



<b>Client:</b>		PAYNE FAMILY SUPER FUND									<b>Account:</b>	
<b>Client Code:</b>		PAY0163E									<b>Prepared By</b>	BW
<b>Item:</b>		RENTAL INCOME									<b>Reviewed By</b>	
<b>Balance Date:</b>		30/06/2020										
Financial Year	Property Value	Capitalisation Rate	CPI		Rent	GST	Total Rent	Rent Per Month	GST Per Month	Total Rent Per Month	Check	
<b>6 Turner Street, Mackay</b>												
2009	1,075,000	8.75%	2.90%		94,000	9,400	103,400	7,833	783	8,616	103,396	
2010	1,075,000	8.75%	2.90%		97,000	9,700	106,700	8,083	808	8,891	106,696	
2011	1,075,000	8.75%			100,000	10,000	110,000	8,333	833	9,166	109,996	
2012	1,150,000	8.75%	3.00%	estimate	103,200	10,320	113,520	8,600	860	9,460	113,520	
2013	1,150,000	8.75%	1.20%		104,438	10,444	114,882	8,703	870	9,573	114,878	
2014	1,150,000	8.75%	2.40%		106,945	10,694	117,639	8,912	891	9,803	117,637	
2015	1,150,000	8.75%	3.00%		110,200	11,020	121,220	9,183	918	10,101	121,216	
2016	1,150,000	8.75%	1.50%		111,900	11,190	123,090	9,325	933	10,258	123,096	
2017	1,150,000	8.75%	1.90%		114,000	11,400	125,400	9,500	950	10,450	125,400	
2018	722,800	10.00%	2.20%		72,000	7,200	79,200	6,000	600	6,600	79,200	
2019	722,800	10.00%	1.60%		73,600	7,360	80,960	6,133	613	6,746	80,956	
2020	722,800	10.00%	-0.30%		74,800	7,480	82,280	6,233	623	6,856	82,276	
<b>8 Turner Street, Mackay</b>												
2009	890,000	8.75%	2.90%		78,000	7,800	85,800	6,500	650	7,150	85,800	
2010	890,000	8.75%	2.90%		81,000	8,100	89,100	6,750	675	7,425	89,100	
2011	890,000	8.75%			83,000	8,300	91,300	6,917	692	7,609	91,304	
2012	950,000	8.75%	3.00%	estimate	86,400	8,640	95,040	7,200	720	7,920	95,040	
2013	950,000	8.75%	1.20%		87,437	8,744	96,180	7,286	729	8,015	96,185	
2014	950,000	8.75%	2.40%		89,535	8,954	98,489	7,461	746	8,207	98,487	
2015	950,000	8.75%	3.00%		92,200	9,220	101,420	7,683	768	8,451	101,416	
2016	950,000	8.75%	1.50%		93,600	9,360	102,960	7,800	780	8,580	102,960	
2017	950,000	8.75%	1.90%		95,400	9,540	104,940	7,950	795	8,745	104,940	
2018	597,200	10.00%	2.20%		60,000	6,000	66,000	5,000	500	5,500	66,000	
2019	597,200	10.00%	1.60%		61,300	6,130	67,430	5,108	511	5,619	67,432	
2020	597,200	110.00%	-0.30%		62,300	6,230	68,530	5,192	519	5,711	68,528	
<b>6 Turner Street, Mackay</b>		Actual 2019	Budget 2020									
2020	Outgoings											
	Rates	8,019	8,289									
	Land Tax	812	810									
	Insurance	4,919	5,676									
	R&M	3,449	120									
	Water		284									
		17,199	15,180		13,800	1,380	15,180	1,150	115	1,265	15,180	



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**6401.0 - Consumer Price Index, Australia, Jun 2019**  Quality Declaration  
ARCHIVED ISSUE Released at 11:30 AM (CANBERRA TIME) 31/07/2019

**This document was added or updated on 12/08/2019.**

The ABS has discovered an irregularity in the **seasonally adjusted series** for fruit in the CPI since December 2017, and have corrected the issue. There is no impact on the headline CPI measures.

This has negligible and sporadic impact on the key analytical series, including the Trimmed mean and Weighted median, and CPI seasonally adjusted. Revisions have been made to the affected series, as necessary, back to the December quarter 2017.

For full details of the affected series, see the [History of Changes](#) page.

## June Key Statistics

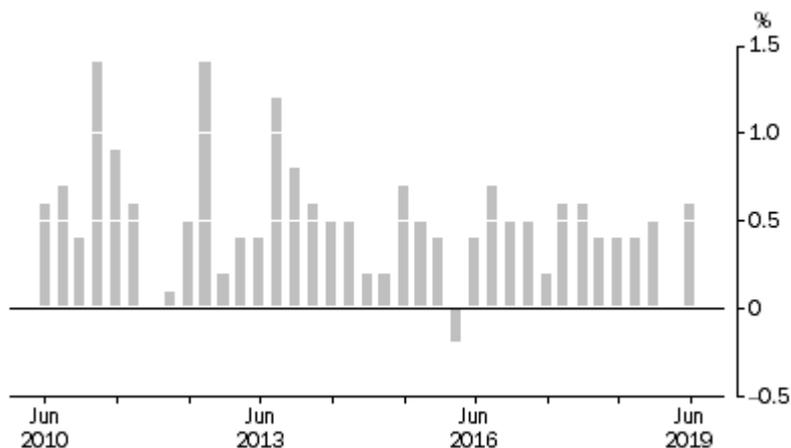
### The All groups CPI

- Rose 0.6% this quarter, following no movement (0.0%) in the March quarter 2019.
- Rose 1.6% over the twelve months to the June quarter 2019, following a rise of 1.3% over the twelve months to the March quarter 2019.

### Overview of CPI movements

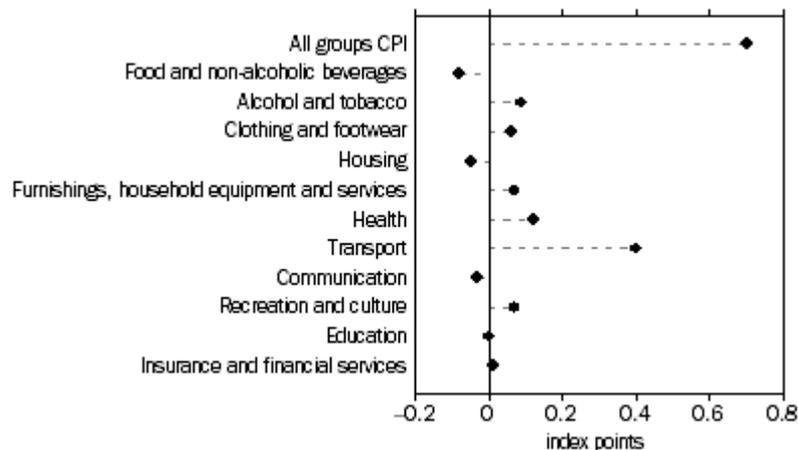
- The most significant price rises this quarter are automotive fuel (+10.2%), medical and hospital services (+2.6%) and international holiday, travel and accommodation (+2.7%).
- The most significant price falls this quarter are fruit (-4.1%), electricity (-1.7%) and domestic holiday, travel and accommodation (-1.5%).

### All Groups CPI, Quarterly change



	Mar Qtr 2019 to Jun Qtr 2019	Jun Qtr 2018 to Jun Qtr 2019
Weighted average of eight capital cities	% change	% change
<b>All groups CPI</b>	<b>0.6</b>	<b>1.6</b>
Food and non-alcoholic beverages	-0.4	2.4
Alcohol and tobacco	1.1	5.9
Clothing and footwear	1.6	0.2
Housing	-0.2	0.5
Furnishings, household equipment and services	0.7	-0.4
Health	1.8	3.0
Transport	3.4	1.7
Communication	-1.1	-4.4
Recreation and culture	0.6	1.8
Education	0.0	2.8
Insurance and financial services	0.3	0.9
<b>CPI analytical series</b>		
<b>All groups CPI, seasonally adjusted</b>	<b>0.8</b>	<b>1.6</b>
Trimmed mean	0.4	1.6
Weighted median	0.4	1.3

## Contribution to quarterly change



## Changes in this and future releases

The ABS has ceased publishing a PDF as part of the release of **Consumer Price Index, Australia** (cat. no. 6401.0) as of this quarter. CPI data will be presented in HTML format only on the ABS website. Should you have any concerns regarding this transition, please contact the ABS via email

on client.services@abs.gov.au.

## Use of Price Indexes in Contracts

Price indexes published by the Australian Bureau of Statistics (ABS) provide summary measures of the movements in various categories of prices over time. They are published primarily for use in Government economic analysis. Price indexes are also often used in contracts by businesses and government to adjust payments and/or charges to take account of changes in categories of prices (Indexation Clauses).

Use of Price Indexes in Contracts that sets out a range of issues that should be taken into account by parties considering including an Indexation Clause in a contract using an ABS published price index.

## Frequently Asked Questions

The Frequently Asked Questions page that has answers to a number of common questions to do with price indexes and the Consumer Price Index, in particular.

This page last updated 29 October 2019

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