: 064087

Account No: 10054491

Account Name: Gerica Pty Ltd

The customer agrees to the terms and conditions set out in this document.

Signed and dated:

.....  
03rd Sep, 2018

**Payment Term** 7 Days

**Payment Type** EFT



#### A.1 TERMS AND CONDITION

Treatment may be impaired due to the limitations of the site being treated such as hygiene, sanitation, storage and construction.

#### LIMITATIONS

Breach of the following Limitations by Client may result in the termination of this Recommendation & Agreement.

1. It is the responsibility of the Client to ensure that any Treated Areas are not disturbed and this includes any baits, monitoring stations and traps placed by the Pest Manager.
2. The Pest Manager must be notified immediately of any evidence of active (live) Pests found.
3. This Recommendation & Agreement does not include the inspection and assessment of matters outside the scope of this Recommendation & Agreement. Accordingly, this is not an inspection report or management proposal for timber pests such as termites, wood borers, fungal decay and chemical delignification.
4. Inspections only cover areas of the property which are normally accessible. Inspections do not cover areas which are inaccessible or not readily accessible or obstructed at the time of inspection.
5. This Recommendation & Agreement has been produced for the use of the Client named in this document. The Pest Manager or their firm or company are not liable for any reliance placed on this Recommendation & Agreement by any third party other than the disclosed Building Owner named in this document who instructed the Client.
6. This Recommendation & Agreement only applies to the work of the Pest Manager. It does not apply to the work of any other pest manager or successor in business of the Pest Manager.
7. Any agreed service obligations are strictly between the Pest Manager and Client and Building Owner named in this document. All service obligations terminate on sale or transfer of ownership of the property. A new owner must contact the Pest Manager to re-establish cover.

#### EXCLUSIONS

1. This Recommendation & Agreement expressly excludes the treatment, rectification or repair of damage resulting from past, current or future pest activity.
2. This Recommendation & Agreement expressly excludes the treatment, rectification or repair of any pest management treatment or system which has been damaged through the actions or inactions of the Building Owner or its servants, agents or invitees.

#### SPECIAL CONDITIONS

The Client acknowledges (see also Item 5):

1. Before the commencement of any work or on breach of this Agreement, the Pest Manager reserves the right to terminate this Recommendation & Agreement at the Pest Manager's absolute discretion. In this event, any fees, deposit or other monies paid by the Client will be refunded other than the cost of work executed to the date of termination of this Agreement.
2. The Pest manager shall not be liable for failure to perform any duty or obligation that the Pest Manager may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, and inevitable accident, inability to obtain labour or transportation, structural or environmental conditions, or any cause outside the reasonable control of the Pest Manager.
3. If during the course of undertaking the agreed Service Option it is found that structural or environmental conditions prevent the Pest Manager performing any sections of the agreed service option, then the terms of the option offered will be reviewed and the cost of the service option revised. The prices quoted are valid for 30 days, after that the Pest Manager reserves the right to make revisions.
4. No liability will be accepted for damage done to concealed services such as telephone, power, gas, water or drainage by drilling and/or cutting through masonry, concrete, timber or other surfaces unless clear and accurate plans of such services are provided to the Pest Manager prior to commencement of work. The Building Owner shall indemnify the Pest Manager from the costs and damages that may arise from any action, suit, claim or demand which arises from the failure of the Building Owner to supply these plans before commencement of work.
5. The Building Owner accepts that in undertaking this Recommendation & Agreement damage may be caused to the property. The Building Owner will not require such damage to be rectified and indemnifies the Pest Manager from any claim arising from such damage where it occurs in the normal course of carrying out any agreed Service Option.
6. The Pest Manager reserves the right to revise the price of the agreed Service Option if the Building Owner or their servants, agents or invitees restrict or hinder the Pest Manager's free access to the Property.
7. All monies are due and payable, upon invoice. All agreements to provide future services are void unless payment has been received in full.
8. The Building Owner warrants it will provide full co-operation with the Pest Manager during the term of any agreed Service Option and agrees to maintain the treated area(s) free from any factors contributing to pest activity.
9. The Pest Manager must be notified immediately of any evidence of active (live) pests found.
10. The Client warrants that he is authorized to bind the Building Owner to this Recommendation & Agreement.

#### IMPORTANT HEALTH & SAFETY INFORMATION

The Client acknowledges:

1. If the Building Owner or other occupants of the property or adjacent building believe they are sensitive to chemicals including Pesticides or their odours, the Building Owner must advise the Pest Manager in writing in advance of treatments, including whether the Building Owner or other occupants have consulted with a medical doctor or other healthcare provider regarding such sensitivity. The Pest Manager reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide notification represents the Building Owner's assumption of risk and waiver of any claims against the Pest Manager in connection with such sensitivity.
2. When requested by the Pest Manager the Building Owner must protect or remove any people, animals, birds, fish, household goods or possessions during the treatment period.
3. The Building Owner must at all times strictly follow any written or oral advice, recommendation or information given by the Pest Manager.

#### DEFINITIONS

Pest Manager means the person who is engaged by the Client to carry out the work described in this document and is licensed to apply Pesticides, where appropriate.

Client means the person or persons (which may be same as the Building Owner) who engaged the Pest Manager.

Building Owner means the person who has directed or authorised the Client to engage the Pest Manager on their behalf, e.g. building owner instructing through a real estate agent.

Treated Areas means the areas specified in this Recommendation & Agreement which are proposed for treatment by the Pest Manager.

Pests means any pest of commercial significance in an urban environment including but are not limited to- cockroaches, fleas, flies, mites, bees, wasps, mosquitoes, spiders, rodents, ants, silverfish, carpet beetles, birds, other vertebrates and weeds. The term "Pests" does not include bed bugs (including *Cimex lectularius* and *Cimex hemipterus*) or timber pests such as termites, wood borers, fungal decay and chemical delignification.

Pesticides means Australian Pesticides and Veterinary Medicines Authority (APVMA) approved insecticides, herbicides, weedicides, rodenticides, fungicides or avicides used to manage and treat Pests.





**Tax Invoice**  
**Jim's Termite & Pest Control (Greenbank)**  
 80-92 Thompson Road, GREENBANK  
 0408068409  
 gerry.murphy@jimsp PestControl.com.au

Invoice No:	051218
Date:	05th Dec 2018
Representative:	Gerry Murphy
ABN:	40 144 508 805

Customer:	L R Linden Solutions
Billing Address:	32 Torrens Street Waterford West QLD 4133

#	Description	Qty	Unit Price	Sub-Total	GST
1	Quarterly Rodent Inspection and Restock	1	81.82	81.82	8.18
				<b>Total (ex.GST)</b>	<u>81.82</u>
				<b>GST</b>	<u>8.18</u>
				<b>Grand Total</b>	<u>90.00</u>
				<b>Paid</b>	<u>0.00</u>
				<b>Balance Due</b>	<u>90.00</u>

**Banking Detail:**

Bank:	Commonwealth Bank	BSB:	064087	Account No:	10054491	Account Name:	Gerica Pty Ltd
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The customer agrees to the terms and conditions set out in this document.

Signed and dated:

.....  
 05th Dec, 2018

<b>Payment Term</b>	<u>7 Days</u>
<b>Payment Type</b>	<u>EFT</u>



#### A.1 TERMS AND CONDITION

Treatment may be impaired due to the limitations of the site being treated such as hygiene, sanitation, storage and construction.

#### LIMITATIONS

Breach of the following Limitations by Client may result in the termination of this Recommendation & Agreement.

1. It is the responsibility of the Client to ensure that any Treated Areas are not disturbed and this includes any baits, monitoring stations and traps placed by the Pest Manager.
2. The Pest Manager must be notified immediately of any evidence of active (live) Pests found.
3. This Recommendation & Agreement does not include the inspection and assessment of matters outside the scope of this Recommendation & Agreement. Accordingly, this is not an inspection report or management proposal for timber pests such as termites, wood borers, fungal decay and chemical delignification.
4. Inspections only cover areas of the property which are normally accessible. Inspections do not cover areas which are inaccessible or not readily accessible or obstructed at the time of inspection.
5. This Recommendation & Agreement has been produced for the use of the Client named in this document. The Pest Manager or their firm or company are not liable for any reliance placed on this Recommendation & Agreement by any third party other than the disclosed Building Owner named in this document who instructed the Client.
6. This Recommendation & Agreement only applies to the work of the Pest Manager. It does not apply to the work of any other pest manager or successor in business of the Pest Manager.
7. Any agreed service obligations are strictly between the Pest Manager and Client and Building Owner named in this document. All service obligations terminate on sale or transfer of ownership of the property. A new owner must contact the Pest Manager to re-establish cover.

#### EXCLUSIONS

1. This Recommendation & Agreement expressly excludes the treatment, rectification or repair of damage resulting from past, current or future pest activity.
2. This Recommendation & Agreement expressly excludes the treatment, rectification or repair of any pest management treatment or system which has been damaged through the actions or inactions of the Building Owner or its servants, agents or invitees.

#### SPECIAL CONDITIONS

The Client acknowledges (see also Item 5):

1. Before the commencement of any work or on breach of this Agreement, the Pest Manager reserves the right to terminate this Recommendation & Agreement at the Pest Manager's absolute discretion. In this event, any fees, deposit or other monies paid by the Client will be refunded other than the cost of work executed to the date of termination of this Agreement.
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The Client acknowledges:

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**Tax Invoice**  
**Jim's Termite & Pest Control (Greenbank)**  
 80-92 Thompson Road, GREENBANK  
 0408068409  
 gerry.murphy@jimspestcontrol.com.au

Invoice No:	070319
Date:	07th Mar 2019
Representative:	Gerry Murphy
ABN:	40 144 508 805

Customer:	LR Linden Solutions
Billing Address:	32 Torrens Street Waterford West 4133 QLD

#	Description	Qty	Unit Price	Sub-Total	GST
1	Quarterly Rodent Inspection and Restock	1	81.82	81.82	8.18
				<b>Total (ex.GST)</b>	<u>81.82</u>
				<b>GST</b>	<u>8.18</u>
				<b>Grand Total</b>	<u>90.00</u>
				<b>Paid</b>	<u>0.00</u>
				<b>Balance Due</b>	<u>90.00</u>

**Banking Detail:**

Bank:	Commonwealth Bank	BSB:	064087	Account No:	10054491	Account Name:	Gerica Pty Ltd
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The customer agrees to the terms and conditions set out in this document.

Signed and dated:

.....  
 10th Mar, 2019

<b>Payment Term</b>	<u>COD</u>
<b>Payment Type</b>	<u>EFT</u>



#### A.1 TERMS AND CONDITION

Treatment may be impaired due to the limitations of the site being treated such as hygiene, sanitation, storage and construction.

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Pesticides means Australian Pesticides and Veterinary Medicines Authority (APVMA) approved insecticides, herbicides, weedicides, rodenticides, fungicides or avicides used to manage and treat Pests.



**F76**  
 PO Box 121  
 Beenleigh Qld 4207  
 Australia  
 Phone: 0411 109 806  
 ABN: 80 576 839 049

Invoice: IV0000003367

**Tax Invoice**

**Invoice date: 15/11/2018**

**Bill to:**  
 L R Linden Solutions  
 6/29a Bay Rd  
 Waverton NSW 2060

**Due:**  
 29/11/2018

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
002	32 Torrens St Waterford West: Supply and install new Thermann 250 litre electric hot water unit to replace leaking existing hot water unit. Re plumb pipe work to suit new hot water unit. Install new tempering, pressure limiting and cold expansion valves. Lag all pipe work and remove and dispose of existing hot water unit..	Qty	1	1,600.00	GST	1,600.00

Sub-Total (ex GST): \$1,600.00  
 GST: \$160.00  
 Total (inc GST): \$1,760.00  
 Amount Paid: \$0.00  
**AMOUNT DUE: \$1,760.00**

**Notes**

All materials remain the property of Alford Plumbing and Gas Pty Ltd until account is paid in full. Payment claim is made under the Building and Construction Industry Payment Act QLD (2004)

**How to Pay** Due 29/11/2018

**Bank Deposit via EFT**

<b>Bank:</b> National Australia Bank <b>Name:</b> Alford Plumbing and Gas Pty Ltd <b>BSB:</b> 084120 <b>AC#:</b> 837745629 <b>Ref#:</b> IV0000003367
--

**Mail**

<b>Cheques payable to:</b> Alford Plumbing and Gas Pty Ltd  <b>Mail to:</b> PO Box 121 Beenleigh Qld 4207
--



**F77**  
 PO Box 121  
 Beenleigh Qld 4207  
 Australia  
 Phone: 0411 109 806  
 ABN: 80 576 839 049

**Invoice: IV0000003806**

**Tax Invoice**

**Invoice date: 12/06/2019**

**Bill to:**  
 L R Linden Solutions  
 6/29a Bay Rd  
 Waverton NSW 2060

**Due:**  
 26/06/2019

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
002	32 Torrens St Waterford: Jetrod 100mm sewer pipe from house to council connection point to clear blockages	Qty	1	250.00	GST	250.00

Sub-Total (ex GST): \$250.00  
 GST: \$25.00  
 Total (inc GST): \$275.00  
 Amount Paid: \$0.00  
**AMOUNT DUE: \$275.00**

**Notes**

All materials remain the property of Alford Plumbing and Gas Pty Ltd until account is paid in full.  
 Payment claim is made under the Building and Construction Industry Payment Act QLD (2004)

**How to Pay** Due 26/06/2019

**Bank Deposit via EFT**

**Bank:** National Australia Bank  
**Name:** Alford Plumbing and Gas Pty Ltd  
**BSB:** 084120  
**AC#:** 837745629  
**Ref#:** IV0000003806

**Mail**

**Cheques payable to:**  
 Alford Plumbing and Gas Pty Ltd

**Mail to:**  
 PO Box 121  
 Beenleigh Qld 4207

**M N K Kopeikin Plastering Family Trust**  
**Trading As Marks Plastering & Painting**

marks.plasteringpainting@gmail.com  
 ABN 74758817700



## Tax Invoice

### INVOICE TO

Relle Evans  
 LR Linden Solutions Pty Ltd  
 32 Torrens Street  
 Waterford West Qld 4133

**INVOICE NO.** 1115

**DATE** 16/05/2019

**DUE DATE** 21/05/2019

DATE	ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
16/05/2019	<b>Services</b>	Re-paint exterior of house: prep, gap, minor sand/patch walls, soffits, faci, gutters & downpipes. Apply 1 sealer coat to rendered walls, apply 2 coats of low sheen exterior paint to facia/gutters & downpipes, apply 2 coats of exterior paint to soffits & walls. Patch repair fence, sikaflex gaps & cracks, apply 2 coats of exterior paint to fence. Paints, materials & consumables included.	1	5,450.00	5,450.00
16/05/2019	<b>Extra Works</b>	Prep, light sand & apply 2 coats of exterior paint to facia gutter color to front patio. Prep, light sand & apply 2 coats of exterior paint to 2 gables. Prep & paint letterbox. Sand loose flaking paint to bathroom ceiling/cornices, patch repair & apply 1 undecoat, 2 ceiling flat white to ceiling/cornices.	1	590.00	590.00

Banking details: ANZ Banking Group

bsb: 014 286 ac: 209 777 611

Your prompt payment is greatly appreciated , thank

SUBTOTAL	6,040.00
GST TOTAL	604.00
TOTAL	6,644.00
DEPOSIT	2,997.50

F79

you!!

BALANCE DUE

**A\$3,646.50**

BAS SUMMARY

	RATE	GST	NET
	GST @ 10%	604.00	6,040.00



**M N K Kopeikin Plastering Family Trust**  
**Trading As Marks Plastering & Painting**

marks.plasteringpainting@gmail.com  
 ABN 74758817700



## Tax Invoice

### INVOICE TO

LR Linden Solutions Pty Ltd  
 32 Torrens Street  
 Waterford West Qld 4133

**INVOICE NO.** 1112

**DATE** 03/05/2019

**DUE DATE** 03/05/2019

DATE	ACTIVITY	ACTIVITY	QTY	RATE	AMOUNT
03/05/2019	<b>Services</b>	Deposit for re-paint exterior of house: prep, gap, minor sand/patch walls, soffits, faci, gutters & downpipes. Apply 1 sealer coat to rendered walls, apply 2 coats of low sheen exterior paint to facia/gutters & downpipes, apply 2 coats of exterior paint to soffits & walls. Patch repair fence, sikaflex gaps & cracks, apply 2 coats of exterior paint to fence. Paints, materials & consumables included.	1	2,725.00	2,725.00

Banking details: ANZ Banking Group

bsb: 014 286 ac: 209 777 611

Your prompt payment is greatly appreciated , thank you!!

BAS SUMMARY

SUBTOTAL	2,725.00
GST TOTAL	272.50
TOTAL	2,997.50
BALANCE DUE	<b>A\$2,997.50</b>

RATE	GST	NET
GST @ 10%	272.50	2,725.00

Barry Ferguson -Electrical  
Contractor (ECL #72185)

0432 828 545  
barryfergusonelectrician@g  
mail.com  
ABN 93 047 479 893



## Invoice

### INVOICE TO

LR Lindon Solutions

### SHIP TO

32 Torrens St  
Waterford

INVOICE NO. 2270

DATE 05/06/2019

DUE DATE 12/06/2019

TERMS Nett 7 Days

### SHIP DATE

31/05/2019

DATE	ACTIVITY	QTY	RATE	AMOUNT
31/05/2019	<b>Labour</b> 27/5/19 Found 1x ceiling fan/light not working and 2x fan covers missing/broken. Kitchen light 1x bulb working 31/5/19 Replace kitchen light with LED oyster fitting Replace 2x complete ceiling fan lights	2	80.00	160.00
31/05/2019	<b>LED Oyster Light</b>	1	50.00	50.00
31/05/2019	<b>Materials / Miscellaneous</b> Fan light clipper	2	42.00	84.00
31/05/2019	<b>Materials / Miscellaneous</b> LED Globes	2	8.00	16.00

Please direct deposit to: BL & RK FERGUSON  
BSB: 124 001  
Acc No: 2022 7658

BALANCE DUE

**A\$310.00**

Payment terms are strictly within 7 days of Invoice date. All goods remain the property of Barry Ferguson until paid for in full.



# STATEMENT

The Linden Solutions Fund  
 Attention: Megan Goodwin  
 6/29A Bay Road  
 WAVERTON NSW 2060  
 ABN: 41 405 016 376

**As At**  
 7 Aug 2018

**ABN**  
 33 445 751 900

Pigot Miller Wilson  
 65 Hill Street  
 ORANGE NSW 2800  
 AUSTRALIA  
 Ph. 02 6362 1966

Date	Activity	Reference	Due Date	Invoice Amount	Payments	Balance AUD
28 Jun 2018	Invoice # I2018-5837		12 Jul 2018	577.50	0.00	577.50

**BALANCE DUE AUD 577.50**

Please transfer Direct Deposit payment to:  
 Bank: Pigot Miller Wilson  
 BSB: 032-833  
 Account Number: 415688  
 PLEASE QUOTE YOUR INVOICE NUMBER

*PAID  
 SMSF RECT  
 16/8/2018*

We offer automatic payment collection for all of our services. If you'd like to set this up, please contact us.

Having trouble paying your account? We are now able to offer payment plans. Please contact us to find out more.

Please disregard this statement, if payment has already been made.

*Re-issued*

## PAYMENT ADVICE

To: Pigot Miller Wilson  
 65 Hill Street  
 ORANGE NSW 2800  
 AUSTRALIA  
 Ph. 02 6362 1966

<b>Customer</b>	The Linden Solutions Fund	
<b>Overdue</b>	<b>Current</b>	<b>Total AUD Due</b>
577.50	0.00	577.50

**Amount Enclosed**

Enter the amount you are paying above



## TAX INVOICE

**INVOICE TO**

THE LINDEN SOLUTIONS FUND

41 405 016 376

**Invoice Date**

22 May 2019

**Invoice Number**

INV-0151

**Sydney Tax Practice**

Level 8, 65 York St

Sydney NSW 2000

02 9211 9790

service@SydneyTaxPractice.com.au

www.SydneyTaxPractice.com.au

ABN: 15430300458

Description	Quantity	Unit Price	Discount	Amount
Preparation of SMSF Financials, Tax return and other compliance documents. Inclusive of software and external audit fee.	1.00	1,700.00		1,700.00
<b>Fee split (A3#5)</b>				
<b>Accountancy fee: \$1,540</b>				
<b>Audit fee: \$330</b>				
		Subtotal		1,700.00
		Total GST		170.00
<b>Due Date: 29 May 2019</b>		<b>Invoice Total AUD</b>		<b>1,870.00</b>



[View and pay online now](#)

To pay by card: Click the pay now button on your online invoice. (1.5% surcharge applies)

Direct transfer details:

**Name: Sydney Tax Practice**

**BSB: 062-005**

**Account Number: 1127-5811**

**Reference Number: INV-0151**

Please Note: Irrespective of whether you decide to lodge your return with Sydney Tax Practice or not, you are still liable for our fees for work completed.



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

LR LINDEN SOLUTIONS PTY LTD  
TAXSPOT UNIT TRUST  
PO BOX Q699 QUEEN VICTORIA BUILDING NSW 1230

**INVOICE STATEMENT**

Issue date 09 Aug 19  
**LR LINDEN SOLUTIONS PTY LTD**

ACN 164 157 644  
Account No. 22 164157644

**Summary**

Opening Balance	\$263.00
New items	\$80.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$343.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

**Immediately \$343.00**

*If you have already paid please ignore this invoice statement.*

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



**ASIC**  
Australian Securities & Investments Commission

**PAYMENT SLIP**

LR LINDEN SOLUTIONS PTY LTD

ACN 164 157 644 Account No: 22 164157644



22 164157644

**TOTAL DUE \$343.00**  
**Immediately \$343.00**

*Payment options are listed on the back of this payment slip*



**Bill Code: 17301**  
**Ref: 2291641576445**



\*814 129 0002291641576445 08

# Transaction details:

page 2 of 2

F85

	Transactions for this period	ASIC reference	\$ Amount
2019-08-09	Late Payment Fee 1	3X1596572480B A	\$80.00
	<b>Outstanding transactions</b>		
2019-06-06	Annual Review - Pty Co	3X1596572480B A	\$263.00
2019-08-09	Late Payment Fee 1	3X1596572480B A	\$80.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6415 7644 508

### Australia Post

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

### Phone

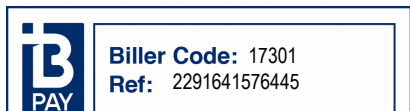
Call 13 18 16 to pay by Mastercard or Visa

### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

### Mail

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



**Bill Code:** 17301  
**Ref:** 2291641576445

### Telephone & Internet Banking – BPAY®

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

**ASIC**

Australian Securities &amp; Investments Commission

ABN 86 768 265 615

LINDEN SOLUTIONS PTY LTD  
 TAXSPOT UNIT TRUST  
 PO BOX Q699 QUEEN VICTORIA BUILDING NSW 1230

**INVOICE STATEMENT**

Issue date 09 Aug 19

**LINDEN SOLUTIONS PTY LTD**

ACN 164 156 978

Account No. 22 164156978

**Summary**

Opening Balance	\$53.00
New items	\$80.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$133.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Inquiries**

www.asic.gov.au/invoices

1300 300 630

**Please pay**

Immediately **\$133.00**

*If you have already paid please ignore this invoice statement.*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
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**ASIC**

Australian Securities &amp; Investments Commission

**PAYMENT SLIP****LINDEN SOLUTIONS PTY LTD**

ACN 164 156 978

Account No: 22 164156978



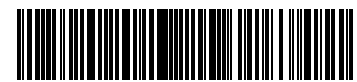
22 164156978

**TOTAL DUE \$133.00****Immediately \$133.00**

*Payment options are listed on the back of this payment slip*



**Bill Code:** 17301  
**Ref:** 2291641569788



\*814 129 0002291641569788 93

# Transaction details:

page 2 of 2

F87

	Transactions for this period	ASIC reference	\$ Amount
2019-08-09	Late Payment Fee 1	3X1596551480P A	\$80.00
	<b>Outstanding transactions</b>		
2019-06-06	Annual Review - Special Purpose Pty Co	3X1596551480P A	\$53.00
2019-08-09	Late Payment Fee 1	3X1596551480P A	\$80.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6415 6978 893

### Australia Post

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

### Phone

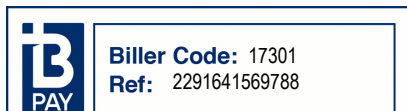
Call 13 18 16 to pay by Mastercard or Visa

### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

### Mail

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



**Biller Code:** 17301  
**Ref:** 2291641569788

### Telephone & Internet Banking – BPAY®

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



**ASIC**

Australian Securities &amp; Investments Commission

ABN 86 768 265 615

LR LINDEN SOLUTIONS PTY LTD  
 TAXSPOT UNIT TRUST  
 PO BOX Q699 QUEEN VICTORIA BUILDING NSW 1230

**INVOICE STATEMENT**

Issue date 09 Aug 19

**LR LINDEN SOLUTIONS PTY LTD**

ACN 164 157 644

Account No. 22 164157644

**Summary**

Opening Balance	\$263.00
New items	\$80.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$343.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Inquiries**

www.asic.gov.au/invoices

1300 300 630

**Please pay**

**Immediately \$343.00**

*If you have already paid please ignore this invoice statement.*

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

**ASIC**

Australian Securities &amp; Investments Commission

**PAYMENT SLIP****LR LINDEN SOLUTIONS PTY LTD**

ACN 164 157 644

Account No: 22 164157644



22 164157644

**TOTAL DUE \$343.00****Immediately \$343.00**

*Payment options are listed on the back of this payment slip*



**Billers Code:** 17301  
**Ref:** 2291641576445



\*814 129 0002291641576445 08

# Transaction details:

page 2 of 2

F89

	Transactions for this period	ASIC reference	\$ Amount
2019-08-09	Late Payment Fee 1	3X1596572480B A	\$80.00
	<b>Outstanding transactions</b>		
2019-06-06	Annual Review - Pty Co	3X1596572480B A	\$263.00
2019-08-09	Late Payment Fee 1	3X1596572480B A	\$80.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6415 7644 508

### Australia Post

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

### Phone

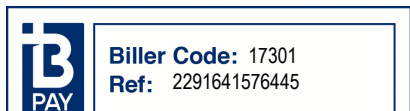
Call 13 18 16 to pay by Mastercard or Visa

### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

### Mail

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



**Billers Code:** 17301  
**Ref:** 2291641576445

### Telephone & Internet Banking – BPAY®

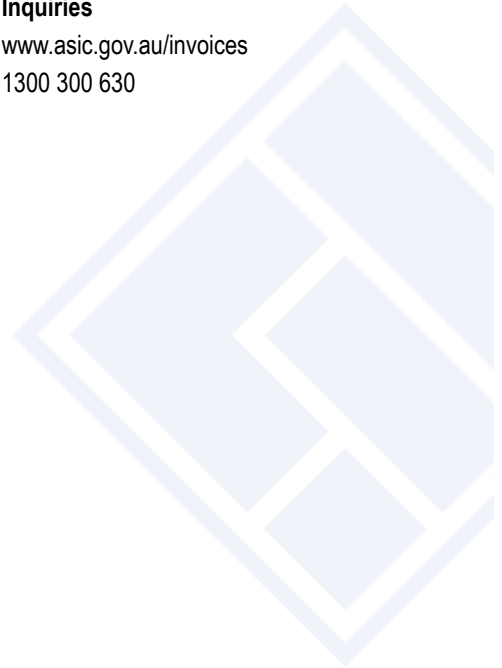
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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



LINDEN SOLUTIONS PTY LTD  
TAXSPOT UNIT TRUST  
PO BOX Q699 QUEEN VICTORIA BUILDING NSW 1230

**INVOICE STATEMENT**

Issue date 09 Sep 19  
**LINDEN SOLUTIONS PTY LTD**

ACN 164 156 978  
Account No. 22 164156978

**Summary**

Opening Balance	\$133.00
New items	\$253.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$386.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

**Immediately \$386.00**

*If you have already paid please ignore this invoice statement.*

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



**ASIC**  
Australian Securities & Investments Commission

**PAYMENT SLIP**

**LINDEN SOLUTIONS PTY LTD**

ACN 164 156 978 Account No: 22 164156978



22 164156978

**TOTAL DUE \$386.00**  
**Immediately \$386.00**

*Payment options are listed on the back of this payment slip*



**Bill Code: 17301**  
**Ref: 2291641569788**



\*814 129 0002291641569788 93

# Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2019-09-09	Late Payment Fee 2	3X1596551480P A	\$253.00
	<b>Outstanding transactions</b>		
2019-06-06	Annual Review - Special Purpose Pty Co	3X1596551480P A	\$53.00
2019-08-09	Late Payment Fee 1	3X1596551480P A	\$80.00
2019-09-09	Late Payment Fee 2	3X1596551480P A	\$253.00

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6415 6978 893

### Australia Post

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

### Phone

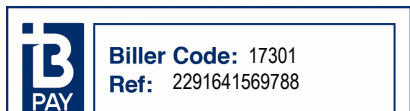
Call 13 18 16 to pay by Mastercard or Visa

### On-line

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### Mail

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



**Biller Code:** 17301  
**Ref:** 2291641569788

### Telephone & Internet Banking – BPAY®

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

# Policy Schedule



**Effective Date:** 30 January 2019

<b>Policy Details:</b>	<b>Policy Number</b>	93260401
	<b>Policy Owner(s)</b>	Linden Solutions Fund ATF The Linden Solutions Fund
	<b>State Register</b>	NSW
	<b>Policy Start Date</b>	30/01/2019
	<b>Policy Expiry Date</b>	30/01/2033
	<b>Annual Review Date</b>	30 Jan each year
	<b>Premium Payment Date</b>	25 Feb and 25th day of each month thereafter
	<b>Premium Frequency</b>	Monthly

Insured Details	Name	Date of Birth	Smoker Status	Occupation Group
Life Insured	Relle Evans	27/08/1958	Non Smoker	A

Benefit Details	Type of Insurance	Premium Type	Benefit Amount	Start Date	Expiry Date	Frequency Premium
Lump Sum	Life Cover	Stepped	\$500,000	30/01/2019	30/01/2033	\$170.03
Total	Policy Fee					\$0.00
	Total Premium					\$170.03
<b>Special Terms</b>	The following Special Term applies to Life Cover with start date 30/01/2019: This insurance is being issued on the basis that it is to replace existing insurance cover. If the existing cover is not cancelled, any Benefit that is payable on the occurrence of an event under this insurance cover will be reduced by any benefit payable on the occurrence of the same event under your existing cover.					

<b>Client service centre contact details</b>	1300 428 482
--	--------------

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

DS - NUP1

# Policy Schedule



**Effective Date:** 01 February 2019

**Policy Details:**

<b>Policy Number</b>	93260242
<b>Policy Owner(s)</b>	Linden Solutions Fund ATF The Linden Solutions Fund
<b>State Register</b>	NSW
<b>Policy Start Date</b>	01/02/2019
<b>Policy Expiry Date</b>	01/02/2032
<b>Annual Review Date</b>	1 Feb each year
<b>Premium Payment Date</b>	4 Feb and 4th day of each month thereafter
<b>Premium Frequency</b>	Monthly

Insured Details	Name	Date of Birth	Smoker Status	Occupation Group
Life Insured	Rodney Pumpa	21/01/1958	Non Smoker	AA

Benefit Details	Type of Insurance	Premium Type	Benefit Amount	Start Date	Expiry Date	Frequency Premium
Lump Sum	Life Cover	Stepped	\$500,000	01/02/2019	01/02/2032	\$270.17
Total	Policy Fee					\$0.00
	Total Premium					\$270.17

<b>Client service centre contact details</b>	1300 428 482
--	--------------

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

AS - NUP1



21 January 2019



000040

**Private & Confidential**

Linden Solutions Pty Ltd  
6/29a Bay Road  
WAVERTON NSW 2060

Canx Feb 2019

Dear Trustee

**Accelerated Protection**

**Policy Number:** 1660380

**Life Insured:** Rodney Pumpa

**We've provided you with a refund**

We're pleased to confirm we have processed your requested refund of \$332.10 on 18 January 2019. This amount has been refunded to your Bank account.

**Maintain your valuable benefits**

Your next monthly premium is due on 14 February 2019.

**We're here to help**

If you have any questions or want to make a change to your policy, call our friendly staff on 1300 209 088, Monday to Friday between 8.00am and 7.00pm (AEST/AEDT) or email [customerservice@tal.com.au](mailto:customerservice@tal.com.au). Alternatively, you can contact your financial adviser at Life Insurance Direct Australia on (02) 9929 7355, or by emailing [admin@lifeinsurancedirect.com.au](mailto:admin@lifeinsurancedirect.com.au). We've also provided a copy of this letter to your financial adviser.

Thank you for choosing TAL. We look forward to taking care of your insurance needs in the years ahead.

Yours sincerely,

**TAL**

TAL Customer Service

6331W04\_DL\_1747/000040/0000086/1

21 January 2019



000041

**Private & Confidential**  
Linden Solutions Pty Ltd  
6/29a Bay Road  
WAVERTON NSW 2060

Canx Feb 2019

Dear Trustee

### Accelerated Protection

**Policy Number:** 1659292

**Life Insured:** Relle Evans

#### We've provided you with a refund

We're pleased to confirm we have processed your requested refund of \$220.80 on 18 January 2019. This amount has been refunded to your Bank account.

#### Maintain your valuable benefits

Your next monthly premium is due on 14 February 2019.

#### We're here to help

If you have any questions or want to make a change to your policy, call our friendly staff on 1300 209 088, Monday to Friday between 8.00am and 7.00pm (AEST/AEDT) or email [customerservice@tal.com.au](mailto:customerservice@tal.com.au). Alternatively, you can contact your financial adviser at Life Insurance Direct Australia on (02) 9929 7355, or by emailing [admin@lifeinsurancedirect.com.au](mailto:admin@lifeinsurancedirect.com.au). We've also provided a copy of this letter to your financial adviser.

Thank you for choosing TAL. We look forward to taking care of your insurance needs in the years ahead.

Yours sincerely,

TAL Customer Service

633TW04\_DL\_1747/000041/0000876



**Form 505**

Corporations Act 2001

415(1), 427(2), 427(4), 450A(1)(a),

499(2C)(a) &amp; (b), 537(1) &amp; (2),

Insolvency Practice Rules (Corporations) 2016

s70-60(2)

## External Administration or Controllership Appointment of an administrator or controller

### Liquidator details

Registered liquidator number

**327242**

Registered liquidator name

**TRAJAN JOHN KUKULOVSKI**

### Company details

Company name

**A REDHOUSE HOUSE REMOVALS PTY  
LTD**

ACN

**110 169 205**

Company industry type

**Transport, Postal and Warehousing**

### Add a new appointment

#### Appointee details

Liquidator No. **327242**

Person Name

**TRAJAN JOHN KUKULOVSKI**

Address

**CHAN & NAYLOR, 13 MARION STREET  
BANKSTOWN NSW 2200 Australia**

Type of Appointment

**Appointed Singly**

## Appointment Details

---

Provide the date of appointment.  
**18-03-2019**

Type of administrator  
**Liquidator of creditors' voluntary liquidation**

Method of appointment  
**other appointment**

---

## Authentication

---

This form has been authenticated by  
Name **TRAJAN JOHN KUKULOVSKI**  
This form has been submitted by  
Name **Trajan John KUKULOVSKI**  
Date **18-03-2019**

---

## Payment

You need to pay the fee (and any late fees if required) by Bpay or cheque in accordance with the instructions on your invoice

### For more help or information

Web [www.asic.gov.au](http://www.asic.gov.au)  
Ask a question? [www.asic.gov.au/question](http://www.asic.gov.au/question)  
Telephone 1300 300 630

A REDHOUSE HOUSE REMOVALS PTY LTD			
Priority Creditors			
Name	Address		Amount Owing
Arthur Redhouse	Address withheld		1,500.00
ATO - Superannuation	PO BOX 920, Albury NSW 2640		78,067.40
			<b>Total: \$ 79,567.40</b>
Unsecured Creditors			
Name	Address 1	Address 2	Amount Owing
Australian Taxation Office	PO Box 920	Albury, NSW 2640	337,609.21
ASIC	Locked Bag 5000	Gippsland Mail Centre, Vic 3841	592.00
SPER	GPO Box 1387	Brisbane, Qld 4001	2,244.80
BOC Limited	Account Processing	North Gate MC, Qld 9464	532.40
GMCA Construction (QLD) Pty Ltd	PO Box 213	Mudgeeraba, Qld 4213	404.80
Holmbourne Pty Ltd	PO Box 6608	GCMC, Qld 9726	1,322.09
Lawrence Reece Constructions Pty Ltd	PO Box 1194	Southport, Qld 4215	3,500.00
Normy's' House Removals	40 Rainforest Road	Chevallum, Qld 4555	25,000.00
Troy Hunter	<u>troyahunter01@gmail.com,</u>		26,000.00
Brian Jefferies	74 Hopkins Creek Road	Chillingham, NSW 2484	37,882.90
LR Linden Solutions Pty Ltd	<u>tainfyne@hotmail.com</u>		5,000.00
Attvest Finance	PO Box 7055	Upper Mt Gravatt, Qld 4122	6,533.00
			<b>Total: \$ 446,621.20</b>

FORM 535

Subregulation 5.6.49(2)

75-90 IPR-C

Corporations Act 2001 (Cth)  
**FORMAL PROOF OF DEBT OR CLAIM (GENERAL FORM)**  
**A REDHOUSE HOUSE REMOVALS PTY LTD (IN LIQUIDATION)**  
**ACN 110 169 205 (THE COMPANY)**

To the Liquidator

1. This is to state that the Company was on 18 March 2019, and still is, justly and truly indebted to:

Creditor Name	LR Linden Solutions Pty Ltd.
Creditor Postal Address	6/29a Bay Road Waverton NSW 2060
Telephone	0449-865-765 Director: Relle Evans
Email:	tainfyne@hotmail.com
ACN (N/A, if not required)	41 405 016 346
FOR \$Amount owing (Dollars & Cents)	\$ 5,000.

Particulars of the debt are:

Date	Consideration <i>(state how the debt arose and attach supporting documentation)</i>	Amount \$ c
31/01/2017	Sale Agreement attached	5,000 -

1. To our knowledge or belief the creditor has not, nor has any person by the creditor's order, had or received any satisfaction or security for the sum or any part of it except for the following: *(Insert particulars of all securities held. If the securities are on the property of the Company, assess the value of those securities. If any bills or other negotiable securities are held, show them in a schedule in the following form).*

Date	Drawer	Acceptor	Amount \$ c	Due Date

\*3. I am employed by the creditor and authorised in writing by the creditor to make this statement. we know that the debt was incurred for the consideration stated and that the debt, to the best of our knowledge and belief, remains unpaid and unsatisfied.

\*3. I am the creditor's agent authorised in writing to make this statement in writing. we know the debt was incurred for the consideration stated and that the debt, to the best of our knowledge and belief, remains unpaid and unsatisfied.

\* Do not complete if this proof is made by the creditor personally.

Signature: Relle Evans	Dated: 9. May 2019
Print Name: Relle Evans	Occupation/Title: Director.

Office Use Only			
Amount accepted for voting		Reason for accepting/rejecting amount (s75-90 IPR-C)	
Amount rejected for voting			
Prepared by (name)		Appointee signature:	



Liquidation Name A Redhouse House Removals Pty Ltd (In Liquidation)  
ACN 110 169 205

Date by which creditors must return the voting form 22 April 2019

**PART A - Instructions**

1. Complete the details below, indicating whether you are in favour or against the proposed resolution by ticking the box in PART B, and sign where indicated.
2. Return your completed form to Chan & Naylor RRI, Level 5 Queen Street, Melbourne, VIC 3000, or by email to rriinri@chan-naylor.com.au.

**PART B - Voting on Resolution**

**Matter for Voting: Approval of retrospective remuneration (time basis)**

"That the remuneration of the Liquidator, Trajan John Kukulovski for the period from 18 March 2019 to 1 April 2019, calculated at hourly rates as detailed in the report to creditors of 1 April 2019, be fixed in the amount of \$9,740.00 excluding GST and the Liquidators can draw the remuneration immediately or as required".

Yes  No

**Full name and address of creditor:**

Name

Email Address or Physical Address

I am an unsecured creditor for:

\$ , , .

Has this debt been assigned to you? No

Yes  Consideration paid for assignment

\$ , .

**PART C – Statement of reasons and likely impact of passing the proposed resolution**

The purpose of the resolution is to approve my remuneration without calling a formal meeting of creditors so as to minimise costs. I estimate the total amount of my remuneration is \$9,740.00 exclusive of GST. The remuneration will have the effect of reducing the amount that would otherwise be available to unsecured creditors (in the event of a dividend of less than 100 cents in the dollar).

**PART D – Objection to resolution without a meeting**

If you object to the proposed resolution being resolved without a creditors' meeting please forward to enquiriesrri@chan-naylor.com.au a letter indicating your objection before the above due date.

**PLEASE SIGN – Name & Signature/company seal or authorised officer for creditor**

Signature:

Rene Evans

Name or Signatory:

Rene Evans

Date:

01/15/2019



## Income tax 551

Date generated	30/10/2020
Overdue	\$632.50 DR
Not yet due	\$0.00
Balance	\$632.50 DR

## Transactions

3 results found - from 30 October 2017 to 30 October 2020 sorted by processed date ordered newest to oldest; Hide transaction groups which total to zero

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
30 Jul 2019	11 Jun 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$632.50		\$632.50 DR
19 Jul 2018	18 Jul 2018	Payment received		\$939.70	\$0.00
4 Jul 2018	2 Jul 2018	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 16 to 30 Jun 17	\$939.70		\$939.70 DR

**680.70 + 259**



## Activity statement 001

Date generated	30/10/2020
Overdue	\$590.00 DR
Not yet due	\$0.00
Balance	\$590.00 DR

## Transactions

5 results found - from 30 October 2017 to 30 October 2020 sorted by processed date ordered newest to oldest; Hide transaction groups which total to zero

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
4 Aug 2019	29 Jul 2019	Original Activity Statement for the period ending 30 Jun 19 - PAYG Instalments	\$295.00		\$590.00 DR
5 May 2019	29 Apr 2019	Original Activity Statement for the period ending 31 Mar 19 - PAYG Instalments	\$295.00		\$295.00 DR
				<b>Total: \$1,180</b>	
27 Mar 2019	26 Mar 2019	Payment		\$590.00	\$0.00
3 Mar 2019	28 Feb 2019	Original Activity Statement for the period ending 31 Dec 18 - PAYG Instalments	\$295.00		\$590.00 DR
9 Dec 2018	29 Oct 2018	Original Activity Statement for the period ending 30 Sep 18 - PAYG Instalments	\$295.00		\$295.00 DR



Company: LINDEN SOLUTIONS PTY LTD ACN 164 156 978

### Debtor's Ledger report

The company requested LINDEN SOLUTIONS PTY LTD, 164156978 has no debt recorded at the time this report was generated.

#### Report criteria

Agent number	40247
Date requested	2020-10-30
Date/time prepared	2020-10-30 17:08:19
Number of companies listed	0





Company: LR LINDEN SOLUTIONS PTY LTD ACN 164 157 644

### Debtor's Ledger report

The company requested LR LINDEN SOLUTIONS PTY LTD, 164157644 has no debt recorded at the time this report was generated.

#### Report criteria

Agent number	40247
Date requested	2020-10-30
Date/time prepared	2020-10-30 17:09:28
Number of companies listed	0