

COMPUTER FILE INDEX & JOURNALS

CLIENT: PASSMORE VAN PLETZEN SELF CODE: PAS41

MANAGED SUPERANNUATION FUND YEAR: 2022

Individual
Partnership
Company
Trust
Superfund

<input type="checkbox"/>
<input type="checkbox"/>
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<input type="checkbox"/>
<input checked="" type="checkbox"/>

STS:	NO
GST:	NO
Please circle	

Prepared by: _____

Reviewed by: _____

Please tick

INDUSTRY: _____

e.g fishing, advertising, road freight haulage - please be specific

Schedule Reference	INDEX	Tick If Applicable
A-1	TRIAL BALANCE	x
A-2	QUERIES / NOTES	x
A-3	JOURNAL ENTRIES	
B-1	PROFIT & LOSS	x
B-2	BALANCE SHEET	x
B-3	MEMBERS LOANS	x
C-1	TAXATION	x
D-1	CASH/TERM DEPOSITS	x
E-1	INVESTMENTS/SHARE PORTFOLIO	
F-1	PROPERTY	x
G-1	OTHER ASSETS	
H-1	LIABILITIES	x
J-1	TRUST DEED EXTRACTS	
K-1	INVESTMENT STRATEGY	
L-1	MINUTES	
L-2	MINUTES	
L-3	MINUTES	
M-1	CONTRIBUTIONS	
N-1	INTEREST RECEIVED	
O-1	DIVIDENDS RECEIVED	
P-1	RENT RECEIVED	x
Q-1	EXPENSES	x
	excel/office photocopy master	

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Comparative Trial Balance as at 30 June 2022

		2022	2022	2021	2021
		\$ Dr	\$ Cr	\$ Dr	\$ Cr
Income					
0620	Rents received		P-1 23,921.37		23,590.13
0940	Changes in NMV - Property		F-1 79,004.00		103,573.00
Expenses					
1510	Accountancy		2,433.00		2,333.00
1525	Borrowing Expense		100.00		100.00
1535	Audit fees		385.00		385.00
1537	ATO Supervisory Levy				259.00
1545	Bank Fees And Charges		232.00		288.00
1685	Filing Fees		332.00		328.00
1690	Fines		83.00		
1760	Interest - Australia		13,395.95		13,507.32
1855.02	Council Rates	Q-1 - Q-2	1,085.00		1,066.00
1855.03	Depreciation- Capital Works		3,070.00		3,070.00
1855.04	Depreciation		934.00		1,052.00
1855.05	Insurance		798.44		675.51
1855.07	Management Fees		1,287.00		1,283.70
1855.08	Repairs & Maintenance				1,004.28
1855.10	Water rates		1,175.81		1,479.15
1970.02	Group life premiums		1,430.56		1,176.96
Current Assets					
2000	Cash at bank- St Georges- 50950		D-12 4,511.41		8,611.85
2101	Sundry Debtor		G-1 450.00		450.00

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Comparative Trial Balance as at 30 June 2022


	2022 \$ Dr	2022 \$ Cr	2021 \$ Dr	2021 \$ Cr
Non Current Assets				
2815	Land & Buildings - at cost	364,964.64		364,964.64
	Less: Accumulated			
2816	Depreciation	\$19,404 + \$3,070 (Q-17)	22,474.00	19,404.00
2817	Improvements at cost	9,312.00		9,312.00
	Less: Accumulated			
2818	Depreciation	\$2,166 + \$357 (Q-18)	2,523.00	2,166.00
	Change in M/V - Land &			
2819	Buildings	373,195.36	\$294,191.36 + \$79,004 (F-1)	294,191.36
2842	Furniture & Fittings	7,172.00		7,172.00
	Less: Accumulated			
2843	depreciation	\$4,070 + 577 (Q-19)	4,647.00	4,070.00
2980	Borrowing expenses	2,865.00		2,865.00
	Less: Accumulated			
2989	amortisation	\$2,727 + 100 (Q-7)	2,827.00	2,727.00
			Total = \$725,000 (F-1)	
Current Liabilities				
	Bank loan- St			
3174	Georges-4412-00		H-8 82,444.24	84,714.53
	Bank loan- St			
3175	Georges-4412-01		H-16 149,605.16	152,718.92
Equity				
	Opening balance - Members			
4000.01	fund		192,085.47	146,147.93
	Opening balance - Members			
4000.02	fund		229,680.93	176,463.26
		789,212.17	789,212.17	715,574.77
	Net Profit		76,183.61	99,155.21

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

Detail Job

Discussion for Job : PASSMORE VAN PLETZEN SMSF PTY LTD

Email : farrell.m@dbaker.com.au

Client	Time	Status	Note	Edit	File
D Baker & Associates Chartered Accountants and Business Advisors	10/05/2023 13:29:46	New Job	Please find enclosed documents to ptrrpare the working papers, Financial statements and tax return for the superfund. Please also prepare the members statements for 2022 year. Please advise estimate completion date. Thanks Farrell		

Detail Job

Discussion for Job : PASSMORE VAN PLETZEN SMSF PTY LTD

Email : farrell.m@dbaker.com.au

Client	Time	Status	Note	Edit	File
D Baker & Associates Chartered Accountants and Business Advisors	01/06/2023 11:57:11	Query answer	Please see answers to your queries. We wait to receive the final file.		

1970.02-Group Life Insurance

15/07/21	NOBLELINK FINANC 110237274/983960	104.54
16/08/21	NOBLELINK FINANC 110237274/1009661	104.54
15/09/21	NOBLELINK FINANC 110237274/1035551	104.54
15/10/21	NOBLELINK FINANC 110237274/1062312	104.54
15/11/21	NOBLELINK FINANC 110237274/1088778	126.55
15/12/21	NOBLELINK FINANC 110237274/1009661	126.55
17/01/22	NOBLELINK FINANC 110237274/1145277	126.55
15/02/22	NOBLELINK FINANC 110237274/1171986	126.55
15/03/22	NOBLEOAK SERVICE 110237274/1200134	126.55
20/04/22	NOBLEOAK SERVICE 110237274/1231084	126.55
16/05/22	NOBLEOAK SERVICE 110237274/1257756	126.55
15/06/22	NOBLEOAK SERVICE 110237274/1286637	126.55
		<hr/>
		1,430.56

Enquiries: 13 10 10
 Claims: 13 14 46 (24/7 for new claims)
 gio.com.au



STRATA PLAN 35760
 UNIT 2
 69 OCEAN BEACH RD
 WOY WOY NSW 2256

Dear Policy Holder,

Thank you for insuring your Strata Building with GIO. Your current policy expires at 11:59pm on 22 January 2022 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit www.gio.com.au/pds-update

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

It is important to review the information in your renewal Certificate carefully to ensure that the details remain correct and up to date. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

! IMPORTANT CHANGE!

FROM THIS RENEWAL, YOUR POLICY WILL PROVIDE NO COVER FOR LOSS OF RENT OF ANY UNITS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING, this includes any arrangements made through online booking platforms, for example, Airbnb, Stayz.

Regards,

The GIO Team

Q-20

Strata Insurance Account

Payment details

Policy number	HGS002573655
Period of insurance	22-01-2022 to 22-01-2023
Due date	22-01-2022
Total amount payable	\$1,996.10
Last year's annual premium	\$1,688.79
	Change on last year* 18.2%

***Why your premium may change**

Each year your premium is likely to change even if your personal circumstances haven't. Factors like the number of claims we experience, improved data and changes to the cost of running our business can impact your premium. Your premium may also be impacted by changes to rewards and discounts.

For more information please visit www.gio.com.au/premium

For full info on ways to save go to gio.com.au/save

Transaction Details: continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			6,951.35
25 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	7,801.85
30 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	8,227.10
08 DEC	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	8,652.35
14 DEC	LOAN REPAYMENT S.211.0804412.00	571.00		8,081.35
14 DEC	LOAN REPAYMENT S.211.0804412.01	1,010.00		7,071.35
15 DEC	NOBLELINK FINANC 110237274/1116666	126.55		6,944.80
16 DEC	TFR WDL BPAY INTERNET16DEC 15:42 TO ASIC 2296020822088	359.00		6,585.80
23 DEC	Raine&Horne Gosf 1 69 Ocean Beach R		529.18	7,114.98
05 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	7,965.48
14 JAN	LOAN REPAYMENT S.211.0804412.00	571.00		7,394.48
14 JAN	LOAN REPAYMENT S.211.0804412.01	1,010.00		6,384.48
17 JAN	TFR WDL BPAY INTERNET17JAN 10:33 TO GIO PI 14222002573655		798.44	5,586.04
17 JAN	NOBLELINK FINANC 110237274/1145277	126.55		5,459.49
19 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		1,008.00	6,467.49
31 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		875.25	7,342.74
14 FEB	LOAN REPAYMENT S.211.0804412.00	571.00		6,771.74
14 FEB	LOAN REPAYMENT S.211.0804412.01	1,010.00		5,761.74
15 FEB	NOBLELINK FINANC 110237274/1171986	126.55		5,635.19
16 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		825.75	6,460.94
28 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		604.45	7,065.39
14 MAR	LOAN REPAYMENT S.211.0804412.00	571.00		6,494.39
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			6,494.39

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

**Detailed Operating Statement
For the year ended 30 June 2022**

	Note	2022 \$	2021 \$
Revenue			
Rents received	P-1	23,921.37	23,590.13
Changes in NMV - Property	F-1	79,004.00	103,573.00
Total revenue		102,925.37	127,163.13
Expenses			
Accountancy		2,433.00	2,333.00
Borrowing Expense		100.00	100.00
Audit fees		385.00	385.00
ATO Supervisory Levy			259.00
Bank Fees And Charges		232.00	288.00
Filing Fees		332.00	328.00
Fines		83.00	
Interest - Australia		13,395.95	13,507.32
Council Rates	Q-1 - Q-2	1,085.00	1,066.00
Depreciation- Capital Works		3,070.00	3,070.00
Depreciation		934.00	1,052.00
Insurance		798.44	675.51
Management Fees		1,287.00	1,283.70
Repairs & Maintenance			1,004.28
Water rates		1,175.81	1,479.15
Group life premiums		1,430.56	1,176.96
Total expenses		26,741.76	28,007.92
Benefits Accrued as a Result of Operations	7	76,183.61	99,155.21

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Detailed Statement of Financial Position as at 30 June 2022

	2022 \$	2021 \$
Other Assets		
Cash at bank- St Georges- 50950	D-12 4,511.41	8,611.85
Sundry Debtor	G-1 450.00	450.00
Land & Buildings - at cost	364,964.64	364,964.64
Less: Accumulated Depreciation	\$19,404 + \$3,070 (Q-17) (22,474.00)	(19,404.00)
Improvements at cost	9,312.00	9,312.00
Less: Accumulated Depreciation	\$2,166 + \$357 (Q-18) (2,523.00)	(2,166.00)
Change in M/V - Land & Buildings	\$294,191.36 + \$79,004 (F-1) 373,195.36	294,191.36
Furniture & Fittings	7,172.00	7,172.00
Less: Accumulated depreciation	\$4,070 + 577 (Q-19) (4,647.00)	(4,070.00)
Borrowing expenses	2,865.00	2,865.00
Less: Accumulated amortisation	\$2,727 + 100 (Q-7) (2,827.00)	(2,727.00)
Total other assets	<u>729,999.41</u>	<u>659,199.85</u>
Total assets	<u>729,999.41</u>	<u>659,199.85</u>
Liabilities		
Bank loan- St Georges-4412-00	H-8 82,444.24	84,714.53
Bank loan- St Georges-4412-01	H-16 149,605.16	152,718.92
Total liabilities	<u>232,049.40</u>	<u>237,433.45</u>
Net Assets Available to Pay Benefits	<u>497,950.01</u>	<u>421,766.40</u>
Represented by:		
Liability for Accrued Members' Benefits		
Allocated to members' accounts	B-3.4 497,950.01	421,766.40
	<u>497,950.01</u>	<u>421,766.40</u>

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PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Member's Information Statement

For the year ended 30 June 2022

	2022 \$	2021 \$
Anton Carl Van Pletzen		
Opening balance - Members fund	↑ 192,085.47	146,147.93
Allocated earnings	35,347.89	45,937.54
Balance as at 30 June 2022	B-3.4 227,433.36	192,085.47
Withdrawal benefits at the beginning of the year	192,085.47	146,147.93
Withdrawal benefits at 30 June 2022	↓ 227,433.36	192,085.47

Withdrawal Benefit

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

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

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

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

Contact Details

If you require further information on your withdrawal benefit please contact Anton Van Pletzen or write to The Trustee, PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Member's Information Statement

For the year ended 30 June 2022

	2022 \$	2021 \$
Kim Renee Passmore		
Opening balance - Members fund	229,680.93	176,463.26
Allocated earnings	42,266.28	54,394.63
Group life premiums	(1,430.56)	(1,176.96)
Balance as at 30 June 2022	270,516.65	229,680.93
Withdrawal benefits at the beginning of the year	229,680.93	176,463.26
Withdrawal benefits at 30 June 2022	270,516.65	229,680.93

Withdrawal Benefit

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

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

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

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Contact Details

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PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Member's Information Statement

For the year ended 30 June 2022

	2022	2021
	\$	\$
Amounts Allocatable to Members		
Yet to be allocated at the beginning of the year		
Benefits accrued as a result of operations as per the operating statement	76,183.61	99,155.21
Amount allocatable to members	<u>76,183.61</u>	<u>99,155.21</u>
Allocation to members		
Anton Carl Van Pletzen	35,347.89	45,937.54
Kim Renee Passmore	40,835.72	53,217.67
Total allocation	<u>76,183.61</u>	<u>99,155.21</u>
Yet to be allocated	<u>76,183.61</u>	<u>99,155.21</u>
Members Balances		
Anton Carl Van Pletzen	227,433.36	192,085.47
Kim Renee Passmore	270,516.65	229,680.93
Allocated to members accounts	<u>497,950.01</u>	<u>421,766.40</u>
Yet to be allocated	<u>497,950.01</u>	<u>421,766.40</u>
Liability for accrued members benefits	<u>497,950.01</u>	<u>421,766.40</u>

These financial statements are unaudited. They must be read in conjunction with the attached Accountant's Compilation Report and Notes which form part of these financial statements.

Member Movement Worksheet

Client: **Dbaker**
 End Client: **Passmore Van Pletzen SF**
 Year: **2022**

Benefits accrued as a result of operations before income tax		76,183.61	Ref B-1
Less: Contributions by Employer-Anton Carl Van Pletzen	-		
Less: Contributions by Employer-Kim Renee Passmore	-		
Add: life insurance	<u>1,430.56</u>		Q-1
Allocated Earnings		77,614.17	
Gross tax		-	C-1
Add: Tax on Life Insurance		<u>-</u>	

	DOB	Age	Opening balance	
Anton Carl Van Pletzen	20/09/1973	48	192,085.47	46%
Kim Renee Passmore	26/11/1972	49	229,680.93	54%
			<u>421,766.40</u>	100%

Member Account	Anton Carl Van Pletzen	Kim Renee Passmore	Total	Ref
Opening balance	192,085.47	229,680.93	421,766.40	
Allocated Earnings	35,347.89	42,266.28	77,614.17	
Life Insurance		(1,430.56)	(1,430.56)	
Income Tax on Contribution	-	-	-	
Income Tax on Earnings			-	
	35,347.89	40,835.72	76,183.61	
TOTAL	227,433.36	270,516.65	497,950.01	

Tax Reconciliation

Client	Dbaker
End Client	Passmore Van Pletzen SF
Year	2022

		Amount	Ref
Benefits accrued as a result of operations before income tax		76,183.61	B-1
Less:			
	Increase in M/v of Property	(79,004.00)	F-1
	Rounding	0.39	
	Member non concessional contribution		
	Tax Loss Deducted		
		<u>(79,003.61)</u>	
Add:			
	Fines	83.00	Q-1
		<u>83.00</u>	
Taxable Income		(2,737.00)	
Gross tax(15%)		-	
Less:			
	-PAYG Instalments 2022	-	
		<u>-</u>	
Add: Supervisory Levy		<u>259.00</u>	
		259.00	
Amount due for 2021-2022		259.00	
2019 Losses		(49,452.00)	
2020 Losses		(3,501.00)	
2021 Losses		(4,418.00)	
2022 Losses		(2,737.00)	
Tax Loses carried forward		<u>(60,108.00)</u>	



C11



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE TRUSTEE FOR PASSMORE
VAN PLETZEN SELF MANAGED
SUPER FUND
ABN 68 400 389 928
TFN 399 225 522

Income tax 552

Date generated	10 May 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

7 results found - from **10 May 2021** to **10 May 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Jul 2022	7 Jul 2022	General interest charge			\$0.00
7 Jul 2022	6 Jul 2022	Payment received		\$259.00	\$0.00
1 Jul 2022	1 Jul 2022	General interest charge			\$259.00 DR
7 Jun 2022	14 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR
30 Jun 2021	30 Jun 2021	General interest charge			\$0.00
30 Jun 2021	29 Jun 2021	Payment received		\$259.00	\$0.00
1 Jun 2021	15 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE TRUSTEE FOR PASSMORE
 VAN PLETZEN SELF MANAGED
 SUPER FUND
ABN 68 400 389 928

Payment options

If you can't make a payment using BPAY[®], credit or debit card, other payment options are also available. It may take up to five business days for your ATO account to reflect any payments.

Account	Income tax 552 THE TRUSTEE FOR PASSMORE VAN PLETZEN SELF MANAGED SUPER FUND
Payment reference number	552003992255229121
Overdue	\$0.00
Balance	\$259.00 DR

BPAY[®]



Biller code 75556
Ref 552003992255229121

Telephone and Internet Banking - BPAY[®]

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.

For more information see www.bpay.com.au

Credit or Debit card

Pay online with the Government EasyPay card payment service or ATO online (individuals).

A card payment fee will apply equal to the fee we incur from our bank.

Payment reference number 552003992255229121

Australia Post

Payment can be made in person at Australia Post outlets using cash, cheque or money order.

Payment reference number 552003992255229121



*171 552003992255229121



Australian Government
Australian Taxation Office

Agent D BAKER & ASSOCIATES PTY LTD
Client THE TRUSTEE FOR PASSMORE
 VAN PLETZEN SELF MANAGED
 SUPER FUND
ABN 68 400 389 928
TFN 399 225 522

Income tax 552

Date generated	09/06/2022
Overdue	\$0.00
Not yet due	\$259.00 DR
Balance	\$259.00 DR

Transactions

6 results found - from **09 June 2020** to **09 June 2022** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
7 Jun 2022	14 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR
30 Jun 2021	30 Jun 2021	General interest charge			\$0.00
30 Jun 2021	29 Jun 2021	Payment received		\$259.00	\$0.00
1 Jun 2021	15 Jun 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR
30 Jun 2020	29 Jun 2020	Payment received		\$259.00	\$0.00
13 Jun 2020	30 Jun 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$259.00		\$259.00 DR

Self-managed superannuation fund annual return

2021

Who should complete this annual return?

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

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

The 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 (NAT3036).

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 Tax Office 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)

PASSMORE VAN PLETZEN SELF MANAGED
SUPERANNUATION FUND

3 Australian business number (ABN)

4 Current postal address

C/ - D BAKER & ASSOCIATES PTY LTD		
PO Box 310		
MIDLAND	WA	6936

5 Annual return status

Is this an amendment to the SMSF's 2021 return? **A** **N**

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

6 SMSF auditor

Auditor's name

Title Mr

Family name Boys

First given name Tony

Other given names

SMSF Auditor Number 100 014 140

Auditor's phone number 041 0712708

Use Agent address details?

Postal address PO Box 3376

Rundle Mall SA 5000

Date audit was completed A 25/05/2022

Was Part A of the audit report qualified? B N

Was Part B of the audit report qualified? C N

If Part B of the audit report was qualified, have the reported issues been rectified? D

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 (must be six digits) 112879 Fund account number 412850950

Fund account name (for example, J&Q Citizen ATF J&Q Family SF) PASSMORE VAN PLETZEN SMSF PTY LTD

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, 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

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

C Electronic service address alias

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

Fund's tax file number (TFN) 399 225 522

8 Status of SMSF Australian superannuation fund [A] [Y] Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Contribution? [C] [Y]

Fund benefit structure [B] [A] Code

9 Was the fund wound up during the income year?

[N] Print Y for yes or N for no. If yes, provide the date on which fund was wound up Day Month Year

Have all tax lodgment and payment obligations been met? []

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year? [N] Print Y for yes or N for no.

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

If No, Go to Section B: Income

If 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] [] Print Y for yes

Did the fund have any other income that was assessable? [E] [] Print Y for yes or N for no. If Yes, go to Section B: Income

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. 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

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** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** Print **Y** for yes or **N** for no. Code

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 2021.

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

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

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**

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 **W** Loss
(Sum of labels A to U)

Exempt current pension income **Y**

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

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 13,507	A2	
Interest expenses overseas	B1	B2	
Capital works expenditure	D1 3,070	D2	
Decline in value of depreciating assets	E1 1,052	E2	
Insurance premiums – members	F1 1,177	F2	
SMSF auditor fee	H1 385	H2	
Investment expenses	I1 5,509	I2	
Management and administration expenses	J1 3,308	J2	
Forestry managed investment scheme expense	U1	U2	
Other amounts	L1 <input type="text"/> Code <input type="text"/>	L2 <input type="text"/> Code <input type="text"/>	
Tax losses deducted	M1		

TOTAL DEDUCTIONS
N 28,008
(Total A1 to M1)

TOTAL NON-DEDUCTIBLE EXPENSES
Y 0
(Total A2 to L2)

#TAXABLE INCOME OR LOSS	Loss
O 4,418	L
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)	

TOTAL SMSF EXPENSES
Z 28,008
(N plus Y)

#This is a mandatory label.

Section D: Income tax calculation statement

#Important:

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

13 Calculation statement

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

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

Foreign income tax offset	C1	<input type="text"/>	
Rebates and tax offsets	C2	<input type="text"/>	
Non-refundable non-carry forward tax offsets			C
			<input type="text" value="0.00"/>
(C1 plus C2)			

SUBTOTAL 1

T2	<input type="text" value="0.00"/>	0.00
(B less C –cannot be less than zero)		

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

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

#TAX PAYABLE	T5	<input type="text" value="0.00"/>	0.00
(T3 less E - cannot be less than zero)			

Section 102AAM interest charge

G	<input type="text"/>
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Credit for interest on early payments – amount of interest
H1

Credit for tax withheld – foreign resident withholding (excluding capital gains)
H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)
H3

Credit for TFN amounts withheld from payments from closely held trusts
H5

Credit for interest on no-TFN tax offset
H6

Credit for foreign resident capital gains withholding amounts
H8

Eligible credits
H
 (H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds **I**
 (Remainder of refundable tax offsets).
 (unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised

K

Supervisory levy

L

Supervisory levy adjustment for wound up funds

M

Supervisory levy adjustment for new funds

N

AMOUNT DUE OR REFUNDABLE **S**
 A positive amount at S is what you owe, while a negative amount is refundable to you
 (T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2021.

Tax losses carried forward to later income years **U**

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

Section F / Section G: Member Information

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

		See the Privacy note in the Declaration.	Member Number
Title	Mr	Member'sTFN	852 020 149
Family name	Van Pletzen		1
First given name	Anton		Account status
Other given names	Carl		<input type="radio"/> Code
Date of birth	20/09/1973	If deceased, date of death	

Contributions

OPENING ACCOUNT BALANCE 146,147.93

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H1
A1	Assessable foreign superannuation fund amount
Personal contributions	I
B	Non-assessable foreign superannuation fund amount
CGT small business retirement exemption	J
C	Transfer from reserve: assessable amount
CGT small business 15-year exemption amount	K
D	Transfer from reserve: non-assessable amount
Personal injury election	L
E	Contributions from non-complying funds and previously non-complying funds
Spouse and child contributions	T
F	Any other contributions (including Super Co-contributions and low Income Super Contributions)
Other third party contributions	M
G	
TOTAL CONTRIBUTIONS	N 0.00
	(Sum of labels A to M)

Other transactions

Accumulation phase account balance	Allocated earnings or losses	O 45,937.54	Loss
S1 192,085.47	Inward rollovers and transfers	P	
Retirement phase account balance - Non CDBIS	Outward rollovers and transfers	Q	
S2 0.00	Lump Sum payment	R1	Code
Retirement phase account balance - CDBIS	Income stream payment	R2	Code
S3 0.00			
<input type="text" value="0"/> TRIS Count	CLOSING ACCOUNT BALANCE	S 192,085.47	
		S1 plus S2 plus S3	

Accumulation phase value	X1
Retirement phase value	X2
Outstanding limited recourse borrowing arrangement amount	Y

Title	Mrs	See the Privacy note in the Declaration.	Member Number	2
Family name	Passmore	Member'sTFN	179 204 701	
First given name	Kim			Account status
Other given names	Renee			<input type="checkbox"/> Code
Date of birth	26/11/1972	If deceased, date of death		

Contributions

OPENING ACCOUNT BALANCE 176,463.26

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 Contributions)

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 payment

R1

Income stream payment

R2

CLOSING ACCOUNT BALANCE **S**
S1 plus S2 plus S3

Accumulation phase value

X1

Retirement phase value

X2

Outstanding limited recourse borrowing arrangement amount

Y

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts	A	<input type="text"/>
Unlisted trusts	B	<input type="text"/>
Insurance policy	C	<input type="text"/>
Other managed investments	D	<input type="text"/>

15b Australian direct investments

Cash and term deposits	E	<input type="text" value="8,611"/>
Debt securities	F	<input type="text"/>
Loans	G	<input type="text"/>
Listed shares	H	<input type="text"/>
Unlisted shares	I	<input type="text"/>

Limited recourse borrowing arrangements	
Australian residential real property	J1 <input type="text" value="650,000"/>
Australian non-residential real property	J2 <input type="text"/>
Overseas real property	J3 <input type="text"/>
Australian shares	J4 <input type="text"/>
Overseas shares	J5 <input type="text"/>
Other	J6 <input type="text"/>
Property count	J7 <input type="text" value="1"/>

Limited recourse borrowing arrangements	J	<input type="text" value="650,000"/>
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Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text"/>
Collectables and personal use assets	M	<input type="text"/>
Other assets	O	<input type="text" value="588"/>

15c Other investments

Crypto-Currency	N	<input type="text"/>
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15d Overseas direct investments

Overseas shares	P	<input type="text"/>
Overseas non-residential real property	Q	<input type="text"/>
Overseas residential real property	R	<input type="text"/>
Overseas managed investments	S	<input type="text"/>
Other overseas assets	T	<input type="text"/>

TOTAL AUSTRALIAN AND OVERSEAS ASSETS (Sum of labels A to T)	U	<input type="text" value="659,199"/>
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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** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution?

A **Y**

Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA?

B **N**

Print **Y** for yes or **N** for no.

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1 <input type="text" value="237,433"/>	Borrowings V <input type="text" value="237,433"/>
Permissible temporary borrowings		V2 <input type="text"/>	
Other borrowings		V3 <input type="text"/>	

Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)	W <input type="text" value="421,766"/>
Reserve accounts	X <input type="text"/>
Other liabilities	Y <input type="text"/>
TOTAL LIABILITIES	Z <input type="text" value="659,199"/>

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains	H <input type="text"/>
Total TOFA losses	I <input type="text"/>

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 2020–21 income year, write 2021). **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 2021. **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 2021 for each election **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2021. **D**

Section K: Declarations

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

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

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

Date

Day	Month	Year
25	05	2022

Preferred trustee or director contact details:

Title

Family name

First given name

Other given names

Phone number

Area code	Number
<input type="text" value="08"/>	<input type="text" value="92746637"/>

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return

Hrs
<input type="text"/>

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 2021 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

Day	Month	Year
25	05	2022

Tax agent's contact details

Title

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Area code	Number
<input type="text" value="08"/>	<input type="text" value="92746637"/>

Tax agent number

Reference number

Sensitive (when completed)

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

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

Privacy

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

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

The Australian Business Register

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

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

Electronic funds transfer - direct debit

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

Tax file number 399 225 522

Year 2022

Name of partnership, trust, fund or entity PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

I authorise my tax agent to electronically transmit this tax return via an approved ATO electronic channel.

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration: I declare that:

- the information provided to the agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature of partner, trustee or director

Date

PART B**Electronic funds transfer consent**

This declaration is to be completed when an electronic funds transfer (EFT) of a refund is requested and the tax return is being lodged through an approved ATO electronic lodgment channel.

This declaration must be signed by the partner, trustee, director or public officer prior to the EFT details being transmitted to the Tax Office. If you elect for an EFT, all details below must be completed.

Important: Care should be taken when completing EFT details as the payment of any refund will be made to the account specified.

Agent's reference number 00000000

Account Name PASSMORE VAN PLETZEN SMSF PTY LTD

I authorise the refund to be deposited directly to the specified account.

Signature

Date

**Self-managed superannuation
fund annual return****2022****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 2022 (NAT 71287).

Return year

The Self-managed superannuation fund annual return instructions 2022 (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 (NAT3036).

Section A: Fund information**1 Tax file number (TFN)**

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)**3 Australian business number (ABN)**
(if applicable)**4 Current postal address****5 Annual return status**

Is this an amendment to the SMSF's 2022 return?

 A N

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

 B N**6 SMSF auditor**

Auditor's name

Title

Familyname

First given name

Other given names

SMSF Auditor Number

Auditor's phone number

 Use Agent
address details?

Postal address

Date audit was completed A

Was Part A of the audit report qualified ?

 B N

Was Part B of the audit report qualified ?

 C NIf Part B of the audit report was qualified,
have the reported issues been rectified? D **Sensitive (when completed)**

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

I would like my tax refunds made to this account. Y Print Y for yes or N for no. If Yes, Go to C.

B Financial institution account details for tax refunds

Use Agent Trust Account?

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.

8 Status of SMSF

Australian superannuation fund A Y

Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? C Y

Fund's tax file number (TFN) 399 225 522

Fund benefit structure B A Code

9 Was the fund wound up during the income year?

N Print Y for yes or N for no. If yes, provide the date on which the fund was wound up

Have all tax lodgment and payment obligations been met?

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year? N Print Y for yes or N for no.

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.

If No, Go to Section B: Income

If 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 Print Y for yes

Did the fund have any other income that was assessable? E Print Y for yes or N for no. If Yes, go to Section B: Income

Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. 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.

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** **N** Print **Y** for yes or **N** for no.

Have you applied an exemption or rollover? **M** Print **Y** for yes or **N** for no. Code

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 2022.

Net capital gain **A**

Gross rent and other leasing and hiring income **B** **B-1** 23,921

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

* Unfranked dividend amount **J**

* Franked dividend amount **K**

* Dividend franking credit **L**

* Gross trust distributions **M** Code

Calculation of assessable contributions
 Assessable employer contributions **R1** 0
 plus Assessable personal contributions **R2** 0
 plus **No-TFN-quoted contributions **R3** 0
 (an amount must be included even if it is zero)
 less Transfer of liability to life insurance company or PST **R6** 0

Assessable contributions (R1 plus R2 plus R3 less R6) **R** 0

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) **U**
 (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 **W** Loss
 (Sum of labels A to U)

Exempt current pension income **Y**

TOTAL ASSESSABLE INCOME **V** 23,921 Loss
 (W less Y)

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 13,396	A2	
Interest expenses overseas	B1	B2	
Capital works expenditure	D1 3,070	D2	
Decline in value of depreciating assets	E1 934	E2	
Insurance premiums - members	F1 1,430	F2	
SMSF auditor fee	H1 385	H2	
Investment expenses	I1 4,346	I2	
Management and administration expenses	J1 3,097	J2	
Forestry managed investment scheme expense	U1	U2	
Other amounts	L1 <input type="text"/> Code <input type="text"/>	L2 83 Code <input type="text"/>	A-1
Tax losses deducted	M1		
TOTAL DEDUCTIONS		TOTAL NON-DEDUCTIBLE EXPENSES	
N 26,658 (Total A1 to M1)		Y 83 (Total A2 to L2)	
#TAXABLE INCOME OR LOSS		TOTAL SMSF EXPENSES	
O C-1 2,737 <small>Loss L</small>		Z 26,741 (N plus Y)	
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)			

Handwritten calculations:
 \$1,085 + \$798.44 + \$1,287 + \$1,175.81 = \$4,346.25
 \$2,433 + \$100 + \$232 + \$332 = \$3,097

Red arrows and labels:
 A-1 (vertical arrow pointing up)
 C-1 (vertical arrow pointing down)
 A-1 (next to L2)

#This is a mandatory label.

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 2022 on how to complete the calculation statement.

#Taxable income	A 0	C-1
(an amount must be included even if it is zero)		
#Tax on taxable income	T1 0.00	
(an amount must be included even if it is zero)		
#Tax on no-TFN-quoted contributions	J 0.00	
(an amount must be included even if it is zero)		
Gross tax	B 0.00	
(T1 plus J)		

Foreign income tax offset C1 <input type="text"/>	Non-refundable non-carry forward tax offsets C <input type="text" value="0.00"/> (C1 plus C2)
Rebates and tax offsets C2 <input type="text"/>	

SUBTOTAL 1
T2
(B less C –cannot be less than zero)

Early stage venture capital limited partnership tax offset D1 <input type="text"/>	Non-refundable carry forward tax offsets D <input type="text" value="0.00"/> (D1 plus D2 plus D3 plus D4)
Early stage venture capital limited partnership tax offset carried forward from previous year D2 <input type="text"/>	
Early stage investor tax offset D3 <input type="text"/>	
Early stage investor tax offset carried forward from previous year D4 <input type="text"/>	

SUBTOTAL 2
T3
(T2 less D –cannot be less than zero)

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

#TAX PAYABLE T5
(T3 less E - cannot be less than zero)

Section 102AAM interest charge
G

Credit for interest on early payments – amount of interest

H1

Credit for tax withheld – foreign resident withholding (excluding capital gains)

H2

Credit for tax withheld – where ABN or TFN not quoted (non-individual)

H3

Credit for TFN amounts withheld from payments from closely held trusts

H5

Credit for interest on no-TFN tax offset

H6

Credit for foreign resident capital gains withholding amounts

H8

Eligible credits

H

(H1 plus H2 plus H3 plus H5 plus H6 plus H8)

#Tax offset refunds

(Remainder of refundable tax offsets) **I**

(unused amount from label E- an amount must be included even if it is zero)

PAYG instalments raised

K

Supervisory levy

L

Supervisory levy adjustment for wound up funds

M

Supervisory levy adjustment for new funds

N

Total amount of tax payable

S

(T5 plus G less H less I less K plus L less M plus N)

#This is a mandatory label.

Section E: Losses

14 Losses

If total loss is greater than \$100,000, complete and attach a Losses schedule 2022.

Tax losses carried forward to later income years

U

Net capital losses carried forward to later income years

V

Net capital losses brought forward from prior years

Non-Collectables	<input type="text" value="0"/>
Collectables	<input type="text" value="0"/>

Net capital losses carried forward to later income years

<input type="text" value="0"/>
<input type="text" value="0"/>

Section F / Section G: Member Information

See the Privacy note in the Declaration.

Title Member'sTFN Member

Familyname Account status Code

First given name

Other given names

Date of birth If deceased, date of death

Contributions

OPENING ACCOUNT BALANCE

Refer to instructions for completing these labels.

Employer contributions

ABN of principal employer

Personal contributions

CGT small business retirement exemption

CGT small business 15-year exemption amount

Personal injury election

Spouse and child contributions

Other third party contributions

Proceeds from primary residence disposal

Receipt date

Assessable foreign superannuation fund amount

Non-assessable foreign superannuation fund amount

Transfer from reserve: assessable amount

Transfer from reserve: non-assessable amount

Contributions from non-complying funds and previously non-complying funds

Any other contributions (including Super Co-contributions and low Income Super Amounts)

TOTAL CONTRIBUTIONS 0.00
(Sum of labels A to M)

Other transactions

Accumulation phase account balance 227,433.36

Retirement phase account balance - Non CDBIS 0.00

Retirement phase account balance - CDBIS 0.00

TRIS Count

Allocated earnings or losses 35,347.89

Inward rollovers and transfers

Outward rollovers and transfers

Lump Sum payments

Income stream payments

CLOSING ACCOUNT BALANCE 227,433.36
(S1 plus S2 plus S3)

Accumulation phase value

Retirement phase value

Outstanding limited recourse borrowing arrangement amount

B-3.1

Fund's tax file number (TFN)

See the Privacy note in the Declaration.

Title Mrs
Family name Passmore
First given name Kim
Other given names Renee

Member'sTFN 179 204 701

Member 2
399 225 522

Account status 0 Code

Date of birth 26/11/1972
If deceased, date of death

Contributions

OPENING ACCOUNT BALANCE 229,680.93

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 0.00
(Sum of labels A to M)

B-3.2

Other transactions

Accumulation phase account balance
S1 270,516.65

Retirement phase account balance - Non CDBIS
S2 0.00

Retirement phase account balance - CDBIS
S3 0.00

0 TRISCount

Allocated earnings or losses
O 40,835.72 Loss

Inward rollovers and transfers
P

Outward rollovers and transfers
Q

Lump Sum payments
R1 Code

Income stream payments
R2 Code

CLOSING ACCOUNT BALANCE S 270,516.65
(S1 plus S2 plus S3)

Accumulation phase value
X1

Retirement phase value
X2

Outstanding limited recourse borrowing arrangement amount
Y

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**

Debt securities **F**

Loans **G**

Listed shares **H**

Unlisted shares **I**

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

Property count
J7

Limited recourse borrowing arrangements **J**

Non-residential real property **K**

Residential real property **L**

Collectables and personal use assets **M**

Other assets **O**

$\$450 + \$2,865 - \$2,827 = \488

B-2

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** Print **Y** for yes or **N** for no.

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** Print **Y** for yes or **N** for no.

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** Print **Y** for yes or **N** for no.

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements		V1	<input type="text" value="232,049"/>
Permissible temporary borrowings		V2	<input type="text"/>
Other borrowings		V3	<input type="text"/>
		Borrowings	V <input type="text" value="232,049"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W	<input type="text" value="497,950"/>
Reserve accounts		X	<input type="text"/>
Other liabilities		Y	<input type="text"/>
TOTAL LIABILITIES		Z	<input type="text" value="729,999"/>

B-2

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains	H	<input type="text"/>
Total TOFA losses	I	<input type="text"/>

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 2021–22 income year, write 2022). **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 2022. **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 2022 for each election. **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2022. **D**

Section K: Declarations

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

Important

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

Privacy

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

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

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report 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

Family name

First given name

Other given names

Phone number
Area code 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 2022 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

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number
Area code Number

Tax agent number

Reference number

Sensitive (when completed)

Companies and trusts that do not join consolidated groups should complete and attach this schedule to their 2022 tax return. Superannuation funds should complete and attach this schedule to their 2022 tax return.

Refer to *Losses schedule instructions 2022*, available on our website ato.gov.au for instructions on how to complete this schedule.

Tax file number (TFN)
399 225 522

Name of entity
PASSMORE VAN PLETZEN SELF MANAGED
SUPERANNUATION FUND

Australian business number (ABN)
68 400 389 928

Part A Losses carried forward to the 2022-23 income year - excludes film losses

1 Tax losses carried forward to later income years

Year of loss		
2021-22	B	2,737
2020-21	C	4,418
2019-20	D	3,501
2018-19	E	49,452
2017-18	F	
2016-17 and earlier income years	G	
Total	U	60,108 C-1

\$57,371 (C11)

Transfer the amount at **U** to the Tax losses carried forward to later income years label on your tax return.

Part F Tax losses reconciliation statement

Balance of tax losses brought forward from the prior income year	A	57,371	C-11
ADD Uplift of tax losses of designated infrastructure project entities	B		
SUBTRACT Net forgiven amount of debt	C		
ADD Tax loss incurred (if any) during current year	D	2,737	C-1
ADD Tax loss amount from conversion of excess franking offsets	E		
SUBTRACT Net exempt income	F		
SUBTRACT Tax losses forgone	G		
SUBTRACT Tax losses deducted	H		
SUBTRACT Tax losses transferred out under Subdivision 170-A (only for transfers involving a foreign bank branch or a PE of a foreign financial entity)	I		
Total tax losses carried forward to later income years	J	60,108	

Transfer the amount at **J** to the Tax losses carried forward to later income years label on your tax return.

If the schedule is not lodged with the income tax return you are required to sign and date the schedule.

Important

Before making this declaration check to ensure that all the information required has been provided on this form and any attachments to this form, and that the information provided is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the ATO. The income tax law imposes heavy penalties for false or misleading statements.

Privacy

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

Taxpayer's declaration

I declare that the information on this form is true and correct.

Signature

Date

Contact person

Daytime contact number

Area code

Number

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/03/2021 to 17/09/2021
Statement No. 15(page 1 of 5)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
 PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
10,143.57	+	10,448.65	-	12,845.24	=	7,746.98

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 MAR	OPENING BALANCE			10,143.57
31 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	10,975.17
14 APR	LOAN REPAYMENT S.211.0804412.00	575.00		10,400.17
14 APR	LOAN REPAYMENT S.211.0804412.01	1,014.00		9,386.17
14 APR	Raine&Horne Gosf 1 69 Ocean Beach R		1,053.09	10,439.26
15 APR	NOBLELINK FINANC 110237274/910037	104.54		10,334.72
28 APR	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	11,166.32
30 APR	Raine&Horne Gosf 1 69 Ocean Beach R		440.00	11,606.32
12 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		125.60	11,731.92
14 MAY	LOAN REPAYMENT S.211.0804412.00	575.00		11,156.92
14 MAY	LOAN REPAYMENT S.211.0804412.01	1,014.00		10,142.92
17 MAY	NOBLELINK FINANC 110237274/935363	104.54		10,038.38
26 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		550.98	10,589.36
31 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		440.00	11,029.36
10 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		391.60	11,420.96
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			11,420.96

Account Number 412850950
Statement Period 18/03/2021 to 17/09/2021
Statement No. 15(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			11,420.96
14 JUN	LOAN REPAYMENT S.211.0804412.00	575.00		10,845.96
14 JUN	LOAN REPAYMENT S.211.0804412.01	1,014.00		9,831.96
15 JUN	NOBLELINK FINANC 110237274/958055	104.54		9,727.42
24 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		831.05	10,558.47
29 JUN	TFR WDL BPAY INTERNET29JUN 08:46 TO TAX OFFICE PAYMENTS 552003992255229121	259.00		10,299.47
29 JUN	OSKO WITHDRAWAL 29JUN 08:51 Super Audits	385.00		9,914.47
29 JUN	OSKO WITHDRAWAL 29JUN 08:52 Inv 028515 D Baker & Associates Pty Ltd	1,850.00		8,064.47
30 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		547.38	8,611.85
07 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	9,037.10
14 JUL	LOAN REPAYMENT S.211.0804412.00	575.00		8,462.10
14 JUL	LOAN REPAYMENT S.211.0804412.01	1,014.00		7,448.10
15 JUL	NOBLELINK FINANC 110237274/983960	104.54		7,343.56
21 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	8,194.06
30 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		875.25	9,069.31
03 AUG	OSKO WITHDRAWAL 03AUG 09:23 D Baker & Associates Pty Ltd	190.00		8,879.31
14 AUG	LOAN REPAYMENT S.211.0804412.00	575.00		8,304.31
14 AUG	LOAN REPAYMENT S.211.0804412.01	1,014.00		7,290.31
16 AUG	NOBLELINK FINANC 110237274/1009661	104.54		7,185.77
18 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		553.75	7,739.52
31 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	8,590.02
14 SEP	LOAN REPAYMENT S.211.0804412.00	575.00		8,015.02
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			8,015.02

Account Number 412850950
Statement Period 18/03/2021 to 17/09/2021
Statement No. 15(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			8,015.02
14 SEP	LOAN REPAYMENT S.211.0804412.01	1,014.00		7,001.02
15 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	7,851.52
15 SEP	NOBLELINK FINANC 110237274/1035551	104.54		7,746.98
17 SEP	<i>CLOSING BALANCE</i>			7,746.98

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00

Information

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 028 208.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 658 120 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

Account Number 412850950
Statement Period 18/03/2021 to 17/09/2021
Statement No. 15(page 4 of 5)

Summary of Transaction Fees 01/03/2021 TO 31/03/2021

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	0	0	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	1	1	0	0.00	0.00
Overseas Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	0.00	0.00
Account-keeping Fee					0.00
SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00
TOTALS	1	1	0		0.00

Summary of Transaction Fees 01/04/2021 TO 30/04/2021 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/05/2021 TO 31/05/2021 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/06/2021 TO 30/06/2021 - No transactions carried out

SUB TOTAL	4	4	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/07/2021 TO 31/07/2021 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/08/2021 TO 31/08/2021 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Terms and Conditions for your account. For a copy of that document, please visit our website.

Account Number 412850950
Statement Period 18/03/2021 to 17/09/2021
Statement No. 15(page 5 of 5)

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAR - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions APR - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAY - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUN - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUL - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions AUG - NIL

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.
To help you learn how you can protect your card against unauthorised transactions, you can find more information at stgeorge.com.au/dispute

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)

BSB Number 112-879

Account Number 412850950

Statement Period 18/09/2021 to 17/03/2022

Statement No. 16(page 1 of 5)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
 PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
7,746.98	+	9,834.80	-	11,750.73	=	5,831.05

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 SEP	OPENING BALANCE			7,746.98
29 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	8,597.48
13 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		514.19	9,111.67
14 OCT	LOAN REPAYMENT S.211.0804412.00	575.00		8,536.67
14 OCT	LOAN REPAYMENT S.211.0804412.01	1,014.00		7,522.67
15 OCT	NOBLELINK FINANC 110237274/1062312	104.54		7,418.13
26 OCT	TFR WDL BPAY INTERNET26OCT 13:54 TO ASIC 2296015057021	56.00		7,362.13
27 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		1,023.27	8,385.40
29 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		179.00	8,564.40
11 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		400.50	8,964.90
15 NOV	LOAN REPAYMENT S.211.0804412.00	575.00		8,389.90
15 NOV	LOAN REPAYMENT S.211.0804412.01 EFFECTIVE DATE 14NOV	1,014.00		7,375.90
15 NOV	NOBLELINK FINANC 110237274/1088778	126.55		7,249.35
16 NOV	OSKO WITHDRAWAL 16NOV 13:39 D Baker & Associates Pty Ltd	298.00		6,951.35
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			6,951.35

Account Number 412850950
Statement Period 18/09/2021 to 17/03/2022
Statement No. 16(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			6,951.35
25 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	7,801.85
30 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	8,227.10
08 DEC	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	8,652.35
14 DEC	LOAN REPAYMENT S.211.0804412.00	571.00		8,081.35
14 DEC	LOAN REPAYMENT S.211.0804412.01	1,010.00		7,071.35
15 DEC	NOBLELINK FINANC 110237274/1116666	126.55		6,944.80
16 DEC	TFR WDL BPAY INTERNET16DEC 15:42 TO ASIC 2296020822088	359.00		6,585.80
23 DEC	Raine&Horne Gosf 1 69 Ocean Beach R		529.18	7,114.98
05 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	7,965.48
14 JAN	LOAN REPAYMENT S.211.0804412.00	571.00		7,394.48
14 JAN	LOAN REPAYMENT S.211.0804412.01	1,010.00		6,384.48
17 JAN	TFR WDL BPAY INTERNET17JAN 10:33 TO GIO PI 14222002573655	798.44		5,586.04
17 JAN	NOBLELINK FINANC 110237274/1145277	126.55		5,459.49
19 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		1,008.00	6,467.49
31 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		875.25	7,342.74
14 FEB	LOAN REPAYMENT S.211.0804412.00	571.00		6,771.74
14 FEB	LOAN REPAYMENT S.211.0804412.01	1,010.00		5,761.74
15 FEB	NOBLELINK FINANC 110237274/1171986	126.55		5,635.19
16 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		825.75	6,460.94
28 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		604.45	7,065.39
14 MAR	LOAN REPAYMENT S.211.0804412.00	571.00		6,494.39
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			6,494.39

Account Number 412850950
Statement Period 18/09/2021 to 17/03/2022
Statement No. 16(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			6,494.39
14 MAR	LOAN REPAYMENT S.211.0804412.01	1,010.00		5,484.39
15 MAR	NOBLEOAK SERVICE 110237274/1200134	126.55		5,357.84
16 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		473.21	5,831.05
17 MAR	<i>CLOSING BALANCE</i>			5,831.05

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00

Information

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 028 208.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 658 120 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

Account Number 412850950
Statement Period 18/09/2021 to 17/03/2022
Statement No. 16(page 4 of 5)

Summary of Transaction Fees 01/09/2021 TO 30/09/2021

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	0	0	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	1	1	0	0.00	0.00
Overseas Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	0.00	0.00
Account-keeping Fee					0.00
SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00
TOTALS	1	1	0		0.00

Summary of Transaction Fees 01/10/2021 TO 31/10/2021 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/11/2021 TO 30/11/2021 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/12/2021 TO 31/12/2021 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/01/2022 TO 31/01/2022 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/02/2022 TO 28/02/2022 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Terms and Conditions for your account. For a copy of that document, please visit our website.

Account Number 412850950
Statement Period 18/09/2021 to 17/03/2022
Statement No. 16(page 5 of 5)

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions SEP - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions OCT - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions NOV - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions DEC - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JAN - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions FEB - NIL

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode.

To help you learn how you can protect your card against unauthorised transactions, you can find more information at stgeorge.com.au/dispute

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 for Personal Banking or 133 800 for Business Banking. Alternatively, you can write to us at St.George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/03/2022 to 17/09/2022
Statement No. 17(page 1 of 5)

PASSMORE VAN PLETZEN SMSF PTY LTD ATF
 PASSMORE VAN PLETZEN SELF MANAGED SUPER

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
5,831.05	+	10,538.36	-	13,149.30	=	3,220.11

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 MAR	OPENING BALANCE			5,831.05
30 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	6,681.55
13 APR	Raine&Horne Gosf 1 69 Ocean Beach R		1,039.50	7,721.05
14 APR	LOAN REPAYMENT S.211.0804412.00	571.00		7,150.05
14 APR	LOAN REPAYMENT S.211.0804412.01	1,010.00		6,140.05
20 APR	NOBLEOAK SERVICE 110237274/1231084	126.55		6,013.50
27 APR	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	6,864.00
29 APR	Raine&Horne Gosf 1 69 Ocean Beach R		178.80	7,042.80
11 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		400.50	7,443.30
14 MAY	LOAN REPAYMENT S.211.0804412.00	571.00		6,872.30
14 MAY	LOAN REPAYMENT S.211.0804412.01	1,010.00		5,862.30
16 MAY	NOBLEOAK SERVICE 110237274/1257756	126.55		5,735.75
26 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	6,586.25
31 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		259.61	6,845.86
08 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	7,271.11
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			7,271.11

Account Number 412850950
Statement Period 18/03/2022 to 17/09/2022
Statement No. 17(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			7,271.11
14 JUN	LOAN REPAYMENT S.211.0804412.00	571.00		6,700.11
14 JUN	LOAN REPAYMENT S.211.0804412.01	1,010.00		5,690.11
15 JUN	NOBLEOAK SERVICE 110237274/1286637	126.55		5,563.56
22 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	6,414.06
28 JUN	OSKO WITHDRAWAL 28JUN 16:43 Inv29662 In D Baker & Associates Pty Ltd	1,945.00		4,469.06
28 JUN	OSKO WITHDRAWAL 28JUN 16:45 Super Audits	385.00		4,084.06
30 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		427.35	4,511.41
06 JUL	TFR WDL BPAY INTERNET05JUL 22:54 TO TAX OFFICE PAYMENTS 552003992255229121	259.00		4,252.41
06 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		425.25	4,677.66
14 JUL	LOAN REPAYMENT S.211.0804412.00	571.00		4,106.66
14 JUL	LOAN REPAYMENT S.211.0804412.01	1,010.00		3,096.66
15 JUL	NOBLEOAK SERVICE 110237274/1316392	126.55		2,970.11
20 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	3,820.61
22 JUL	OSKO WITHDRAWAL 22JUL 09:24 Inv 029749 D Baker & Associates Pty Ltd	198.00		3,622.61
29 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		875.25	4,497.86
15 AUG	LOAN REPAYMENT S.211.0804412.00	573.00		3,924.86
	EFFECTIVE DATE 14AUG			
15 AUG	LOAN REPAYMENT S.211.0804412.01	1,032.00		2,892.86
	EFFECTIVE DATE 14AUG			
15 AUG	NOBLEOAK SERVICE 110237274/1345626	126.55		2,766.31
17 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		553.35	3,319.66
31 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	4,170.16
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			4,170.16

Account Number	412850950
Statement Period	18/03/2022 to 17/09/2022
Statement No.	17(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			4,170.16
14 SEP	LOAN REPAYMENT S.211.0804412.00	597.00		3,573.16
14 SEP	LOAN REPAYMENT S.211.0804412.01	1,077.00		2,496.16
14 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		850.50	3,346.66
15 SEP	NOBLEOAK SERVICE 110237274/1376766	126.55		3,220.11
17 SEP	<i>CLOSING BALANCE</i>			3,220.11

Interest Details

	Credit Interest	Debit Interest
Year to Date	\$0.00	\$0.00
Previous Year	\$0.00	\$0.00

Information

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- This statement should be retained for taxation purposes.
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Account Number 412850950
Statement Period 18/03/2022 to 17/09/2022
Statement No. 17(page 4 of 5)

Summary of Transaction Fees 01/03/2022 TO 31/03/2022

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	0	0	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	1	1	0	0.00	0.00
Overseas Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	0.00	0.00
Account-keeping Fee					0.00
SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00
TOTALS	1	1	0		0.00

Summary of Transaction Fees 01/04/2022 TO 30/04/2022 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/05/2022 TO 31/05/2022 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/06/2022 TO 30/06/2022 - No transactions carried out

SUB TOTAL	3	3	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/07/2022 TO 31/07/2022 - No transactions carried out

SUB TOTAL	3	3	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/08/2022 TO 31/08/2022 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Further information in relation to your account, including details of product benefits and applicable fees and charges, is available on request. That information is also contained in the Terms and Conditions for your account. For a copy of that document, please visit our website.

Account Number 412850950
Statement Period 18/03/2022 to 17/09/2022
Statement No. 17(page 5 of 5)

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAR - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions APR - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions MAY - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUN - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions JUL - NIL

Summary of Transaction Fees for O/B ATM Inquiries/Withdrawals transactions AUG - NIL

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Complaints

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Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001

30th of June 2022

Anton

1/69 Ocean Beach Road

Woy Woy

Dear Anton

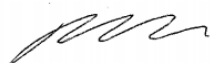
Thank you for allowing me the opportunity to provide you with an updated Market Value of 1/69 Ocean Beach Road Woy Woy.

When assessing a property's value, we consider general market conditions, comparable sales and the possible target market for your property.

Based on my research and recent sale, we would expect a selling range in the vicinity of **\$725,000** to be achievable within the current market.

Once again, thank you and we look forward to combining the enormous resources of McGrath Central Coast along with experience and energy to help you achieve your real estate goals.

Kind Regards,



Matthew Dawson
McGrath Estate Agents
M 0413 784 593
T 4344 5544
E matthewdawson@mcgrath.com.au

Change in NMV property: \$725,000 - \$650,000 (F2) + (\$3,070 + \$934) Q-1 Dep = \$79,004

McGrath

30th June 2021

Dear Anton Van Pletzen & Kim Passmore,
RE: 1/69 Ocean Beach Road, Woy Woy, NSW 2256

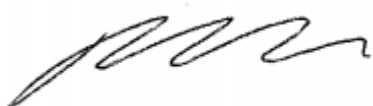
Thank you for allowing me the opportunity to provide you with a current market value of your property at 1/69 Ocean Beach Road, Woy Woy, NSW 2256.

When assessing a property's value, we consider general market conditions, comparable sales and the possible target market for your property.

Based on my research and the recent sales we would expect a selling range in the vicinity of **\$650,000** to be achievable within the current market.

Once again, thank you and we look forward to combining the resources of McGrath Central Coast along with experience and energy to help you achieve your real estate goals.

Kind Regards,



Matthew Dawson
Partner & Area Specialist
M: 0413 784 593
E: matthewdawson@mcgrath.com.au

Statement of Account
HOME LOAN

St. George Bank
 A Division of
 Westpac Banking Corporation
 ABN 33 007 457 141
 AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 01/07/2021


Statement End Date 14/11/2021

Page 1 of 3

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ACN 601 505 702 ATF PASSMORE VAN PLETZAN SMSF

Account Summary as at 14 Nov 2021

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	84,714.53	+	\$1,868.01	+	60.00	-	2,875.00	=	83,767.54
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			23yrs 00mths		22yrs 03mths		\$207.02		5.870%

Repayment Details as at 14 Nov 2021

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$575.00	due on the 14th	412 850 950
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00



Biller Code: 808220
Ref: 112911080441200

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus  13 33 22
--

Loan Acct Number S211 0804412 00


BSB/Acct ID No. 112-911 080441200

Statement Start Date 01/07/2021

Statement End Date 14/11/2021

Page 2 of 3

Transaction Details

	Date	Transaction Description	Debit	Credit	Loan Balance
	01 Jul 2021	Opening Balance Interest Rate 5.870% PA			84,714.53
	13 Jul 2021	INTEREST	363.40		85,077.93
	13 Jul 2021	ADMIN FEE	12.00		85,089.93
	14 Jul 2021	REPAYMT A/C TFR		575.00	84,514.93
	13 Aug 2021	INTEREST	379.66		84,894.59
	13 Aug 2021	ADMIN FEE	12.00		84,906.59
	14 Aug 2021	BACKDATE 15/08/2021 REPAYMT A/C TFR		575.00	84,331.59
	13 Sep 2021	INTEREST	380.25		84,711.84
	13 Sep 2021	ADMIN FEE	12.00		84,723.84
	14 Sep 2021	REPAYMT A/C TFR		575.00	84,148.84
	13 Oct 2021	INTEREST	366.60		84,515.44
	13 Oct 2021	ADMIN FEE	12.00		84,527.44
	14 Oct 2021	REPAYMT A/C TFR		575.00	83,952.44
	13 Nov 2021	INTEREST	378.10		84,330.54
	13 Nov 2021	ADMIN FEE	12.00		84,342.54
	14 Nov 2021	REPAYMT A/C TFR		575.00	83,767.54
	14 Nov 2021	Closing Balance			83,767.54

A reminder to check with your insurer that the insurance on your property has adequate cover, as your mortgage terms require you to fully insure the property. Find out more at the Australian Securities and Investments Commission website: moneysmart.gov.au. If you have a strata title, you may be covered by body corporate insurance. To talk through your specific insurance needs, contact your current insurer, body corporate, or visit stgeorge.com.au/building-insurance

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at stgeorge.com.au/dispute

HOME LOAN

St George Bank
A Division of
Westpac Banking Corporation
ABN 33 007 457 141
AFSL and Australian credit licence 233714

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 01/07/2021

Statement End Date 14/11/2021

Page 3 of 3

Complaints

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Email: info@afca.org.au

Phone 1800 931 678

Mail: Australian Financial Complaints Authority GPO Box 3 Melbourne VIC 3001



Statement of Account
HOME LOAN

St. George Bank
 A Division of
 Westpac Banking Corporation
 ABN 33 007 457 141
 AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/11/2021


Statement End Date 14/05/2022

Page 1 of 3

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ACN 601 505 702 ATF PASSMORE VAN PLETZAN SMSF

Account Summary as at 14 May 2022

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	83,767.54	+	\$2,223.47	+	48.00	-	3,426.00	=	82,613.01
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			22yrs 06mths		21yrs 08mths		\$200.99		5.870%

Repayment Details as at 14 May 2022

Monthly Repayment \$571.00	Monthly Repayment Due Date due on the 14th	Repayment Account 412 850 950
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00



Biller Code: 808220
Ref: 112911080441200

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus  13 33 22

Loan Acct Number S211 0804412 00


BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/11/2021

Statement End Date 14/05/2022

Page 2 of 3

Transaction Details

	Date	Transaction Description	Debit	Credit	Loan Balance
	15 Nov 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			83,767.54
	13 Dec 2021	INTEREST	366.53		84,134.07
	13 Dec 2021	LOAN ACCOUNT FEE	8.00		84,142.07
	14 Dec 2021	REPAYMT A/C TFR		571.00	83,571.07
	13 Jan 2022	INTEREST	380.57		83,951.64
	13 Jan 2022	LOAN ACCOUNT FEE	8.00		83,959.64
	14 Jan 2022	REPAYMT A/C TFR		571.00	83,388.64
	13 Feb 2022	INTEREST	381.88		83,770.52
	13 Feb 2022	LOAN ACCOUNT FEE	8.00		83,778.52
	14 Feb 2022	REPAYMT A/C TFR		571.00	83,207.52
	13 Mar 2022	INTEREST	344.47		83,551.99
	13 Mar 2022	LOAN ACCOUNT FEE	8.00		83,559.99
	14 Mar 2022	REPAYMT A/C TFR		571.00	82,988.99
	13 Apr 2022	INTEREST	382.58		83,371.57
	13 Apr 2022	LOAN ACCOUNT FEE	8.00		83,379.57
	14 Apr 2022	REPAYMT A/C TFR		571.00	82,808.57
	13 May 2022	INTEREST	367.44		83,176.01
	13 May 2022	LOAN ACCOUNT FEE	8.00		83,184.01
	14 May 2022	REPAYMT A/C TFR		571.00	82,613.01
	14 May 2022	<i>Closing Balance</i>			82,613.01

From 22/11/21: No fees apply for dishonours, paying in branch or by cheque or cash, or requesting a progress payment, loan increase, switch/split or security substitution. Arrears Letter Fee renamed Missed Payment Fee is \$15. Admin. Fee renamed Loan Account Fee is \$8 for all loans if applies. Fees renamed with no change to amount: Valuation Fee now Property Valuer Fee, Settlement Processing Fee now Document Processing Fee & Mortgage Discharge Fee now Loan Discharge Fee.

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

Your Loan Agreement will be amended to provide clarity if an interest rate discount results in a rate of less than zero. It deems your annual percentage rate to be zero until your relevant variable rate increases or discount period expires. This change takes effect 30 days from the date of this statement. A reminder if the Residential Loan Agreement forms part of your Loan Agreement, it is available at stgeorge.com.au/personal/home-loans or by calling 13 33 30.

HOME LOAN

St. George Bank
A Division of
Westpac Banking Corporation
ABN 33 007 457 141
AFSL and Australian credit licence 233714

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/11/2021

Statement End Date 14/05/2022

Page 3 of 3

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Email: info@afca.org.au

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Statement of Account
HOME LOAN

St. George Bank
 A Division of
 Westpac Banking Corporation
 ABN 33 007 457 141
 AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/05/2022


Statement End Date 30/06/2022

Page 1 of 2

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ACN 601 505 702 ATF PASSMORE VAN PLETZAN SMSF

Account Summary as at 30 Jun 2022

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	82,613.01	+	\$394.23	+	8.00	-	571.00	=	82,444.24
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			22yrs 05mths		22yrs 05mths		\$33.48		6.620%

Repayment Details as at 30 Jun 2022

Monthly Repayment \$571.00	Monthly Repayment Due Date due on the 14th	Repayment Account 412 850 950
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2022 IS \$4,485.71.

Bank Fee Charges \$60 (H1) + \$48 (H4) + \$8 (H7) = \$116



Billor Code: 808220
Ref: 112911080441200

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus

☎ 13 33 22

Loan Acct Number S211 0804412 00**BSB/Acct ID No.** 112-911 080441200**Statement Start Date** 15/05/2022**Statement End Date** 30/06/2022**Page** 2 of 2**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2022	<i>Opening Balance</i> Interest Rate 5.870% PA			82,613.01
17 May 2022	INTEREST RATE CHANGE TO 6.12% PA			82,613.01
13 Jun 2022	INTEREST	394.23		83,007.24
13 Jun 2022	LOAN ACCOUNT FEE	8.00		83,015.24
14 Jun 2022	REPAYMT A/C TFR		571.00	82,444.24
21 Jun 2022	INTEREST RATE CHANGE TO 6.62% PA			82,444.24
30 Jun 2022	<i>Closing Balance</i>			82,444.24

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

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Statement of Account
HOME LOAN

St George Bank
 A Division of
 Westpac Banking Corporation
 ABN 33 007 457 141
 AFSL and Australian credit licence 233714

Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 01/07/2021


Statement End Date 14/11/2021

Page 1 of 3

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ATF 601 505702 ATF PASSMORE VAN PLETZEN SMSF

Account Summary as at 14 Nov 2021

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	152,718.92	+	\$3,745.22	+	60.00	-	5,070.00	=	151,454.14
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			23yrs 00mths		23yrs 00mths		\$0.00		5.870%

Repayment Details as at 14 Nov 2021

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,014.00	due on the 14th	412 850 950
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00



Bill Code: 808220
Ref: 112911080441201

Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment).

Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus  13 33 22
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Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 01/07/2021

Statement End Date 14/11/2021

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Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2021	Opening Balance Interest Rate 5.870% PA			152,718.92
13 Jul 2021	INTEREST	736.82		153,455.74
13 Jul 2021	ADMIN FEE	12.00		153,467.74
14 Jul 2021	REPAYMT A/C TFR		1,014.00	152,453.74
13 Aug 2021	INTEREST	760.05		153,213.79
13 Aug 2021	ADMIN FEE	12.00		153,225.79
14 Aug 2021	BACKDATE 15/08/2021 REPAYMT A/C TFR		1,014.00	152,211.79
13 Sep 2021	INTEREST	758.85		152,970.64
13 Sep 2021	ADMIN FEE	12.00		152,982.64
14 Sep 2021	REPAYMT A/C TFR		1,014.00	151,968.64
13 Oct 2021	INTEREST	733.20		152,701.84
13 Oct 2021	ADMIN FEE	12.00		152,713.84
14 Oct 2021	REPAYMT A/C TFR		1,014.00	151,699.84
13 Nov 2021	INTEREST	756.30		152,456.14
13 Nov 2021	ADMIN FEE	12.00		152,468.14
14 Nov 2021	REPAYMT A/C TFR		1,014.00	151,454.14
14 Nov 2021	Closing Balance			151,454.14

A reminder to check with your insurer that the insurance on your property has adequate cover, as your mortgage terms require you to fully insure the property. Find out more at the Australian Securities and Investments Commission website: moneysmart.gov.au. If you have a strata title, you may be covered by body corporate insurance. To talk through your specific insurance needs, contact your current insurer, body corporate, or visit stgeorge.com.au/building-insurance

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HOME LOAN

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Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 01/07/2021

Statement End Date 14/11/2021

Page 3 of 3

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Statement of Account
HOME LOAN

St George Bank
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Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/11/2021

Statement End Date 14/05/2022

Page 1 of 3

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ATF 601 505702 ATF PASSMORE VAN PLETZEN SMSF

Account Summary as at 14 May 2022

Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
151,454.14	+	\$4,389.30	+	48.00	-	6,060.00	=	149,831.44
		Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
		22yrs 06mths		22yrs 06mths		\$0.00		5.870%

Repayment Details as at 14 May 2022

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,010.00	due on the 14th	412 850 950
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00



Bill Code: 808220
Ref: 112911080441201

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Please check all entries on this statement. Please inform the Bank promptly of any error or unauthorised transaction.

Phone Banking Plus  13 33 22

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/11/2021

Statement End Date 14/05/2022

Page 2 of 3

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
15 Nov 2021	Opening Balance Interest Rate 5.870% PA			151,454.14
13 Dec 2021	INTEREST	730.71		152,184.85
13 Dec 2021	LOAN ACCOUNT FEE	8.00		152,192.85
14 Dec 2021	REPAYMT A/C TFR		1,010.00	151,182.85
13 Jan 2022	INTEREST	753.72		151,936.57
13 Jan 2022	LOAN ACCOUNT FEE	8.00		151,944.57
14 Jan 2022	REPAYMT A/C TFR		1,010.00	150,934.57
13 Feb 2022	INTEREST	752.48		151,687.05
13 Feb 2022	LOAN ACCOUNT FEE	8.00		151,695.05
14 Feb 2022	REPAYMT A/C TFR		1,010.00	150,685.05
13 Mar 2022	INTEREST	678.54		151,363.59
13 Mar 2022	LOAN ACCOUNT FEE	8.00		151,371.59
14 Mar 2022	REPAYMT A/C TFR		1,010.00	150,361.59
13 Apr 2022	INTEREST	749.62		151,111.21
13 Apr 2022	LOAN ACCOUNT FEE	8.00		151,119.21
14 Apr 2022	REPAYMT A/C TFR		1,010.00	150,109.21
13 May 2022	INTEREST	724.23		150,833.44
13 May 2022	LOAN ACCOUNT FEE	8.00		150,841.44
14 May 2022	REPAYMT A/C TFR		1,010.00	149,831.44
14 May 2022	Closing Balance			149,831.44

From 22/11/21: No fees apply for dishonours, paying in branch or by cheque or cash, or requesting a progress payment, loan increase, switch/split or security substitution. Arrears Letter Fee renamed Missed Payment Fee is \$15. Admin. Fee renamed Loan Account Fee is \$8 for all loans if applies. Fees renamed with no change to amount: Valuation Fee now Property Valuer Fee, Settlement Processing Fee now Document Processing Fee & Mortgage Discharge Fee now Loan Discharge Fee.

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

Your Loan Agreement will be amended to provide clarity if an interest rate discount results in a rate of less than zero. It deems your annual percentage rate to be zero until your relevant variable rate increases or discount period expires. This change takes effect 30 days from the date of this statement. A reminder if the Residential Loan Agreement forms part of your Loan Agreement, it is available at stgeorge.com.au/personal/home-loans or by calling 13 33 30.

HOME LOAN

St George Bank
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ABN 33 007 457 141
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Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/11/2021

Statement End Date 14/05/2022

Page 3 of 3

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Statement of Account
HOME LOAN

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Customer Enquiries 13 33 30
 (8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/05/2022

Statement End Date 30/06/2022

Page 1 of 2

Loan Account

PASSMORE VAN PLETZEN SMSF P/L ATF 601 505702 ATF PASSMORE VAN PLETZEN SMSF

Account Summary as at 30 Jun 2022

Opening Balance	149,831.44	+	Interest Charge for the Period	\$775.72	+	Total Debits excluding Interest	8.00	-	Total Credits	1,010.00	=	Closing Balance	149,605.16
			Contract Term Remaining	22yrs 05mths		Forecasted Term	22yrs 05mths		Interest Offset Benefit for Statement Period	\$0.00		Annual Percentage Rate	6.620%

Repayment Details as at 30 Jun 2022

Monthly Repayment	\$1,010.00	Monthly Repayment Due Date	due on the 14th	Repayment Account	412 850 950
Additional Monthly Repayment	\$0.00	Repayment Frequency	Monthly	Repayment Frequency Amount	\$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2022 IS \$8,910.24.

Bank Fee Charges \$60 (H9) + \$48 (H12) + \$8 = \$116



Billers Code: 808220
Ref: 112911080441201

**Please note: If your loan is currently at a fixed rate, then break costs may be payable if you make a prepayment (a payment exceeding your required repayment). **

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Phone Banking Plus

☎ 13 33 22

Loan Acct Number S211 0804412 01**BSB/Acct ID No.** 112-911 080441201**Statement Start Date** 15/05/2022**Statement End Date** 30/06/2022**Page** 2 of 2**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2022	Opening Balance Interest Rate 5.870% PA			149,831.44
17 May 2022	INTEREST RATE CHANGE TO 6.12% PA			149,831.44
13 Jun 2022	INTEREST	775.72		150,607.16
13 Jun 2022	LOAN ACCOUNT FEE	8.00		150,615.16
14 Jun 2022	REPAYMT A/C TFR		1,010.00	149,605.16
21 Jun 2022	INTEREST RATE CHANGE TO 6.62% PA			149,605.16
30 Jun 2022	Closing Balance			149,605.16

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Passmore van Pletzen Self Managed Super Fund - Passmore van Pletzen Self Managed Super Fund, Passmore van Pletzen Self Managed Super Fund

Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Folio Summary

Folio: OWN11123
From: 1/07/2021
To: 30/06/2022
Created: 30/06/2022

Money In \$23,921.37	Money Out \$3,547.81	Balance \$20,373.56
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Account	Included Tax	Money Out	Money In
1/69 Ocean Beach Rd, Woy Woy NSW			
Rent			\$23,400.00
Water Usage			\$521.37
Management Fee	\$117.00	\$1,287.00	
Council Rates		\$1,085.00	
Council Water Consumption		\$1,175.81	
Subtotal		\$3,547.81	\$23,921.37

Account Transactions

No transactions

Total		\$3,547.81	\$23,921.37
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Total Tax on Money Out: \$117.00

Tax Invoice

Account OWN11123
Statement #90
30 Jun 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$572.13
Money Out	\$24.75
You Received	\$547.38

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 6/07/2021		
Rent paid to 6/07/2021 (previously paid to 29/06/2021) (Withheld until cleared)		\$450.00
Water Consumption - From 05.02.21 (Reading 2591) To 21.04.21 (Reading 2650)		\$122.13
Management fee *	\$24.75	
Total	\$24.75	\$572.13

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$547.38
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Balance remaining	\$450.00
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GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #91
7 Jul 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$425.25

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 13/07/2021		
Rent paid to 13/07/2021 (previously paid to 6/07/2021) (Withheld until cleared)		\$450.00
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$425.25	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #92
21 Jul 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 27/07/2021		
Rent paid to 20/07/2021 (previously paid to 13/07/2021)		\$450.00
Rent paid to 27/07/2021 (previously paid to 20/07/2021)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #93
30 Jul 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$875.25

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 3/08/2021		
Rent paid to 3/08/2021 (previously paid to 27/07/2021)		\$450.00
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$875.25	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$2.25
(* includes Tax)

Tax Invoice

Account OWN11123
Statement #94
4 Aug 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$0.00
You Received	\$0.00

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 10/08/2021		
Rent paid to 10/08/2021 (previously paid to 3/08/2021) (Withheld until cleared)		\$450.00
Total	\$0.00	\$450.00

Account Transactions

Payment of \$450.00 was withheld
Uncleared amount \$450.00 (current)

Balance remaining	\$450.00
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GST Summary

Tax Invoice

Account OWN11123
Statement #95
18 Aug 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$346.25
You Received	\$553.75

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 24/08/2021		
Rent paid to 17/08/2021 (previously paid to 10/08/2021)		\$450.00
Rent paid to 24/08/2021 (previously paid to 17/08/2021)		\$450.00
(Withheld until cleared)		
Rates Installment (398850 - 1.7.2021 - 30.6.2022 - 1@69 OBR) - Gosford City Council - RATES DIVISON ONLY	\$272.00	
Management fee *	\$74.25	
Total	\$346.25	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$553.75	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$6.75
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #96
31 Aug 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/09/2021		
Rent paid to 31/08/2021 (previously paid to 24/08/2021)		\$450.00
Rent paid to 7/09/2021 (previously paid to 31/08/2021) (Withheld until cleared)		\$450.00
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$850.50	
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #97
15 Sep 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 21/09/2021		
Rent paid to 14/09/2021 (previously paid to 7/09/2021)		\$450.00
Rent paid to 21/09/2021 (previously paid to 14/09/2021)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #98
29 Sep 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 5/10/2021		
Rent paid to 28/09/2021 (previously paid to 21/09/2021)		\$450.00
Rent paid to 5/10/2021 (previously paid to 28/09/2021) (Withheld until cleared)		\$450.00
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$850.50	
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #99
13 Oct 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$385.81
You Received	\$514.19

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 19/10/2021		
Rent paid to 12/10/2021 (previously paid to 5/10/2021)		\$450.00
Rent paid to 19/10/2021 (previously paid to 12/10/2021)		\$450.00
(Withheld until cleared)		
Water Consumption (2398850 - 1.7.2021 - 30.9.2021 - 1@69 OBR - Gosford City Council - WATER SERVICES DIVISION)	\$336.31	
Management fee *	\$49.50	
Total	\$385.81	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$514.19	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #100
27 Oct 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$1,072.77
Money Out	\$49.50
You Received	\$1,023.27

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 2/11/2021		
Rent paid to 26/10/2021 (previously paid to 19/10/2021)		\$450.00
Rent paid to 2/11/2021 (previously paid to 26/10/2021)		\$450.00
(Withheld until cleared)		
Water Consumption - From 21.04.21 (Reading 2650) To 12.08.21 (Reading 2733)		\$172.77
Management fee *	\$49.50	
Total	\$49.50	\$1,072.77

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$1,023.27	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #101
29 Oct 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$0.00
Money Out	\$271.00
You Received	\$179.00

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 2/11/2021		
Rates Installment (398850 - 1.7.2021 - 30.6.2022 - 1@69 OBR) - Gosford City Council - RATES DIVISON ONLY	\$271.00	
Total	\$271.00	\$0.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$179.00	
Balance remaining		\$0.00

GST Summary

Tax Invoice

Account OWN11123
Statement #102
11 Nov 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$400.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 16/11/2021		
Rent paid to 9/11/2021 (previously paid to 2/11/2021)		\$450.00
Rent paid to 16/11/2021 (previously paid to 9/11/2021) (Withheld until cleared)		\$450.00
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$400.50	
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees (* includes Tax)	\$4.50
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Tax Invoice

Account OWN11123
Statement #103
24 Nov 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 30/11/2021		
Rent paid to 23/11/2021 (previously paid to 16/11/2021)		\$450.00
Rent paid to 30/11/2021 (previously paid to 23/11/2021)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #105
8 Dec 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$425.25

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 14/12/2021		
Rent paid to 14/12/2021 (previously paid to 7/12/2021) (Withheld until cleared)		\$450.00
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$425.25	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #106
23 Dec 2021

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$370.82
You Received	\$529.18

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 28/12/2021		
Rent paid to 21/12/2021 (previously paid to 14/12/2021)		\$450.00
Rent paid to 28/12/2021 (previously paid to 21/12/2021)		\$450.00
(Withheld until cleared)		
Water Consumption (2398850 - 01.10.2021 - 31.12.2021 - 1@69 - Gosford City Council - WATER SERVICES DIVISION)	\$321.32	
Management fee *	\$49.50	
Total	\$370.82	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$529.18	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #107
5 Jan 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$1,057.50
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 11/01/2022		
Rent paid to 4/01/2022 (previously paid to 28/12/2021)		\$450.00
Rent paid to 11/01/2022 (previously paid to 4/01/2022)		\$450.00
(Withheld until cleared)		
Water Consumption - From 12.08.21 (Reading 2733) To 02.11.21 (Reading 2808).		\$157.50
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$1,057.50

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$607.50 was withheld		
Uncleared amount \$607.50 (current)		
Balance remaining		\$607.50

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #108
19 Jan 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$1,008.00

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$607.50
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 25/01/2022		
Rent paid to 18/01/2022 (previously paid to 11/01/2022)		\$450.00
Rent paid to 25/01/2022 (previously paid to 18/01/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$1,008.00	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #109
31 Jan 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$875.25

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 1/02/2022		
Rent paid to 1/02/2022 (previously paid to 25/01/2022)		\$450.00
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$875.25	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$2.25
(* includes Tax)

Tax Invoice

Account OWN11123
Statement #110
2 Feb 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$0.00
You Received	\$0.00

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 8/02/2022		
Rent paid to 8/02/2022 (previously paid to 1/02/2022) (Withheld until cleared)		\$450.00
Total	\$0.00	\$450.00

Account Transactions

Payment of \$450.00 was withheld
Uncleared amount \$450.00 (current)

Balance remaining	\$450.00
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GST Summary

Tax Invoice

Account OWN11123
Statement #111
16 Feb 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$74.25
You Received	\$825.75

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 22/02/2022		
Rent paid to 15/02/2022 (previously paid to 8/02/2022)		\$450.00
Rent paid to 22/02/2022 (previously paid to 15/02/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$74.25	
Total	\$74.25	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$825.75	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$6.75
(* includes Tax)	

Tax Invoice

Account OWN11123

Statement #112

28 Feb 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$295.55
You Received	\$604.45

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 1/03/2022		
Rent paid to 1/03/2022 (previously paid to 22/02/2022)		\$450.00
Rates Installment (04383170 - 1.7.2021 - 30.6.2022 - 1@69 OB - Wyong Shire Council - RATES DIVISION ONLY)	\$270.80	
Management fee *	\$24.75	
Total	\$295.55	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$604.45	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #113
3 Mar 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$0.00
You Received	\$0.00

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 8/03/2022		
Rent paid to 8/03/2022 (previously paid to 1/03/2022) (Withheld until cleared)		\$450.00
Total	\$0.00	\$450.00

Account Transactions

Payment of \$450.00 was withheld
Uncleared amount \$450.00 (current)

Balance remaining	\$450.00
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GST Summary

Tax Invoice

Account OWN11123
Statement #114
16 Mar 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$426.79
You Received	\$473.21

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 22/03/2022		
Rent paid to 15/03/2022 (previously paid to 8/03/2022)		\$450.00
Rent paid to 22/03/2022 (previously paid to 15/03/2022)		\$450.00
(Withheld until cleared)		
Water Consumption (05223573 - 1.1.2022 - 31.3.2022 - 1@69 OB - Wyong Shire Council - WATER SERVICES DIVISION)	\$352.54	
Management fee *	\$74.25	
Total	\$426.79	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$473.21	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$6.75
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #115
30 Mar 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$1,089.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 5/04/2022		
Rent paid to 29/03/2022 (previously paid to 22/03/2022)		\$450.00
Rent paid to 5/04/2022 (previously paid to 29/03/2022)		\$450.00
(Withheld until cleared)		
Water Consumption - From 02.11.21 (Reading 2808) To 09.02.22 (Reading 2898)		\$189.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$1,089.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$639.00 was withheld		
Uncleared amount \$639.00 (current)		
Balance remaining		\$639.00

GST Summary

Total Tax on agency fees \$4.50
(* includes Tax)

Tax Invoice

Account OWN11123
Statement #116
13 Apr 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$1,039.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$639.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 19/04/2022		
Rent paid to 12/04/2022 (previously paid to 5/04/2022)		\$450.00
Rent paid to 19/04/2022 (previously paid to 12/04/2022) (Withheld until cleared)		\$450.00
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$1,039.50	
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123

Statement #117

27 Apr 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 3/05/2022		
Rent paid to 26/04/2022 (previously paid to 19/04/2022)		\$450.00
Rent paid to 3/05/2022 (previously paid to 26/04/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #118
29 Apr 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$0.00
Money Out	\$271.20
You Received	\$178.80

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 3/05/2022		
Rates Installment (04383170 - 1.7.2021 - 30.6.2022 - 1@69 OB - 5033 - Central Coast Council Rates Division)	\$271.20	
Total	\$271.20	\$0.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$178.80	
Balance remaining		\$0.00

GST Summary

Tax Invoice

Account OWN11123
Statement #119
11 May 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$400.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 17/05/2022		
Rent paid to 10/05/2022 (previously paid to 3/05/2022)		\$450.00
Rent paid to 17/05/2022 (previously paid to 10/05/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$400.50	
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #120
25 May 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$900.00
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 31/05/2022		
Rent paid to 24/05/2022 (previously paid to 17/05/2022)		\$450.00
Rent paid to 31/05/2022 (previously paid to 24/05/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$900.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$4.50
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #121
31 May 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$190.39
You Received	\$259.61

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/06/2022		
Rent paid to 7/06/2022 (previously paid to 31/05/2022) (Withheld until cleared)		\$450.00
Water Consumption (05223573 - 1.4.2022 - 30.6.2022 - 1@69 OB - 7583 - Central Coast Council - Water Service Division)	\$165.64	
Management fee *	\$24.75	
Total	\$190.39	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$450.00 was withheld Uncleared amount \$450.00 (current)	\$259.61
Balance remaining	\$450.00

GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #122
8 Jun 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$425.25

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 14/06/2022		
Rent paid to 14/06/2022 (previously paid to 7/06/2022) (Withheld until cleared)		\$450.00
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$425.25	
Payment of \$450.00 was withheld		
Uncleared amount \$450.00 (current)		
Balance remaining		\$450.00

GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #123
22 Jun 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$902.10
Money Out	\$49.50
You Received	\$850.50

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$450.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 28/06/2022		
Rent paid to 21/06/2022 (previously paid to 14/06/2022)		\$450.00
Rent paid to 28/06/2022 (previously paid to 21/06/2022)		\$450.00
(Withheld until cleared)		
Water Consumption - From 09.02.22 (Reading 2898) To 27.04.22 (Reading 2899)		\$2.10
(Withheld until cleared)		
Management fee *	\$49.50	
Total	\$49.50	\$902.10

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$850.50	
Payment of \$452.10 was withheld		
Uncleared amount \$452.10 (current)		
Balance remaining		\$452.10

GST Summary

Total Tax on agency fees \$4.50
(* includes Tax)

Tax Invoice

Account OWN11123
Statement #147
28 Feb 2023

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$940.00
Money Out	\$51.70
You Received	\$888.30

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$470.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$470.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/03/2023		
Rent paid to 28/02/2023 (previously paid to 21/02/2023)		\$470.00
Rent paid to 7/03/2023 (previously paid to 28/02/2023) (Withheld until cleared)		\$470.00
Management fee *	\$51.70	
Total	\$51.70	\$940.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$470.00 was withheld Uncleared amount \$470.00 (current)	\$888.30	
Balance remaining		\$470.00

GST Summary

Total Tax on agency fees	\$4.70
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #147
28 Feb 2023

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$940.00
Money Out	\$51.70
You Received	\$888.30

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$470.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$470.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/03/2023		
Rent paid to 28/02/2023 (previously paid to 21/02/2023)		\$470.00
Rent paid to 7/03/2023 (previously paid to 28/02/2023) (Withheld until cleared)		\$470.00
Management fee *	\$51.70	
Total	\$51.70	\$940.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950] Payment of \$470.00 was withheld Uncleared amount \$470.00 (current)	\$888.30	
Balance remaining		\$470.00

GST Summary

Total Tax on agency fees	\$4.70
(* includes Tax)	



FOLIO: 1/SP35760

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/5/2023	10:53 PM	8	8/9/2018

LAND

LOT 1 IN STRATA PLAN 35760
AT WOY WOY
LOCAL GOVERNMENT AREA CENTRAL COAST

FIRST SCHEDULE

PASSMORE VAN PLETZEN BT PTY LTD (T AJ58125)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP35760
- 2 AJ58126 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

RESIDENTIAL TENANCY AGREEMENT

(Where tenancy is for a term of 3 years or less)

This agreement is in 2 parts:

Part 1 – Sets out the terms of the agreement. (Part 1 is in two sections – Section A and Section B)

Part 2 – Contains the condition report in respect of the residential premises.

IMPORTANT NOTES ABOUT THIS AGREEMENT

1. The tenant is entitled to have time to read this agreement (and the completed condition report referred to in this agreement) and to obtain appropriate advice if necessary.
2. The landlord or the landlord's agent must give the tenant a copy of the "The Renting Guide: A guide for landlords and tenants".
3. That book explains both parties' rights and obligations under this agreement.
4. The landlord is required to give the tenant a copy of this agreement for the tenant to keep.

PART 1 – SECTION A TERMS OF AGREEMENT

THIS AGREEMENT is made on 29/08/2018 AT EAST GOSFORD NSW 2250 BETWEEN

LANDLORD Name: **Passmore van Pletzen Self Managed Super Fund and Passmore van Pletzen Self Managed Super Fund**

WHOSE AGENT IS Name: **C/- STARR PARTNERS EAST GOSFORD
STARR TEAM PROPERTIES PTY LTD (A.B.N) 82 078 754 079
T/A STARR PARTNERS EAST GOSFORD
LEVEL 1 SUITES 14 & 15,
Address: 36-40 VICTORIA STREET EAST GOSFORD NSW 2250**

TENANT Name: **Roland Santos & Ma. Victoria Marinas**

Other people who will ordinarily live at the premises may be listed –

PREMISES The landlord gives the tenant the right to occupy the premises at

Address: 1/69 Ocean Beach Road Woy Woy NSW

The premises is unfurnished

No more than FIVE (5) persons may ordinarily live in the premises at any one time.

RENT The rent is **\$440.00 per week**, payable in advance, every **WEEK** starting on **29/08/2018**

The tenant pays in advance on the **WEDNESDAY OF EVERY WEEK**

The rent must be paid:

- (a) To the landlord, or the landlord's agent, through the Macquarie Bank DEFT system, and various options through this provider.

AGENT REFERENCE: 0032821399

At any other reasonable place the landlord names in writing: or

- (b) Into the following account

Or any other account nominated by the landlord.

Payment must be made by the following method (DEFT payment system, through Macquarie Bank or by any other method agreed to and set out here).....

TERM The term of this agreement is **6 Months** beginning on **29/08/2018** and ending on **26/02/2019**.

CONTINUATION At the end of the term the tenant can stay in the residential premises at the same rent (or at an increased rent if the rent is increased in accordance with the Residential Tenancies Act 1987) but otherwise under the same terms unless or until the agreement is ended in accordance with the Residential Tenancies Act 1987.

RENTAL BOND: the tenant must pay a Rental Bond of **\$1,760.00** to the landlord or the landlord's agent on or before signing this agreement.

URGENT REPAIRS (Nominated person/s to contact):

BUDGET ELECTRICAL - MICK: 0420678747.....ELECTRICIAN

SHINE PLUMBING – NICK 0434240524.....PLUMBER

WATER USAGE

Will the tenant be required to pay separately for water usage, **YES** if the property is separately water metered?

STRATA BY-LAWS

Are there any strata or community scheme by-laws applicable to the residential premises? **YES/NO**

CONDITION REPORT

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is signed and forms part of this agreement

TENANCY LAWS

The *Residential Tenancies Act 2010* and the *Residential Tenancies Regulations 2010* apply to this agreement.

Both the landlord and the tenant must comply with these laws.

Handwritten signatures: "Gn" and "PPS"

RIGHT TO OCCUPY THE PREMISES

1. **The landlord agrees** that the tenant has the right to occupy the residential premises during the tenancy. The residential premises include the additional things (if any) noted under "Residential premises".

COPY OF AGREEMENT

2. **The landlord agrees** to give the tenant:
 - 2.1 a copy of this agreement before or when this agreement is signed and given by the tenant to the landlord or a person on the landlord's behalf, and
 - 2.2 a copy of this agreement signed by both the landlord and the tenant as soon as is reasonably practicable.

RENT

3. **The tenant agrees:**
 - 3.1 to pay rent on time, and
 - 3.2 to reimburse the landlord for the cost of replacing rent deposit books or rent cards lost by the tenant, and
 - 3.3 to reimburse the landlord for the amount of any fees paid by the landlord to a bank or other authorised deposit-taking institution as a result of funds of the tenant not being available for rent payment on the due date.
4. **The landlord agrees:**
 - 4.1 to provide the tenant with at least one means to pay rent for which the tenant does not incur a cost (other than bank fees or other account fees usually payable for the tenant's transactions) and that is reasonably available to the tenant, and
 - 4.2 not to require the tenant to pay more than 2 weeks rent in advance or to pay rent for a period of the tenancy before the end of the previous period for which rent has been paid, and
 - 4.3 not to require the tenant to pay rent by a cheque or other negotiable instrument that is post-dated, and
 - 4.4 to accept payment of unpaid rent after the landlord has given a termination notice on the ground of failure to pay rent if the tenant has not vacated the residential premises, and
 - 4.5 not to use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent, and
 - 4.6 to give a rent receipt to the tenant if rent is paid in person (other than by cheque) and to make a rent receipt available for collection by the tenant or to post it to the residential premises if rent is paid by cheque, and
 - 4.7 to keep a record of rent paid under this agreement and to provide a written statement showing the rent record for a specified period within 7 days of a request by the tenant (unless the landlord has previously provided a statement for the same period).

Note. The landlord and tenant may, by agreement, change the manner in which rent is payable under this agreement.

RENT INCREASES

5. **The landlord and the tenant agree** that the rent cannot be increased after the end of the fixed term (if any) of this agreement or under this agreement unless the landlord gives not less than 60 days written notice of the increase to the tenant. The notice must specify the increased rent and the day from which it is payable.

Note. Section 42 of the *Residential Tenancies Act 2010* sets out the circumstances in which rent may be increased during the fixed term of a residential tenancy agreement. An additional term for this purpose may be included in the agreement.

6. The landlord and the tenant agree:

- 6.1 that the increased rent is payable from the day specified in the notice, and
- 6.2 that the landlord may cancel or reduce the rent increase by a later notice that takes effect on the same day as the original notice, and
- 6.3 that increased rent under this agreement is not payable unless the rent is increased in accordance with this agreement and the *Residential Tenancies Act 2010* or by the Civil and Administrative Tribunal.

RENT REDUCTIONS

7. **The landlord and the tenant agree** that the rent abates if the residential premises:
 - 7.1 are destroyed, or become wholly or partly uninhabitable, otherwise than as a result of a breach of this agreement, or
 - 7.2 cease to be lawfully usable as a residence, or
 - 7.3 are compulsorily appropriated or acquired by an authority.
8. The landlord and the tenant may, at any time during this agreement, agree to reduce the rent payable.

PAYMENT OF COUNCIL RATES, LAND TAX, WATER AND OTHER CHARGES

9. **The landlord agrees** to pay:
 - 9.1 rates, taxes or charges payable under any Act (other than charges payable by the tenant under this agreement), and
 - 9.2 the installation costs and charges for initial connection to the residential premises of an electricity, water, gas, bottled gas or oil supply service, and
 - 9.3 all charges for the supply of electricity, gas (except bottled gas) or oil to the tenant at the residential premises that are not separately metered, and
 - 9.4 the costs and charges for the supply or hire of gas bottles for the supply of bottled gas at the commencement of the tenancy, and
 - 9.5 all charges (other than water usage charges) in connection with a water supply service to separately metered residential premises, and
 - 9.6 all charges in connection with a water supply service to residential premises that are not separately metered, and
 - 9.7 all charges for the supply of sewerage services (other than for pump out septic services) or the supply or use of drainage services to the residential premises, and
 - 9.8 all charges for the availability of gas to the residential premises if the premises do not have any appliances, supplied by the landlord, for which gas is required and the tenant does not use gas supplied to the premises for any purpose.

10. The tenant agrees to pay:

- 10.1 all charges for the supply of electricity, gas (except bottled gas) or oil to the tenant at the residential premises if the premises are separately metered, and
- 10.2 all charges for the supply of bottled gas to the tenant at the residential premises, and
- 10.3 all charges for pumping out a septic system used for the residential premises, and
- 10.4 any excess garbage charges relating to the tenant's use of the residential premises, and

10.5 water usage charges, if the landlord has installed water efficiency measures referred to in clause 11 and the residential premises:

10.5.1 are separately metered, or

10.5.2 are not connected to a water supply service and water is delivered by vehicle.

11. The landlord agrees that the tenant is not required to pay water usage charges unless:

11.1 the landlord gives the tenant a copy of the part of the water supply authority's bill setting out the charges, or other evidence of the cost of water used by the tenant, and

11.2 the landlord gives the tenant at least 21 days to pay the charges, and

11.3 the landlord requests payment of the charges by the tenant not later than 3 months after the issue of the bill for the charges by the water supply authority, and

11.4 the residential premises have the following water efficiency measures:

11.4.1 all internal cold water taps and single mixer taps for kitchen sinks or bathroom hand basins on the premises have a maximum flow rate of 9 litres per minute,

11.4.2 all showerheads have a maximum flow rate of 9 litres per minute,

11.4.3 there are no leaking taps at the commencement of this agreement or when the water efficiency measures are installed, whichever is the later.

12. The landlord agrees to give the tenant the benefit of, or an amount equivalent to, any rebate received by the landlord for water usage charges payable or paid by the tenant.

POSSESSION OF THE PREMISES

13. The landlord agrees:

13.1 to make sure the residential premises are vacant so the tenant can move in on the date agreed, and

13.2 to take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the premises cannot be used as a residence for the term of this agreement.

TENANT'S RIGHT TO QUIET ENJOYMENT

14. The landlord agrees:

14.1 that the tenant will have quiet enjoyment of the residential premises without interruption by the landlord or any person claiming by, through or under the landlord or having superior title to that of the landlord (such as a head landlord), and

14.2 that the landlord or the landlord's agent will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in using the residential premises, and

14.3 that the landlord or the landlord's agent will take all reasonable steps to ensure that the landlord's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in using the residential premises.

USE OF THE PREMISES BY TENANT

15. The tenant agrees:

15.1 not to use the residential premises, or cause or permit the premises to be used, for any illegal purpose, and

15.2 not to cause or permit a nuisance, and

15.3 not to interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours, and

15.4 not to intentionally or negligently cause or permit any damage to the residential premises, and

15.5 not to cause or permit more people to reside in the residential premises than is permitted by this agreement.

16. The tenant agrees:

16.1 to keep the residential premises reasonably clean, and

16.2 to notify the landlord as soon as practicable of any damage to the residential premises, and

16.3 that the tenant is responsible to the landlord for any act or omission by a person who is lawfully on the residential premises if the person is only permitted on the premises with the tenant's consent and the act or omission would be in breach of this agreement if done or omitted by the tenant, and

16.4 that it is the tenant's responsibility to replace light globes and batteries for smoke detectors on the residential premises.

17. The tenant agrees, when this agreement ends and before giving vacant possession of the premises to the landlord:

17.1 to remove all the tenant's goods from the residential premises, and

17.2 to leave the residential premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy, and

17.3 to leave the residential premises reasonably clean, having regard to their condition at the commencement of the tenancy, and

17.4 to remove or arrange for the removal of all rubbish from the residential premises, and

17.5 to make sure that all light fittings on the premises have working globes, and

17.6 to return to the landlord all keys, and other opening devices or similar devices, provided by the landlord.

LANDLORD'S GENERAL OBLIGATIONS FOR RESIDENTIAL PREMISES

18. The landlord agrees:

18.1 to make sure that the residential premises are reasonably clean and fit to live in, and

18.2 to make sure that all light fittings on the residential premises have working light globes on the commencement of the tenancy, and

18.3 to keep the residential premises in a reasonable state of repair, considering the age of, the rent paid for and the prospective life of the premises, and

18.4 not to interfere with the supply of gas, electricity, water, telecommunications or other services to the residential premises (unless the interference is necessary to avoid danger to any person or enable maintenance or repairs to be carried out), and

18.5 to comply with all statutory obligations relating to the health or safety of the residential premises.

URGENT REPAIRS

19. The landlord agrees to pay the tenant, within 14 days after receiving written notice from the tenant, any reasonable costs (not exceeding \$1,000) that the tenant has incurred for making urgent repairs to the residential premises (of the type set out below) so long as:

19.1 the damage was not caused as a result of a breach of this agreement by the tenant, and

RESIDENTIAL TENANCY AGREEMENT

- 19.2 the tenant gives or makes a reasonable attempt to give the landlord notice of the damage, and
- 19.3 the tenant gives the landlord a reasonable opportunity to make the repairs, and
- 19.4 the tenant makes a reasonable attempt to have any appropriate tradesperson named in this agreement make the repairs, and
- 19.5 the repairs are carried out, where appropriate, by licensed or properly qualified persons, and
- 19.6 the tenant, as soon as possible, gives or tries to give the landlord written details of the repairs, including the cost and the receipts for anything the tenant pays for.

Note. The type of repairs that are **urgent repairs** are defined in the *Residential Tenancies Act 2010* and are defined as follows:

- (a) a burst water service,
- (b) an appliance, fitting or fixture that uses water or is used to supply water that is broken or not functioning properly, so that a substantial amount of water is wasted,
- (c) a blocked or broken lavatory system,
- (d) a serious roof leak,
- (e) a gas leak,
- (f) a dangerous electrical fault,
- (g) flooding or serious flood damage,
- (h) serious storm or fire damage,
- (i) a failure or breakdown of the gas, electricity or water supply to the premises,
- (j) a failure or breakdown of any essential service on the residential premises for hot water, cooking, heating, cooling or laundering,
- (k) any fault or damage that causes the premises to be unsafe or insecure.

SALE OF THE PREMISES

20. The landlord agrees:

- 20.1 to give the tenant written notice that the landlord intends to sell the residential premises, at least 14 days before the premises are made available for inspection by potential purchasers, and
- 20.2 to make all reasonable efforts to agree with the tenant as to the days and times when the residential premises are to be available for inspection by potential purchasers.

21. **The tenant agrees** not to unreasonably refuse to agree to days and times when the residential premises are to be available for inspection by potential purchasers.

22. The landlord and tenant agree:

- 22.1 that the tenant is not required to agree to the residential premises being available for inspection more than twice in a period of a week, and
- 22.2 that, if they fail to agree, the landlord may show the residential premises to potential purchasers not more than twice in any period of a week and must give the tenant at least 48 hours notice each time.

LANDLORD'S ACCESS TO THE PREMISES

23. **The landlord agrees** that the landlord, the landlord's agent or any person authorised in writing by the landlord, during the currency of this agreement, may only enter the residential premises in the following circumstances:

- 23.1 in an emergency (including entry for the purpose of carrying out urgent repairs),
- 23.2 if the Civil and Administrative Tribunal so orders,
- 23.3 if there is good reason for the landlord to believe the premises are abandoned,

- 23.4 if there is good reason for serious concern about the health of the tenant or any other person on the residential premises and a reasonable attempt has been made to obtain consent to the entry,
- 23.5 to inspect the premises, if the tenant is given at least 7 days written notice (no more than 4 inspections are allowed in any period of 12 months),
- 23.6 to carry out, or assess the need for, necessary repairs, if the tenant is given at least 2 days notice each time,
- 23.7 to carry out, or assess the need for, work relating to statutory health and safety obligations relating to the residential premises, if the tenant is given at least 2 days notice each time,
- 23.8 to show the premises to prospective tenants on a reasonable number of occasions if the tenant is given reasonable notice on each occasion (this is only allowed during the last 14 days of the agreement),
- 23.9 to value the property, if the tenant is given 7 days notice (not more than one valuation is allowed in any period of 12 months),
- 23.10 if the tenant agrees.

24. **The landlord agrees** that a person who enters the residential premises under clause 23.5, 23.6, 23.7, 23.8 or 23.9 of this agreement:

- 24.1 must not enter the premises on a Sunday or a public holiday, unless the tenant agrees, and
- 24.2 may enter the premises only between the hours of 8.00 a.m. and 8.00 p.m., unless the tenant agrees to another time, and
- 24.3 must, if practicable, notify the tenant of the proposed day and time of entry.

25. **The landlord agrees** that, except in an emergency (including to carry out urgent repairs), a person other than the landlord or the landlord's agent must produce to the tenant the landlord's or the landlord's agent's written permission to enter the residential premises.

26. **The tenant agrees** to give access to the residential premises to the landlord, the landlord's agent or any person, if they are exercising a right to enter the residential premises in accordance with this agreement.

ALTERATIONS AND ADDITIONS TO THE PREMISES

27. The tenant agrees:

- 27.1 not to install any fixture or renovate, alter or add to the residential premises without the landlord's written permission, and
- 27.2 not to remove, without the landlord's permission, any fixture attached by the tenant that was paid for by the landlord or for which the landlord gave the tenant a benefit equivalent to the cost of the fixture, and
- 27.3 to notify the landlord of any damage caused by removing any fixture attached by the tenant, and
- 27.4 to repair any damage caused by removing the fixture or compensate the landlord for the reasonable cost of repair.

28. **The landlord agrees** not to unreasonably refuse permission for the installation of a fixture by the tenant or to a minor alteration, addition or renovation by the tenant.

LOCKS AND SECURITY DEVICES

29. The landlord agrees:

- 29.1 to provide and maintain locks or other security devices necessary to keep the residential premises reasonably secure, and

RESIDENTIAL TENANCY AGREEMENT

- 29.2** to give each tenant under this agreement a copy of the key or opening device or information to open any lock or security device for the residential premises or common property to which the tenant is entitled to have access, and
- 29.3** not to charge the tenant for the cost of providing the copies except to recover the cost of replacement or additional copies, and
- 29.4** not to alter, remove or add any lock or other security device without reasonable excuse (which includes an emergency, an order of the Civil and Administrative Tribunal, termination of a co-tenancy or an apprehended violence order prohibiting a tenant or occupant from having access) or unless the tenant agrees, and
- 29.5** to give each tenant under this agreement a copy of any key or other opening device or information to open any lock or security device that the landlord changes as soon as practicable (and no later than 7 days) after the change.

30. The tenant agrees:

- 30.1** not to alter, remove or add any lock or other security device without reasonable excuse (which includes an emergency, an order of the Civil and Administrative Tribunal, termination of a co-tenancy or an apprehended violence order prohibiting a tenant or occupant from having access) or unless the landlord agrees, and
- 30.2** to give the landlord a copy of the key or opening device or information to open any lock or security device that the tenant changes within 7 days of the change.
- 31.** A copy of a changed key or other opening device need not be given to the other party if the other party agrees not to be given a copy or the Civil and Administrative Tribunal authorises a copy not to be given or the other party is prohibited from access to the residential premises by an apprehended violence order.

TRANSFER OF TENANCY OR SUB-LETTING BY TENANT

32. The landlord and tenant agree that:

- 32.1** the tenant may, with the landlord's written permission, transfer the tenant's tenancy under this agreement or sub-let the residential premises, and
- 32.2** the landlord may refuse permission (whether or not it is reasonable to do so) to the transfer of the whole of the tenancy or sub-letting the whole of the residential premises, and
- 32.3** the landlord must not unreasonably refuse permission to a transfer of part of a tenancy or a sub-letting of part of the residential premises, and
- 32.4** without limiting clause 32.3, the landlord may refuse permission to a transfer of part of the tenancy or to sub-letting part of the residential premises if the number of occupants would be more than is permitted under this agreement or any proposed tenant or sub-tenant is listed on a residential tenancy database or it would result in overcrowding of the residential premises.

Note. Clauses 32.3 and 32.4 do not apply to social tenancy housing agreements.

- 33. The landlord agrees** not to charge for giving permission other than for the landlord's reasonable expenses in giving permission.

CHANGE IN DETAILS OF LANDLORD OR LANDLORD'S AGENT

34. The landlord agrees:

- 34.1** if the name and telephone number or contact details of the landlord change, to give the tenant notice in writing of the change within 14 days, and
- 34.2** if the address of the landlord changes (and the landlord does not have an agent), to give the tenant notice in writing of the change within 14 days, and

- 34.3** if the name, telephone number or business address of the landlord's agent changes or the landlord appoints an agent, to give the tenant notice in writing of the change or the agent's name, telephone number and business address, as appropriate, within 14 days, and
- 34.4** if the landlord or landlord's agent is a corporation and the name or business address of the corporation changes, to give the tenant notice in writing of the change within 14 days.

COPY OF CERTAIN BY-LAWS TO BE PROVIDED

[Cross out if not applicable]

- 35. The landlord agrees** to give to the tenant within 7 days of entering into this agreement a copy of the by-laws applying to the residential premises if they are premises under the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*.

MITIGATION OF LOSS

- 36. The rules of law** relating to mitigation of loss or damage on breach of a contract apply to a breach of this agreement. (For example, if the tenant breaches this agreement the landlord will not be able to claim damages for loss which could have been avoided by reasonable effort by the landlord.)

RENTAL BOND

[Cross out this clause if no rental bond is payable]

- 37. The landlord agrees** that where the landlord or the landlord's agent applies to the Rental Bond Board or the Civil and Administrative Tribunal for payment of the whole or part of the rental bond to the landlord, then the landlord or the landlord's agent will provide the tenant with details of the amount claimed and with copies of any quotations, accounts and receipts that are relevant to the claim and a copy of a completed condition report about the residential premises at the end of the residential tenancy agreement.

SMOKE ALARMS

- 38. The landlord agrees** to ensure that smoke alarms are installed and maintained in the residential premises in accordance with section 146A of the *Environmental Planning and Assessment Act 1979* if that section requires them to be installed in the premises.
- 39. The landlord and tenant each agree** not to remove or interfere with the operation of a smoke alarm installed on the residential premises unless they have a reasonable excuse to do so.

SWIMMING POOLS

[Cross out this clause if there is no swimming pool]

- 40. The landlord agrees** to ensure that the requirements of the *Swimming Pools Act 1992* have been complied with in respect of the swimming pool on the residential premises.

[Cross out the following clause if there is no swimming pool or the swimming pool is situated on land in a strata scheme (within the meaning of the Strata Schemes Management Act 2015) or in a community scheme (within the meaning of the Community Land Development Act 1989) and that strata or community scheme comprises more than 2 lots]

- 40A. The landlord agrees** to ensure that at the time that this residential tenancy agreement is entered into:

- 40A.1** the swimming pool on the residential premises is registered under the *Swimming Pools Act 1992* and has a valid certificate of compliance under that Act or a relevant occupation certificate within the meaning of that Act, and
- 40A.2** a copy of that valid certificate of compliance or relevant occupation certificate is provided to the tenant.

Handwritten signatures and initials in blue ink.

RESIDENTIAL TENANCY AGREEMENT

LOOSE-FILL ASBESTOS INSULATION

40B. The landlord agrees:

- 40B.1** if, at the time that this residential tenancy agreement is entered into, the premises have been and remain listed on the LFAI Register, the tenant has been advised in writing by the landlord that the premises are listed on that Register, or
- 40B.2** if, during the tenancy, the premises become listed on the LFAI Register, to advise the tenant in writing, within 14 days of the premises being listed on the Register, that the premises are listed on the Register.

ADDITIONAL TERMS

[Additional terms may be included in this agreement if:

- (a) both the landlord and tenant agree to the terms, and*
- (b) they do not conflict with the Residential Tenancies Act 2010, the Residential Tenancies Regulation 2010 or any other Act, and*
- (c) they do not conflict with the standard terms of this agreement.*

[ANY ADDITIONAL TERMS ARE NOT REQUIRED BY LAW AND ARE NEGOTIABLE.]

ADDITIONAL TERM – BREAK FEE

[Cross out this clause if not applicable and, if not applicable, note clauses 54.2(a) and 54.2(c)]

41. The tenant agrees that, if the tenant ends the residential tenancy agreement before the end of the fixed term of the agreement, the tenant must pay a break fee of the following amount:

- 41.1** if the fixed term is for 3 years or less, 6 weeks rent if less than half of the term has expired or 4 weeks rent in any other case, or
- 41.2** if the fixed term is for more than 3 years,

\$

This clause does not apply if the tenant terminates the residential tenancy agreement early for a reason that is permitted under the *Residential Tenancies Act 2010*.

Note. Permitted reasons for early termination include destruction of residential premises, breach of the agreement by the landlord and an offer of social housing or a place in an aged care facility. Also refer to clauses 52, 53, 54 and 55 for termination of this agreement.

Section 107 of the *Residential Tenancies Act 2010* regulates the rights of the landlord and tenant under this clause.

42. The landlord agrees that the compensation payable by the tenant for ending the residential tenancy agreement before the end of the fixed term is limited to the amount specified in clause 41 and any occupation fee payable under the *Residential Tenancies Act 2010* for goods left on the residential premises.

ADDITIONAL TERM – PETS

- 43. The tenant agrees** not to keep animals on the residential premises without first obtaining the written consent of the landlord and, if applicable, the body corporate, community association or board of directors.
- 44. The landlord agrees** that the tenant may keep the following animals on the residential premises unless otherwise prohibited by a strata by-law, community title rule, company title rule and/or management statement, or under a law relating to health or other applicable law:

No Pets.

Handwritten signatures: pps and [unclear]

45. The tenant agrees to:

- 45.1** have the carpet professionally cleaned and to have the residential premises treated by a professional pest control provider/entity if animals have been kept on the residential premises during the tenancy;
- 45.2** repair any damage caused by animals kept on the residential premises;
- 45.3** upon request, and in the form of evidence elected, by the landlord or the landlord's agent, provide to the landlord or the landlord's agent (as the case may be) evidence that the tenant has complied with clauses 45.1 and 45.2 of this agreement; and
- 45.4** indemnify the landlord in respect of all claims arising out of or in connection with any damage, costs or personal injuries caused or contributed to by:
 - (a) any animals kept by the tenant on the residential premises; and
 - (b) any animals moving, or being moved by someone, across the residential premises and any common areas.

ADDITIONAL TERM – AGREEMENT TO USE PREVIOUS CONDITION REPORT

46. The landlord and tenant agree that the condition report included in a residential tenancy agreement entered into by the tenant and dated / / (insert a date if the landlord and tenant agree to this clause) forms part of this agreement.

ADDITIONAL TERM – TENANT'S CARE AND USE OF THE RESIDENTIAL PREMISES

47. Further to clause 16, the tenant agrees:

- 47.1.** to clean the residential premises regularly with special attention to the kitchen, bathroom and appliances;
- 47.2.** to put nothing down any sink, toilet or drain likely to cause obstruction or damage;
- 47.3.** to wrap up and place garbage in a suitable container;
- 47.4.** to regularly mow the lawns and keep the grounds and garden tidy and free of weeds and rubbish and maintain them in their condition, fair wear and tear excepted, as at the commencement of this agreement;
- 47.5.** to take special care of the items let with the residential premises including any furniture, furnishings and appliances;
- 47.6.** to do no decorating that involves painting, marking or defacing the residential premises or fixing posters without the prior written consent of the landlord or an order of the Civil and Administrative Tribunal;
- 47.7.** to ensure that nothing is done that may prejudice any insurance policy or increase the premium payable under any insurance policy held by the landlord in relation to the residential premises and to ensure that nothing is done on the residential premises which may expose the owner to any claims or liability or which might give rise to an insurance claim;
- 47.8.** to notify the landlord promptly of any infectious disease or the presence of rats, cockroaches, fleas or other pests;
- 47.9.** to ventilate, in an adequate and timely manner and, if applicable, without any alteration or addition to the common property, all rooms and areas in the residential premises and to prevent the growth of mould;
- 47.10.** not to remove, alter or damage any water efficiency measure installed in the residential premises;

47.11. not to store rubbish or unregistered vehicles on the residential premises, and not to store any items in the garage, storage cage, open car space or any other storage facility on the residential premises and storage of any items on the residential premises is at the tenant's own risk; and

47.12. to take out and bring in, in accordance with the scheduled garbage collection days, and to keep clean, all bins that are supplied with the residential premises and to pay the cost of repair or replacement of any bins that become damaged, lost or stolen (if not repaired or replaced at the cost of the relevant authority) whilst the tenant is in occupation of the residential premises.

ADDITIONAL TERM – TELECOMMUNICATIONS SERVICES

48. The tenant agrees:

- 48.1.** to leave, in the same manner of connection or operation, any telephone service installed in the residential premises at the commencement of this agreement; and
- 48.2.** the availability of telephone or fax lines, internet services, analogue, digital or cable television (and the adequacy of such services) are the sole responsibility of the tenant and the tenant should make their own enquiries as to the availability and adequacy of such services before executing this agreement. The landlord does not warrant that any telephone or fax plugs, antenna sockets or other such sockets or service points located in the residential premises are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries. The landlord is not obliged to install any antenna, plugs or sockets including but not limited to any digital aerials or antennas or to carry out any upgrades in respect of television or internet reception on the residential premises.

ADDITIONAL TERM – RENT AND RENTAL BOND

49. The tenant agrees:

- 49.1** to pay the rent on or before the day on which the term of this agreement begins; and
- 49.2.** not to apply any rental bond towards payment of the rent without the prior written consent of the landlord.

50. The landlord and the tenant may, by agreement, change the manner in which rent is payable under this agreement.

ADDITIONAL TERM – OCCUPANTS

51. The tenant agrees:

- 51.1.** not to part with possession other than in accordance with the provisions of this agreement or the *Residential Tenancies Act 2010*; and
- 51.2.** to ensure that occupants and other persons who come on to the residential premises with the tenant's consent comply with the conditions of this agreement.

ADDITIONAL TERM – TERMINATION

52. The tenant acknowledges that a notice of termination does not by itself end the tenant's obligations under this agreement.

53. The tenant agrees:

- 53.1** upon termination of this agreement, to:
- promptly and peacefully deliver up vacant possession of the residential premises to the landlord by the date specified in the termination notice or otherwise in accordance with the *Residential Tenancies Act 2010*;
 - promptly notify the landlord or the landlord's agent of the tenant's forwarding address; and
 - comply with its obligations in clause 17 of this agreement; and

53.2 that the tenant's obligations under this agreement (including to pay rent and other amounts payable to the landlord pursuant to clause 54.2) continue until such time as the tenant has provided vacant possession of the residential premises, left them in the condition required under this agreement and returned to the landlord or the landlord's agent all keys, access cards, locks and other opening devices and security items.

54. Notwithstanding any termination of this agreement, the tenant acknowledges and agrees that:

54.1 an application may be made to the Civil and Administrative Tribunal if the tenant does not vacate when required or otherwise does not comply with this agreement;

54.2 if the tenant terminates this agreement before the expiry of the fixed term and if clauses 41 and 42 regarding the break fee are deleted (and, therefore, do not apply), subject to the parties' obligations to mitigate their losses:

- the tenant must:
 - reimburse the landlord for costs, fees and other charges and expenses in connection with such termination; and
 - pay rent or compensation for an amount equivalent to rent until such time as the landlord finds a suitable replacement tenant or until the date on which the fixed term of the agreement has expired (whichever occurs first),

and the parties agree that this clause 54.2(a) does not apply if the tenant terminates the residential tenancy agreement early for a reason permitted under the *Residential Tenancies Act 2010*;

- the tenant must comply with the requirements of clause 53 before the expiration of the fixed term of this agreement; and
- the landlord is under no obligation to advertise the residential premises, arrange any inspection of the residential premises by prospective tenants or take any other action to lease the residential premises until vacant possession is provided by the tenant; and

54.3 the landlord is entitled to claim damages for loss of bargain in the event of a termination of this agreement on the grounds of a breach.

55. The landlord and the tenant agree that:

- 55.1.** any action by the landlord or the tenant to terminate this agreement shall not affect any claim for compensation in respect of a breach of this agreement;
- 55.2.** the acceptance of or demand for rent or other money by the landlord after service of a termination notice for breach does not operate as a waiver of that notice nor does it evidence the creation of a new tenancy; and
- 55.3.** the landlord's entitlement to claim damages for loss of bargain pursuant to clause 54.3 and the tenant's obligation to pay rent as and when it falls due are fundamental and essential terms of this agreement.

Note: Examples of where a fixed term agreement can be ended are where a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days. Examples of where a periodic agreement can be ended are where a contract for sale of land requiring vacant possession has been exchanged (in which case the notice period is not less than 30 days), a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days.

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Note: If the tenant breaches this agreement the landlord should refer to section 187(2) of the *Residential Tenancies Act 2010*.

ADDITIONAL TERM – STATUTES, STRATA BY-LAWS, RULES AND SPECIAL CONDITIONS FOR FLATS

56. The tenant agrees:

- 56.1.** to observe all relevant statutes, statutory regulations, strata by-laws, company title rules and community title rules relating to health, safety, noise and other housing standards with respect to the residential premises;
- 56.2.** where the residential premises are subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*, to observe and comply with any applicable strata by-laws and/or management statements and any applicable law; and
- 56.3.** where the residential premises are a flat (not subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*), to comply with any applicable law and the special conditions contained in Schedule A of this agreement and any other special conditions as notified to the tenant from time to time

ADDITIONAL TERM – SWIMMING POOLS

(This clause does not apply when there is no pool on the residential premises)

57. Unless otherwise agreed by the landlord and tenant in writing, the tenant agrees:

- 57.1.** to vacuum, brush and clean the pool, backwash the filter and empty the leaf basket(s) regularly keeping them free from leaf litter and other debris;
- 57.2.** to have the pool water tested once a month at a pool shop and to purchase and use the appropriate chemicals to keep the water clean and clear;
- 57.3.** to keep the water level above the filter inlet at all times;
- 57.4.** to notify the landlord or the landlord's agent as soon as practicable of any problems with the pool, equipment, safety gate, access door, fence or barrier;
- 57.5.** not to interfere with the operation of any pool safety gate, access door, fence or barrier including not propping or holding open any safety gate or access door, nor leaving any item or object near a pool safety gate, access door, fence or barrier which would aid or allow access by children to the pool area or allow children to climb the pool safety gate, access door, fence or barrier; and
- 57.6.** to ensure that the pool safety gate or access door is self-closing at all times.

ADDITIONAL TERM – RENT INCREASES DURING

THE FIXED TERM (for a fixed term of **less than 2 years**):

58. By completing this clause, **the parties agree** that the rent will be increased during the fixed term of the agreement as follows:

58.1. the rent will be increased to

\$ _____ per _____
 _____ on _____ / _____ / _____ ; and
 to \$ _____ per _____
 _____ on _____ / _____ / _____ ; or

58.2. the rent increase can be calculated by the following method (set out details):

Note: The rent payable under a residential tenancy agreement may be increased only if the tenant is given written notice by the landlord or the landlord's agent specifying the increased rent and the day from which it is payable, and the notice is given at least 60 days before the increased rent is payable.

Notice of a rent increase must be given by a landlord or landlord's agent even if details of the rent increase are set out in the residential tenancy agreement.

ADDITIONAL TERM – RENT INCREASES DURING THE FIXED TERM (for a fixed term of **2 years or more**)

59. By completing this clause, **the parties agree** that the rent will be increased during the fixed term of the agreement as follows:

59.1. the rent will be increased to

\$ _____ per _____
 _____ on _____ / _____ / _____ ; and
 to \$ _____ per _____
 _____ on _____ / _____ / _____ ; or

59.2. the rent increase can be calculated by the following method (set out details):

Note: The rent payable under a residential tenancy agreement may be increased only if the tenant is given written notice by the landlord or the landlord's agent specifying the increased rent and the day from which it is payable, and the notice is given at least 60 days before the increased rent is payable.

Notice of a rent increase must be given by a landlord or landlord's agent even if details of the rent increase are set out in the residential tenancy agreement.

Note: The rent payable under a fixed term agreement for a fixed term of 2 years or more must not be increased more than once in any period of 12 months, and may be increased whether or not the agreement sets out the amount of the increase or the method of calculating the increase.

ADDITIONAL TERM – CONDITION REPORT FORMS PART OF THIS AGREEMENT

60. For avoidance of doubt:

- 60.1.** a condition report which accompanies this agreement, forms part of this agreement;
- 60.2.** a condition report that is signed by both the landlord and the tenant is presumed to be a correct statement, in the absence of evidence to the contrary, of the state of repair or general condition of the residential premises on the day specified in the report; and
- 60.3.** if the tenant fails to return the condition report to the landlord or the landlord's agent within 7 days of being provided with the landlord's signed condition report then the tenant is deemed to have accepted the landlord's signed condition report and that report forms part of this agreement.

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ADDITIONAL TERM – ADDITIONAL TENANT OBLIGATIONS

61. The tenant agrees:

- 61.1 to reimburse the landlord, within 30 days of being requested to do so, for:
- (a) any call out fees payable where the call out has been arranged with the tenant and the tenant has failed to provide access to the residential premises for any reason, preventing the relevant service from taking place;
 - (b) any cost or expense of any kind incurred by the landlord to replace or fix an item, fixture or fitting in or on the residential premises that was required to be replaced or fixed as a result of a fire audit or fire inspection, provided that the item, fixture or fitting needed replacing or fixing due to the activities carried out by the tenant in or on the residential premises (including, without limitation, creating holes in, or attaching hooks to, fire safety doors); and
 - (c) any fine, penalty or costs of any recovery action incurred by the landlord arising out of or in connection with the failure of a body corporate, community association or company to comply with a statutory requirement (including, without limitation, the lodgment of an annual fire safety statement) if that failure was caused or contributed to by the tenant;
- 61.2. to notify the landlord or the landlord's agent immediately if any smoke detector or smoke alarm in the residential premises is not working properly so that the landlord can attend to the landlord's obligation referred to in clause 38 of this agreement;
- 61.3. to pay any call out fees payable to the fire brigade or other authorities which become payable in the event that a smoke alarm fitted to the residential premises is activated by activities carried out by the tenant on the residential premises, including but not limited to burning food; and
- 61.4. where the residential premises are subject to the *Strata Schemes Management Act 2015* or the *Strata Schemes Development Act 2015* to immediately notify the landlord or the landlord's agent of:
- (a) any windows in the residential premises that do not have any locks or other window safety devices; or
 - (b) any locks or other window safety devices in the residential premises that are non-compliant with legislation or need repairing,
- so that the landlord or landlord's agent can ensure compliance with section 118 of the *Strata Schemes Management Act 2015* with respect to window safety devices.

ADDITIONAL TERM - TENANCY DATABASES

62. **The landlord or the landlord's agent advises and the tenant acknowledges and agrees** that the tenant's personal information may be collected, used and disclosed for the purpose of listing the tenant on a tenancy database as permitted by, and in accordance with, the provisions of the *Residential Tenancies Act 2010*.

ADDITIONAL TERM – GARAGE, STORAGE CAGE, OPEN CAR SPACE OR OTHER STORAGE FACILITY

[This clause does not apply if there is no garage, storage cage, open car space or other storage facility on the residential premises]

63. **The landlord gives** no undertaking as to the security and/ or waterproofing of any garage, storage cage, open car space or any other storage facility on the residential premises and accepts no liability for any damage to such garage, storage cage, open car space or other storage facility or to anything stored therein.

ADDITIONAL TERM – DETAILS OF TENANT AND TENANT'S AGENT

64. **The tenant agrees** to notify the landlord or the landlord's agent, in writing within 14 days, of any changes to the nominated contact details of the tenant or the tenant's agent, including those specified in this agreement.

ADDITIONAL TERM – TENANT'S REFUSAL OF ACCESS

65. Where the tenant has been provided with the requisite notice pursuant to clause 23.8 and the tenant has refused access to the residential premises preventing prospective tenants from inspecting them, **the tenant acknowledges and agrees** that the landlord is entitled to claim damages for loss of bargain in the event the landlord is unable to secure a future tenant as a result of the tenant's refusal to allow access to the residential premises.
66. **The tenant agrees** that the landlord and the landlord's agent are authorised to use the office set of keys to access the residential premises for the purpose of carrying out an inspection pursuant to clause 23.

ADDITIONAL TERM - PRIVACY POLICY

67. The *Privacy Act 1988* (Cth) (the **Act**) allows certain information about the tenant referred to in this agreement to be collected, used and disclosed for the purpose for which it was collected, and otherwise in accordance with the Act. This Privacy Policy does not form part of this agreement and only applies to the extent that the landlord collects, uses and discloses personal information and is required by the Act to comply with the requirements of the Act. If the landlord appoints an agent to act for the landlord, then this Privacy Policy will apply to the landlord's agent's collection, use and disclosure of personal information on behalf of the landlord.

The landlord may amend, or amend and restate, this Privacy Policy from time to time and may subsequently notify the tenant of any changes to this Privacy Policy by written notification to the tenant. Any change to this Privacy Policy takes effect on the date of that written notification.

The personal information the tenant provides in connection with this agreement or collected from other sources is necessary for the landlord and (if appointed) the landlord's agent to:

- (a) identify and verify the tenant's identity;
- (b) process and assess any application received in relation to the lease of the residential premises;
- (c) assess the tenant's ability to meet their financial and other obligations under this agreement;
- (d) manage this agreement and the residential premises including (without limitation) the collection of rent and the preparation of required statements of accounts;
- (e) contact and liaise with goods and services providers as instructed by the tenant and to provide those providers with the tenant's personal information;
- (f) comply with any applicable law;
- (g) liaise and exchange information with the tenant and the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent in relation to or in connection with this agreement;

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- (h) negotiate the lease for the residential premises;
- (i) process any payment (including, without limitation, the exchange of personal information with the relevant payment provider, where necessary); and
- (j) comply with any dispute resolution process.

If the personal information is not provided by the tenant, the landlord and (if appointed) the landlord's agent may not be able to carry out the steps described above.

Personal information collected about the tenant may be disclosed by the landlord or (if appointed) the landlord's agent for the purpose for which it was collected, to other parties including to the landlord (if the landlord's agent is appointed), the landlord's mortgagee or head-lessor (in either case, if any), the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent, referees, valuers, other agents, Courts and applicable tribunals, third party operators of tenancy and other databases, other third parties instructed by the tenant (including, without limitation, goods and services providers), as required by any applicable law and to any prospective or actual purchaser of the residential premises including to their prospective or actual mortgagee (if any). Personal information held by tenancy databases and relevant agencies may also be requested by and disclosed to the landlord and/or the landlord's agent. The landlord and (if appointed) the landlord's agent will take reasonable precautions to protect the personal information they hold in relation to the tenant from misuse, loss, unauthorised access, modification or disclosure.

Further, if the tenant applies for the lease of the residential premises via any third party letting business, including any online letting businesses, then the tenant will have consented to the disclosure of its personal information by that business to the landlord and (if appointed) the landlord's agent. The tenant consents to the landlord and (if appointed) the landlord's agent receiving personal information from the relevant online letting business for the purposes specified in this Privacy Policy.

If the tenant fails to comply with its obligations under this agreement, then that fact and other relevant personal information collected about the tenant during the term of this agreement may also be disclosed to third party operators of tenancy and other databases, other agents, Courts and relevant tribunals.

The landlord and (if appointed) the landlord's agent may also use the tenant's information including personal information for marketing and research purposes to inform the tenant of products and services provided by the landlord and (if appointed) the landlord's agent, which the landlord and (if appointed) the landlord's agent consider may be of value or interest to the tenant, unless the tenant tells the landlord or (if appointed) the landlord's agent (see opt out option below) or has previously told the landlord or (if appointed) the landlord's agent not to. If the tenant **does not** wish to receive any information about such products and services then please tick this box: or otherwise notify the landlord and/or landlord's agent using the contact details of the landlord and/or landlord's agent (as applicable) set out earlier in this agreement.

The tenant has the right to request access to any personal information held by the landlord and (if appointed) the landlord's agent which relates to them, unless the landlord or (if appointed) the landlord's agent is permitted by law (including the Act) to withhold that information. If the Act applies to the landlord and the landlord is an 'organisation' (as defined under the Act) then it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). If an agent is appointed by the landlord, it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). Any requests for access to the tenant's personal information should be made in writing to the landlord or (if appointed) the landlord's agent at the contact details included in this agreement. The tenant has the right to request the correction of any personal information which relates to the tenant that is inaccurate, incomplete or out-of-date.

By signing this agreement, **the tenant acknowledges** that it has read and understands the terms of this Privacy Policy and agrees to those terms and the permissions to collect, use and disclose personal information, and **the tenant authorises** the landlord and (if appointed) the landlord's agent to collect, use and obtain, in accordance with the Act, their personal information for the purposes specified in this Privacy Policy.

ADDITIONAL TERM – ADDITIONAL TERMS AND CONDITIONS

68. The landlord and tenant acknowledge that:

- 68.1 the landlord and tenant are permitted to agree on additional terms and conditions of this agreement and to include them in an annexure at the end of this agreement; and
- 68.2 the additional terms and conditions may be included in this agreement only if:
 - (a) they do not contravene the *Residential Tenancies Act 2010* (NSW), the *Residential Tenancies Regulation 2010* (NSW) or any other Act; and
 - (b) they are not inconsistent with the standard terms and conditions of this agreement.

69. The landlord and tenant jointly and severally indemnify and hold harmless

The Real Estate Institute of New South Wales (**REINSW**) in relation to any actions, proceedings, claims, losses, costs and damages which REINSW suffers, incurs or becomes liable for and which arise directly or indirectly from or are in connection with any additional terms and/or conditions that are included in an annexure to this agreement.

SCHEDULE A**SPECIAL CONDITIONS – FLATS****Special Condition 1 - Noise**

The tenant must not create any noise in the flat or on the common area likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or of any person lawfully using the common area.

Special Condition 2 - Vehicles

The tenant must not park or stand any motor or other vehicle on the common area except with the written approval of the landlord.

Special Condition 3 - Obstruction of common area

The tenant must not obstruct lawful use of the common area by any person.

Special Condition 4 – Damage to lawns and plants on the common areas

The tenant must not:

- a damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common area, or
- b use for his or her own purposes as a garden any portion of the the common area.

Special Condition 5 – Damage to common areas

The tenant must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the the common area without the approval in writing of the landlord or an order of the Civil and Administrative Tribunal.

Special Condition 6 – Behaviour of owners and occupiers

The tenant when on the common area must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another flat or to any person lawfully using the common area.

Special Condition 7 – Children playing on common areas in building

The tenant must not permit any child of whom the tenant has control to play on the common area within the building or, unless accompanied by an adult exercising effective control, to be or to remain on the common area comprising a laundry, car parking area or other area of possible danger or hazard to children.

Special Condition 8 – Behaviour of invitees

The tenant must take all reasonable steps to ensure that invitees of the tenant do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or any person lawfully using the common area.

Special Condition 9 - Depositing rubbish and other material on common areas

The tenant must not deposit or throw on the common area any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or of any person lawfully using the common area.

Special Condition 10 – Drying of laundry items

The tenant must not, except with the consent in writing of the landlord, hang any washing, towel, bedding, clothing or other article on any part of the flat in such a way as to be visible from outside the building other than on any lines provided by the landlord for that purpose and then only for a reasonable period.

Special Condition 11 - Preservation of fire safety

The tenant must not do any thing or permit any invitees of the tenant to do any thing on the lot or the common area that is likely to affect the operation of fire safety devices or to reduce the level of fire safety in the flats or the common area.

Special Condition 12 - Cleaning windows and doors

The tenant must keep clean all glass in windows and all doors on the boundary of the flat, including so much as is common area.

Special Condition 13 - Storage of inflammable liquids and other substances and materials

- 1 The tenant must not, except with the approval in writing of the landlord, use or store on the flat or on the common area any inflammable chemical, liquid or gas or other inflammable material.
- 2 This special condition does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Special Condition 14 - Moving furniture and other objects on or through the common area

The tenant must not transport any furniture or large object through or on the common area within the building unless sufficient notice has first been given to the executive committee so as to enable the landlord to arrange for a person to be present at the time when the tenant does so.

Special Condition 15 - Garbage disposal

The tenant:

- a must maintain within the flat, or on such part of the common area as may be authorised by the landlord, in clean and dry condition and adequately covered a receptacle for garbage,
- b must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained,
- c for the purpose of having the garbage collected, must place the receptacle within an area designated for that purpose by the landlord and at a time not more than 12 hours before the time at which garbage is normally collected,
- d when the garbage has been collected, must promptly return the receptacle to the flat or other area referred to in paragraph (a),
- e must not place any thing in the receptacle of the owner or occupier of any other flat except with the permission of that owner or occupier, and
- f must promptly remove any thing which the tenant or garbage collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

Special Condition 16 - Keeping of animals

The tenant must not, without the prior approval in writing of the landlord, keep any animal on the flat or the common area.

Special Condition 17 - Appearance of flat

- 1 The tenant must not, without the written consent of the landlord, maintain within the flat anything visible from outside the flat that, viewed from outside the flat, is not in keeping with the rest of the building.
- 2 This special condition does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in Special Condition 10.

Special Condition 18 - Change in use of flat to be notified

The tenant must notify the landlord if the tenant changes the existing use of the flat in a way that may affect the insurance premiums for the landlord (for example, if the change of use results in a hazardous activity being carried out in the flat, or results in the flat being used for commercial or industrial purposes rather than residential purposes).

RESIDENTIAL TENANCY AGREEMENT

NOTES.

1. Definitions

In this agreement:

landlord means the person who grants the right to occupy residential premises under this agreement, and includes a successor in title to the residential premises whose interest is subject to that of the tenant.

landlord's agent means a person who acts as the agent of the landlord and who (whether or not the person carries on any other business) carries on business as an agent for:

- (a) the letting of residential premises, or
- (b) the collection of rents payable for any tenancy of residential premises.

LFAI Register means the register of residential premises that contain or have contained loose-fill asbestos insulation that is required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

rental bond means money paid by the tenant as security to carry out this agreement.

residential premises means any premises or part of premises (including any land occupied with the premises) used or intended to be used as a place of residence.

tenancy means the right to occupy residential premises under this agreement.

tenant means the person who has the right to occupy residential premises under this agreement, and includes the person to whom such a right passes by transfer or operation of the law and a sub-tenant of the tenant.

2. Continuation of tenancy (if fixed term agreement)

Once any fixed term of this agreement ends, the agreement continues in force on the same terms as a periodic agreement unless the agreement is terminated by the landlord or the tenant in accordance with the *Residential Tenancies Act 2010* (see notes 3 and 4). Clause 5 of this agreement provides for rent to be able to be increased if the agreement continues in force.

3. Ending a fixed term agreement

If this agreement is a fixed term agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends. The landlord must give at least 30 days notice and the tenant must give at least 14 days notice.

4. Ending a periodic agreement

If this agreement is a periodic agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time. The landlord must give at least 90 days notice and the tenant must give at least 21 days notice.

5. Other grounds for ending agreement

The *Residential Tenancies Act 2010* also authorises the landlord and tenant to end this agreement on other grounds. The grounds for the landlord include sale of the residential premises, breach of this agreement by the tenant and hardship. The grounds for the tenant include sale of the residential premises (not revealed when this agreement was entered into), breach of this agreement by the landlord and hardship. For more information refer to that Act or contact NSW Fair Trading on 13 32 20.

6. Warning

It is an offence for any person to obtain possession of the residential premises without an order of the Civil and Administrative Tribunal if the tenant does not willingly move out. A court can order fines and compensation to be paid for such an offence.

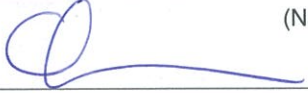
RESIDENTIAL TENANCY AGREEMENT

THE LANDLORD AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

SIGNED BY THE LANDLORD

in the presence of: CHRISTINE GARDINER

(Name of witness)



(Signature of witness)



(Signature of landlord)

Agent

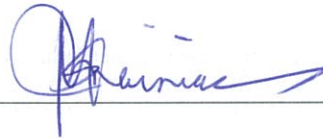
SIGNED BY THE TENANT

in the presence of: CHRISTINE GARDINER

(Name of witness)



(Signature of witness)



(Signature of tenant)

in the presence of: CHRISTINE GARDINER

(Name of witness)



(Signature of witness)



(Signature of tenant)

in the presence of:

(Name of witness)

(Signature of witness)



(Signature of tenant)

in the presence of:

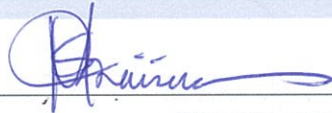
(Name of witness)

(Signature of witness)

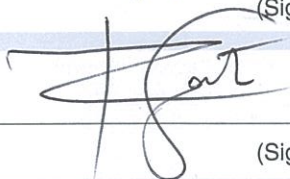


(Signature of tenant)

The tenant acknowledges that, at or before the time of signing this residential tenancy agreement, the tenant was given a copy of an information statement published by NSW Fair Trading.



(Signature of tenant)



(Signature of tenant)

(Signature of tenant)

(Signature of tenant)

For information about your rights and obligations as a landlord or tenant, contact:

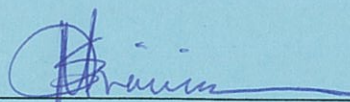
- (a) NSW Fair Trading on 13 32 20 or www.fairtrading.nsw.gov.au, or
- (b) Law Access NSW on 1300 888 529 or www.lawaccess.nsw.gov.au, or
- (c) your local Tenants Advice and Advocacy Service at www.tenants.org.au

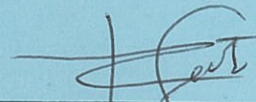
SPECIAL TERMS & CONDITIONS

PROPERTY: 1/69 Ocean Beach Road NSW Woy Woy

TENANT: Roland Santos & Ma. Victoria Marinas

- All rent payments must be paid with the Macquaire Bank DEFT payment system.
No cash or eftpos is to be paid at the office
- The tenants have seven (7) days from the commencement of the tenancy to return their condition report for the premises (with any additional comments thereon). Failing to return the condition report within the specified time frame, the tenant hereby understands and acknowledges the agents report of the condition of the property to be correct.
- The tenants agree to pay water usage within 21 days of receipt of such an account (where property is individually metered).
- No pets or animals are to be kept at the property without written consent from the landlord/agent. If permission is given, the tenants will be responsible for any damage caused by the pets, including having the property sprayed for fleas by a professional pest control company when vacating.
- The tenants agree not to attach any blue TAC to the walls or ceilings, and not to add any hooks or nails without written permission from the owners.
- If a motor vehicle leaks oil, a drip tray must be used.
- It is an offence for a tenant to change or alter the locks on a property without consent of the managing agent. If consent is given, a copy of the key must be given to the managing agent.
- At completion of the tenancy, determined by appropriate notice being given by either Tenant or Agent, rent shall be charged until the notice period ends or until keys are returned (if keys are returned after the notice period ends).
- If a tradesperson is called to the property for repairs that are found to be from the tenant's negligence the tenants will be responsible for this account.
- The tenant is responsible for changing the batteries in the smoke alarm during the tenancy as per clause 19B of the Residential Tenancy Agreement
- Tenant's responsibility to have the gas and/or electricity connected in their name.
- Tenant's responsibility to organise their own contents insurance.
- In the event the tenant locks them out of the premises outside of office hours it will be their responsibility to contact a locksmith for entry.
- The agent will also disclose information including your telephone number to other people including, but not limited to, property valuers, tradespeople, your landlord, other real estate agents, and to other parties as required to perform their duties under this agreement, to achieve the purposes specified above or as otherwise allowed under the privacy act 1988
- If you are a smoker, the landlord has requested you refrain from smoking inside the premises to avoid damage to the property over & above normal wear & tear.
- The tenant must not erect or install any pool which exceeds 30cm in depth under no circumstances as per the Swimming Pool Act 1992.
- The tenant is aware that it is a condition of the tenancy agreement (section 23.8) to allow reasonable access to show prospective tenants through the property within the last 14 days of the agreement. (We deem reasonable occasions to be 1x mid-week & 1x weekend inspection, giving 2 x days' notice.)


Signed by tenant


Signed by tenant

ANNEXURE 2

1/69 OCEAN BEACH ROAD WOY WOY NSW 2256

- The front veranda/porch is permitted to have a small outdoor patio setting, plants and access entry door mat only, if so desired. These items are not to obstruct access to the front door. All other item/s are to be stored within Unit 1's individual courtyard, garage or storage area at the rear of garage.

UNIT 1 COURTYARD

- Unit 1/69 individual courtyard is to be regular maintained by the tenant/s. Grass is to be cut and weeded to ensure non invasion of weeds or grass is overgrown. It is the tenant/s responsibility to ensure the garden plants provided as part of the lease agreement are watered regularly and kept alive.
- Should the grass, weeds and/or plants not be maintained, it will be the tenant/s responsibility for the replacement of plants or rectification of weed invasion.

BAMBOO

- An irrigation system is installed with a timer and battery. It will be the responsibility of the tenants to monitor the irrigation system is working and to advise the Real Estate if the battery stops working so the landlords can arrange to have it replaced.
- It will be a requirement of the tenants to remove dead bamboo debris when it starts to build up on the soil and the base of the bamboo. Dead/dry debris will be required to be raked/removed.
- The landlords will be required to enter the courtyard approximately twice per year to cutback/trim/tidy/hedge the bamboo growth. Tenant/s will be given the appropriate notification before this occurs.

COMMON PROPERTY AREA/S

- Children playing/riding bikes and other play activity is **permitted** on common property (excluding common property garden areas) and shared driveway **only when accompanied by an adult and with adult supervision**).
- Children not supervised by an adult are **not permitted** to play on common property or shared driveway.
- Children's toys, bikes and other play items are to be stored away and not left on common property/driveway when not in use.

GENERAL

- The stove has a ceramic cooktop and no aluminium pots can be used on the stove
- It is the tenant's responsibility to ensure their letter box is free of overflowing mail or promotional material.
- It is the tenant's responsibility to read and understand how the front gate wireless intercom operates. (information attached).

TENANTS :

DATE:

29/8/18

WIRELESS INTERCOM SYSTEM

The system will work whereby 1-3 maximum phone numbers will be programmed per unit for the system.

When someone arrives and presses the intercom, it will contact the tenant by calling a nominated phone number of their choice. If the first number doesn't answer, the intercom will dial the second nominated land line or mobile number. If the second number doesn't answer and rings out it will try a third number **if they have a third number available. If no one answers any of the calls the intercom shows a message to the person to try again later and they won't be able to enter the complex.

If at any stage the intercom contacts a landline or mobile and it goes to voicemail, it won't dial the second or third number.

This wireless mobile intercom system will mean that you won't need to be home to answer the intercom and let someone in. you can be at work, out at the shops, travelling etc etc and you will still be able to let someone in to drop off a parcel or come in if you need to.

A wireless exit keypad that a person/courier etc will need to enter a digit or 2 to exit the gate if required.

NOMINATED PHONE NUMBERS

- 1. 0410 66 1120 Ma. Victoria Marinas
- 2. 0414213174 POLAND
- 3. _____

RESIDENTIAL TENANCY AGREEMENT

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Tax Invoice

Account OWN11123
Statement #124
30 Jun 2022

Passmore van Pletzen Self Managed Super Fund,
Passmore van Pletzen Self Managed Super Fund
Passmore van Pletzen Self Managed Super Fund
2/69 Ocean Beach Road
Woy Woy NSW 2256

Money In	\$450.00
Money Out	\$24.75
You Received	\$427.35

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$452.10
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$450.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 5/07/2022		
Rent paid to 5/07/2022 (previously paid to 28/06/2022)		\$450.00
(Withheld until cleared)		
Management fee *	\$24.75	
Total	\$24.75	\$450.00

Account Transactions

Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund [EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]	\$427.35
Payment of \$450.00 was withheld	
Uncleared amount \$450.00 (current)	

Balance remaining	\$450.00
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GST Summary

Total Tax on agency fees	\$2.25
(* includes Tax)	


Expenses Worksheet

Client: **Dbaker**
 End Client: **Passmore Van Pletzen SF**
 Year: **2022**

Expense	Date	Description	Amount	Ref
1510 - Accountancy fee	03/08/21	OSKO WITHDRAWAL 03/08/2023 9:23D Baker & As	190.00	Q-3
	16/11/21	OSKO WITHDRAWAL 16/11/2023 1:39 D Baker & As	298.00	Q-4
	28/06/22	OSKO WITHDRAWAL 28JUN 16:43 Inv29662 In	1,945.00	Q-5
			2,433.00	
1525-Borrowing Expense	30/06/22	Depreciation per schedule	100.00	Q-7
			100.00	
1535-Audit Fee	28/06/22	OSKO WITHDRAWAL 28JUN 16:43 Inv29662 In	385.00	Q-8
			385.00	
1545-Bank Fee And Charges	30/06/22	Admin&Loan Fee Loan St.George 4412.00	116.00	H-7
	30/06/22	Admin&Loan Fee Loan St.George 4412.01	116.00	H-15
			232.00	
1685-Filing Fee	26/10/21	TFR WDL BPAY INTERNET26OCT 13:54 TO ASIC	56.00	A-2.3#4/Q-31
	16/12/21	TFR WDL BPAY INTERNET16DEC 15:42 TO ASIC	276.00	Q-31/Q-34
		332.00		
1690-Fines	16/12/21	TFR WDL BPAY INTERNET16DEC 15:42 TO ASIC	83.00	Q-31/Q-34
			83.00	
1970.02-Group Life Insurance	15/07/21	NOBLELINK FINANC 110237274/983960	104.54	Q-36
	16/08/21	NOBLELINK FINANC 110237274/1009661	104.54	
	15/09/21	NOBLELINK FINANC 110237274/1035551	104.54	
	15/10/21	NOBLELINK FINANC 110237274/1062312	104.54	Q-37
	15/11/21	NOBLELINK FINANC 110237274/1088778	126.55	
	15/12/21	NOBLELINK FINANC 110237274/1009661	126.55	
	17/01/22	NOBLELINK FINANC 110237274/1145277	126.55	Q-37
	15/02/22	NOBLELINK FINANC 110237274/1171986	126.55	
	15/03/22	NOBLEOAK SERVICE 110237274/1200134	126.55	
	20/04/22	NOBLEOAK SERVICE 110237274/1231084	126.55	Q-37
	16/05/22	NOBLEOAK SERVICE 110237274/1257756	126.55	
	15/06/22	NOBLEOAK SERVICE 110237274/1286637	126.55	
			1,430.56	
1760-Interest-Australia	30/06/22	Interest Home Loan St.George 4412.00	4,485.71	H-7
	30/06/22	Interest Home Loan St.George 4412.01	8,910.24	H-15
		13,395.95		
Rental Expenses				
1855.02-Council Rates	30/06/22	Take up Council Rate	1,085.00	Q-9
			1,085.00	
1855.03-Depreciation-Capital Works	30/06/22	Cap Work Depreciation as per schedule	3,070.00	Q-17
			3,070.00	

Expenses Worksheet

Client: **Dbaker**
 End Client: **Passmore Van Pletzen SF**
 Year: **2022**

Expense	Date	Description	Amount	Ref	
1855.04-Depreciation	31/07/21	Depreciation per schedule	30.00		
	31/07/21	Depreciation per schedule	49.00		
	31/08/21	Depreciation per schedule	30.00		
	31/08/21	Depreciation per schedule	49.00		
	30/09/21	Depreciation per schedule	29.00		
	30/09/21	Depreciation per schedule	47.00		
	31/10/21	Depreciation per schedule	30.00		
	31/10/21	Depreciation per schedule	49.00		
	30/11/21	Depreciation per schedule	29.00		
	30/11/21	Depreciation per schedule	47.00		Q18 - Q19
	31/12/21	Depreciation per schedule	30.00		
	31/12/21	Depreciation per schedule	49.00		
	31/01/22	Depreciation per schedule	30.00		
	31/01/22	Depreciation per schedule	49.00		
	28/02/22	Depreciation per schedule	27.00		
	28/02/22	Depreciation per schedule	44.00		
	31/03/22	Depreciation per schedule	30.00		
	31/03/22	Depreciation per schedule	49.00		
	30/04/22	Depreciation per schedule	29.00		
	30/04/22	Depreciation per schedule	47.00		
31/05/22	Depreciation per schedule	30.00			
31/05/22	Depreciation per schedule	49.00			
30/06/22	Depreciation per schedule	33.00			
30/06/22	Depreciation per schedule	49.00			
			934.00		
1855.05-Insurance	17/01/22	TFR WDL BPAY INTERNET17JAN 10:33 TO GIO	798.44	A-2.3#3/Q-20	
			798.44		
1855.07-Management Fees	30/06/22	Take up Management Fee	1,287.00	P-1	
			1,287.00		
1855.10-Water rates	30/06/22	Take up Water Rate	1,175.81	P-1	
			1,175.81		
Total for Rental Expenses			8,350.25		
Total Expense			26,741.76		

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065
 PO BOX 310
 MIDLAND, WA 6936
 Unit 1, 4 Farrall Road, Midvale, WA
 Phone (08) 9274 6637

PASSMORE VAN PLETZEN SMSF PTY LTD
 2/69 OCEAN BEACH ROAD
 WOY WOY NSW 2256

Tax Invoice
028635
 Ref: PAS40A
 9 June, 2021

Description	Amount
PROFESSIONAL SERVICES RENDERED RE: ANNUAL ADMINISTRATION FEE FOR MAINTAINING OF REGISTERED OFFICE, SHARE REGISTER, PREPARATION OF YEAR END DIRECTOR'S RESOLUTION MINUTE AND ANNUAL GENERAL MEETING MINUTE FOR THE PERIOD 1 JULY 2020 TO 30 JUNE 2021 <u>PLEASE NOTE INVOICE NO WHEN PAYING DIRECT</u> LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *	190.00
Terms: Seven Days From Date of Invoice The amount due includes GST of \$17.27 * indicates taxable supply	Amount Due: \$ 190.00

Please detach the portion below and forward with your payment

Remittance Advice		
PASSMORE VAN PLETZEN SMSF PTY LTD		Invoice: 028635 Ref: PAS40A 9 June, 2021
Cheque Mastercard Visa <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Amount Due: \$ 190.00
Card Number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry Date
PAYMENT CAN BE MADE DIRECTLY TO OUR BANK		
BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd		

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065
PO BOX 310
MIDLAND, WA 6936
Unit 1, 4 Farrall Road, Midvale, WA
Phone (08) 9274 6637

PASSMORE VAN PLETZEN SMSF PTY LTD
2/69 OCEAN BEACH ROAD
WOY WOY NSW 2256

Tax Invoice
028945

Ref: PAS40A
1 September, 2021

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE:</p> <p>ANNUAL FEE IN REGARD TO PREPARATION OF SOLVENCY MINUTE, PREPARATION OF YEAR END ANNUAL GENERAL MEETING AND DIRECTORS MINUTES, AGREEING COMPANY STATEMENT TO COMPANY REGISTER, ADVISING ASIC OF ANY CHANGES WHERE NECESSARY, UPDATING OF COMPANY REGISTER, CORRESPONDENCE WITH ASIC IN REGARD TO ANNUAL STATEMENT.</p> <p>THANK YOU FOR YOUR BUSINESS. *</p>	<p>298.00</p>

Terms: Seven Days From **Amount Due: \$ 298.00**
Date Of Invoice
The Amount Due includes GST of \$27.09
* indicates taxable supply

Please detach the portion below and forward with your payment

Remittance Advice

PASSMORE VAN PLETZEN SMSF PTY LTD Invoice: 028945
Ref: PAS40A
1 September, 2021

Cheque Mastercard Visa Amount Due: \$ 298.00

Card Number

Cardholder Signature Expiry Date

PAYMENT CAN BE MADE DIRECTLY TO OUR BANK
 BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND
 C/ - D BAKER & ASSOCIATES PTY LTD
 PO Box 310
 MIDLAND WA 6936

Tax Invoice
 029662
 Ref: PAS41
 7 June, 2022

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE: PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND FOR THE YEAR ENDING 30 JUNE 2021 PROCESSING OF BANK STATEMENTS AND ACCOUNTING RECORDS PREPARATION OF FINANCIAL STATEMENTS CONSISTING OF BALANCE SHEET, PROFIT AND LOSS, NOTES AND MEMBERS LOAN ACCOUNTS PREPARATION OF THE INCOME TAX RETURN FOR THE FUND FOR THE YEAR ENDED 30 JUNE 2021 ELECTRONIC LODGEMENT OF INCOME TAX RETURN. ATTENDANCE TO THE STATUTORY REQUIREMENTS OF THE FUND IN WAY OF TRUSTEE MINUTES, RESOLUTIONS AND MEMBER STATEMENTS. LIAISON WITH TRUSTEES IN REGARDS TO COMPLIANCE ISSUES. LIAISONS WITH THE AUDITOR REGARDING YEAR END AUDIT.</p> <p>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *</p> <p style="text-align: center; font-size: 1.2em;"><i>pd 28/6/22</i></p>	<p>1,945.00</p>
<p>Terms: Seven Days From Date Of Invoice Amount Due: \$ 1,945.00</p> <p>The Amount Due Includes GST of \$176.82 * indicates taxable supply</p>	

Please detach the portion below and forward with your payment

Remittance Advice

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND		Invoice: 029662 Ref: PAS41 7 June, 2022
Cheque <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/>	Amount Due: \$ 1,945.00	
Card Number <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/>		
Cardholder	Signature	Expiry Date
PAYMENT CAN BE MADE DIRECTLY TO OUR BANK BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd		

D. BAKER & ASSOCIATES PTY LTD

Chartered Accountants

A.B.N. 96 099 535 065
 PO BOX 310
 MIDLAND, WA 6936
 Unit 1, 4 Farrall Road, Midvale, WA
 Phone (08) 9274 6637

PASSMORE VAN PLETZEN SMSF PTY LTD
 2/69 OCEAN BEACH ROAD
 WOY WOY NSW 2256

WILL RECORD ONCE PAID

Tax Invoice
029749

Ref: PAS40A
 8 June, 2022

Description	Amount
PROFESSIONAL SERVICES RENDERED RE: ANNUAL ADMINISTRATION FEE FOR MAINTAINING OF REGISTERED OFFICE, SHARE REGISTER, PREPARATION OF YEAR END DIRECTOR'S RESOLUTION MINUTE AND ANNUAL GENERAL MEETING MINUTE FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022 <u>PLEASE NOTE INVOICE NO WHEN PAYING DIRECT</u> LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *	198.00

Terms: Seven Days From **Amount Due: \$ 198.00**
Date Of Invoice
The Amount Due includes GST of \$18.00
* indicates taxable supply

Please detach the portion below and forward with your payment

Remittance Advice

PASSMORE VAN PLETZEN SMSF PTY LTD Invoice: 029749
Ref: PAS40A
8 June, 2022

Cheque
 Mastercard
 Visa
 Amount Due: \$ 198.00

Card Number

Cardholder Signature Expiry Date

PAYMENT CAN BE MADE DIRECTLY TO OUR BANK
 BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND ABN 68 400 389 928
Depreciation Schedule for the year ended 30 June, 2022

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION				PROFIT			LOSS			
				Date	Consid	Date	Cost	Value	T	Rate	Deprec	Priv	CWDV	Upto	+	Above	Total	-
Borrowing costs																		
Borrowing costs- Loan establishment cost	2,215.00	14/11/14	2,215	0.00	0		0	0	P	20.00	0	0	0	0	0	0	0	0
Borrowing costs-Loan establishment costs	150.00	14/11/14	150	0.00	0		0	0	P	20.00	0	0	0	0	0	0	0	0
St George	500.00	15/11/17	500	0.00	138		0	0	P	20.00	100	0	38	0	0	0	0	0
	<u>2,865</u>		<u>138</u>		<u>0</u>		<u>0</u>	<u>138</u>			<u>100</u>	<u>0</u>	<u>38</u>					
											Deduct Private Portion	0						
											Net Depreciation	<u>100</u>						

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 4 June 2022

Recipient: Passmore Van Pletzen Super Fund

Address: C/- PO Box 310 MIDLAND 6936

Description of Services

Statutory audit of the Passmore Van Pletzen Super Fund for the financial year ending 30 June 2021.

Fee: \$350.00

GST: \$35.00

Total: \$385.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.



Q-9

Annual Rate Notice

ABN 73 149 644 003

Account details

For the year 1 July 2021 to 30 June 2022

Assessment Number 398850

Issue date 26 Jul 2021

Due date 31 Aug 2021

Deduct payments since 18 Jul 2021



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1021095
R3_4707

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256
LOT 1 SP 35760

Category

Residential

Land Value:

\$139,200

Base Date:

01 July 2019

Summary

Rates Levied \$1,085.00

Total amount payable

\$1,085.00

Your Rates Itemised

Description	Rateable Value or No. of Service	Rates in \$ or Service Charge	Amount
Residential Rate	139,200	Minimum	\$565.00
Domestic Waste - Eastern Area	1	520.00	\$520.00

Current Instalment

\$272.00

Due date 31 Aug 2021

Future Instalments

2) Due 30 Nov 2021 \$271.00

3) Due 28 Feb 2022 \$271.00

4) Due 31 May 2022 \$271.00

Rates Levied \$1,085.00

BPAY
 Biller Code: 7864
 Biller Ref: 03988501
 BPAY® this payment via internet or phone banking
 BPAY View® View and pay this bill using internet banking
 BPAY View® Registration No. 03988501

eNotices
 For emailed notices:
centralcoast.enotices.com.au
 Reference No: A172BF7Z

Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
GPO Box 2518
Sydney NSW 2001

*This address is for payments only,
not for general correspondence.*



Payment Slip

Reference No.	03988501
Date Due	31 Aug 2021
Amount Due	\$272.00
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer
Bank
Branch



*497 0398850

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+100+

Important information to ratepayers

Payments

Rates and Charges may be paid in full by the due date or by instalments on or before the due dates shown on this notice.

Periodical payments

Rates and Charges may be paid outside the due dates subject to prior arrangement with Council. Payments made outside the due date will be subject to interest charges.

Interest Charges

Daily interest will accrue on overdue amounts and legal action can be taken if you do not pay by the due date. Council may only write off interest in certain circumstances. Contact us to discuss a payment plan if you are experiencing financial hardship.

Categorisation of Land

The rate category of your land is based on its dominant use. You may apply at any time for a review of your rating category. If you are dissatisfied with Council's decision you may appeal to the Land and Environment Court within 30 days of the decision (refer to sections 524 – 526 of the Local Government Act 1993). Where there is a change of use (e.g. Residential to Business) you must notify Council within 30 days of any such change.

Pensioner rebates

A rebate is available to eligible pensioners to a maximum of \$250.00 per year. Rebates are subject to quarterly eligibility checks and may be adjusted if eligibility changes during the year.

To apply for a rebate, please phone council or present your Pensioner Concession card to one of Council's offices.

Rate Exemption

If your property is a church, school, charitable institution, hospital or another eligible entity, a rate exemption may be able to be claimed.

Appeals against rates and charges

If you believe that your property is not rateable or not rateable to a particular rate or charge, you may appeal against its rating within 30 days of the date of this notice.

Get your account online

Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

You can also receive your notice via email. Visit centralcoast.enotices.com.au to register.

How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 21, GOSFORD NSW 2250

Payment options **Q-10**

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit centralcoast.nsw.gov.au

Online

Mastercard or Visa.
centralcoast.nsw.gov.au

Telephone

MasterCard or Visa.
Inside Australia: 1300 936 108
Outside Australia: +61 2 4325 8858

Bpay

Use the BPay details shown on the front of this notice.

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to GPO Box 2518 SYDNEY NSW 2001.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>

Please note cash payments are not accepted at these locations.



Rate Instalment Notice

ABN 73 149 644 003



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1016896
R2_15565

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256
LOT 1 SP 35760

Account details

For the year 1 July 2021 to 30 June 2022

Assessment Number	398850
Issue date	15 Oct 2021
Due date	30 Nov 2021
Deduct payments since	06 Oct 2021

Summary

Current Instalment \$271.00

Total amount payable

\$271.00

DID YOU KNOW YOUR NOTICES CAN NOW BE DELIVERED ELECTRONICALLY!
REGISTER AT centralcoast.enotices.com.au TO ACCESS YOUR NOTICE ELECTRONICALLY VIA eNotices

Future Instalments

3) Due	28 Feb 2022	\$271.00
4) Due	31 May 2022	\$271.00



BPAY
 Biller Code: 7864
 Biller Ref: 03988501
 BPAY® this payment via internet or phone banking
 BPAY View® View and pay this bill using internet banking
 BPAY View® Registration No. 03988501

eNotices
 For emailed notices:
centralcoast.enotices.com.au
 Reference No: E7FCA1863G



Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
PO Box 20
Wyong NSW 2259

*This address is for payments only,
not for general correspondence.*



Payment Slip

Reference No.	03988501
Date Due	30 Nov 2021
Amount Due	\$271.00
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer
Bank
Branch



*497 0398850

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0000000000

0000027100

Important information to ratepayers

Payments

Rates and Charges may be paid in full by the due date or by instalments on or before the due dates shown on this notice.

Periodical payments

Rates and Charges may be paid outside the due dates subject to prior arrangement with Council. Payments made outside the due date will be subject to interest charges.

Interest Charges

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Categorisation of Land

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Rate Exemption

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Appeals against rates and charges

If you believe that your property is not rateable or not rateable to a particular rate or charge, you may appeal against its rating within 30 days of the date of this notice.

Get your account online

Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

You can also receive your notice via email.

Visit centralcoast.enotices.com.au to register.

How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

Payment options Q-12

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit

centralcoast.nsw.gov.au

Online

Mastercard or Visa.

centralcoast.nsw.gov.au

Telephone

MasterCard or Visa.

Inside Australia: 1300 936 108

Outside Australia: +61 2 4325 8858

Bpay

Use the BPay details shown on the front of this notice.

® Registered to BPAY Pty Ltd
ABN 69 079 137 518

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to Central Coast Council, PO Box 20, WYONG NSW 2259.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>

Please note cash payments are not accepted at these locations.



Rate Instalment Notice

Q-13

ABN 73 149 644 003

RECEIVED
08 FEB 2022



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1024403
R3_11893

Property Location:

1/69 Ocean Beach Road, WOY WOY NSW 2256
Lot 1 SP 35760

Account details

For the year 1 July 2021 to 30 June 2022

Assessment Number **04383170**

Issue date 25 Jan 2022

Due date 28 Feb 2022

Deduct payments since 12 Jan 2022

Summary

Current Instalment **\$270.80**

Total amount payable

\$270.80

Please note changes to your rates notice!

- Council has recently upgraded to a new and improved rating system.
- Properties in the former Gosford LGA now have new assessment numbers.
- Please ensure any saved biller codes/reference numbers (for example scheduled BPAY payments) are updated to those shown on this notice.

Future Instalments

4) Due 31 May 2022 **\$271.20**



Online Services ID

983978

BPAY
 Biller Code: 5033
 Biller Ref: 04383170
 BPAY® this payment via internet or phone banking
 BPAY View® View and pay this bill using internet banking
 BPAY View® Registration No. 04383170

eNotices
 For emailed notices:
centralcoast.enotices.com.au
 Reference No: 4181ED303K

Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
PO Box 20
Wyong NSW 2259

*This address is for payments only,
not for general correspondence.*



Payment Slip

Assessment No.	04383170
Date Due	28 Feb 2022
Amount Due	\$270.80
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer	
Bank	
Branch	



491 4383170

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0000000000

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Important information to ratepayers

Payments

Rates and Charges may be paid in full by the due date or by instalments on or before the due dates shown on this notice.

Periodical payments

Rates and Charges may be paid outside the due dates subject to prior arrangement with Council. Payments made outside the due date will be subject to interest charges.

Interest Charges

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Categorisation of Land

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Rate Exemption

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Appeals against rates and charges

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Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

You can also receive your notice via email. Visit centralcoast.enotices.com.au to register.

How to contact us

Web centralcoast.nsw.gov.au
Phone 1300 463 954
Email ask@centralcoast.nsw.gov.au
Post PO Box 20, WYONG NSW 2259

Payment options **Q-14**

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit centralcoast.nsw.gov.au

Online

Mastercard or Visa.
centralcoast.nsw.gov.au

Telephone

MasterCard or Visa.
Call 1800 226 651

Bpay

Use the BPay details shown on the front of this notice.
©Registered to BPAY Pty Ltd
ABN 69 079 137 518

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to Central Coast Council, PO Box 20, WYONG NSW 2259.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>

Please note cash payments are not accepted at these locations.



RECEIVED

4 APR 2022

Rate Instalment Notice

Q-15

ABN 73 149 644 003



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
I022794
R3_8493



Property Location:

1/69 Ocean Beach Road, WOY WOY NSW 2256
Lot 1 SP 35760

Account details

For the year 1 July 2021 to 30 June 2022

Assessment Number 04383170

Issue date 14 Apr 2022

Due date 31 May 2022

Deduct payments since 07 Apr 2022

Summary

Current Instalment \$271.20

Total amount payable

\$271.20



BPAY
 Biller Code: 5033
 Biller Ref: 04383170
 BPAY® this payment via internet or phone banking
 BPAY View® View and pay this bill using internet banking
 BPAY View® Registration No. 04383170

eNotices
 For emailed notices:
centralcoast.enotices.com.au
 Reference No: C8B03B37AR

Online Services ID

983978



Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
PO Box 20
Wyong NSW 2259

*This address is for payments only,
not for general correspondence.*



Payment Slip

Assessment No.	04383170
Date Due	31 May 2022
Amount Due	\$271.20
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer
Bank
Branch



*491 4383170

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000607

0000000000

0000027120

+100+

Important information to ratepayers

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You can also receive your notice via email.

Visit centralcoast.enotices.com.au to register.

How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

Payment options **Q-16**

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit centralcoast.nsw.gov.au

Online

Mastercard or Visa.
centralcoast.nsw.gov.au

Telephone

MasterCard or Visa.
Call 1800 226 651

Bpay

Use the BPay details shown on the front of this notice.

© Registered to BPAY Pty Ltd
ABN 69 079 137 518

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to Central Coast Council, PO Box 20, WYONG NSW 2259.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>

Please note cash payments are not accepted at these locations.

PETER SMITH Quantity Surveyor Pty. Ltd.							35 Hobart Avenue, Umina NSW 2257																	
ABN 20 152 125 296							Tel: 02 43414693, Fax: 02 43 447605, Mob: 0413 568125, Email: LPKSMITH@ozemail.com.au																	
TAX DEPRECIATION SCHEDULE							Unit 1, 69 Ocean Beach Road, Woy Woy																	
Owner: Paesmore Van Platzen SMSF P/L 2/59 Ocean Beach Road Woy Woy NSW 2256 Purchase Date: 14-Nov-14 Rental Date: 6-Mar-15	Opening Value at Rental Date \$	Days Rented 1 st Year (1/365)	Effective Life (years)	Normal Deprec Rate %	Low Value Rate (1 st Yr) %	Low Value Rate (2 nd Yr +) %	Annual Depreciation over 1st 15 years																	
							Diminishing Value Method																	
							Yr 1 (14/15)	Yr 2 (15/16)	Yr 3 (16/17)	Yr 4 (17/18)	Yr 5 (18/19)	Yr 6 (19/20)	Yr 7 (20/21)	Yr 8 (21/22)	Yr 9 (22/23)	Yr 10 (23/24)	Yr 11 (24/25)	Yr 12 (25/26)	Yr 13 (26/27)	Yr 14 (27/28)	Yr 15 (28/29)			
Depreciable Plant & Articles (Div 49)																								
Minor Assets (Div 49)																								
Ceiling Fans	845	365	5	40.00%	18.75%	37.50%	158	257	161	101	63	39	25	15	10	6	4	2	1	1	1			
Floor Coverings - Carpet	2,900	117	10	20.00%	18.75%	37.50%	186	543	434	347	278	222	178	142	114	91	73	58	47	37	30			
Light Fittings excl. hard-wired	700	365	5	40.00%	18.75%	37.50%	181	213	133	83	52	33	20	19	8	5	3	2	1	1	0			
Window Blinds	2,165	117	10	20.00%	18.75%	37.50%	139	405	324	259	207	166	133	106	85	68	54	44	35	28	22			
Stove	1,488	117	12	16.67%	18.75%	37.50%	79	235	196	163	136	113	94	79	66	55	45	38	32	26	22			
Rangehood	398	365	12	16.67%	18.75%	37.50%	75	121	76	47	30	19	12	7	5	3	2	1	1	0	0			
Existing Plant & Articles																								
Air Conditioning Assets																								
A/C Unit	480	365	10	20.00%	18.75%	37.50%	90	146	91	57	36	22	14	9	5	3	2	1	1	1	0			
Assets - General																								
Door Closers	15	365	10	20.00%	100.00%		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Hot Water Unit	613	365	12	16.67%	18.75%	37.50%	115	187	117	73	46	28	18	11	7	4	3	2	1	1	0			
Light Fittings excl. hard-wired	65	365	5	40.00%	100.00%		65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Loose Furniture/Fittings < \$300	80	365	13.33	15.00%	100.00%		80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Bathroom Assets																								
Exhaust Fans	29	365	10	20.00%	100.00%		29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kitchen Assets																								
Dishwasher	492	365	10	20.00%	18.75%	37.50%	92	150	94	59	37	23	14	9	6	3	2	1	1	1	0			
Fire Control Assets																								
Smoke Alarm	28	365	6	33.33%	100.00%		28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Garage/Outdoor Assets																								
Garden Watering Pump	295	365	5	40.00%	100.00%		295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
General External Loose Fittings/ement	290	365	5	40.00%	100.00%		290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Plant & Articles Totals	10,893						1,863	2,258	1,626	1,190	884	666	508	391	304	239	188	149	119	95	76			
Capital Building Works (Div. 43)																								
Capital Building Works (1990)	111,717	117	40	2.50%			895	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793	2,793		
Renovations By Owner (2015)	11,089	117	40	2.50%			89	277	277	277	277	277	277	277	277	277	277	277	277	277	277	277		
TOTAL DEPRECIATION	133,689						2,852	5,328	4,696	4,260	3,954	3,736	3,578	3,461	3,375	3,309	3,259	3,220	3,189	3,165	3,147			

100% deduction in the first year for items valued at less than \$300
 Low value pooling rates used - refer to notes on preceding page

= \$3070.00

Handwritten initials/signature

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND ABN 68 400 389 928

Depreciation Schedule for the year ended 30 June, 2022

			Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION			Priv	CWDV	PROFIT			LOSS		
						Date	Consid	Date	Cost	Value	T	Rate			Deprec	Upto	+	Above	Total	-
Furniture & Fittings																				
KELVINATOR 5.0 KW COOL,6KM	2,184.00	13/05/17	2,184	0.00	870		0		0	870	D	20.00	174	0	696	0	0	0	0	0
Gate Intercom 40 Perc	976.80	12/07/16	977	0.00	31		0		0	31	D	50.00	16	0	15	0	0	0	0	0
KELVINATOR 2.5 KW COOL,3.2 KW	1,589.00	13/05/17	1,589	0.00	634		0		0	634	D	20.00	127	0	507	0	0	0	0	0
Wardrobe Organiser	590.00	14/07/18	590	0.00	305		0		0	305	D	20.00	61	0	244	0	0	0	0	0
Wardrobe Multistore Organiser	306.00	25/09/18	306	0.00	166		0		0	166	D	20.00	33	0	133	0	0	0	0	0
Roller Blinds	977.00	23/08/18	977	0.00	582		0		0	582	D	16.67	97	0	485	0	0	0	0	0
Beko Dishwasher	549.00	09/01/21	549	0.00	514		0		0	514	D	13.33	69	0	445	0	0	0	0	0
			<u>7,172</u>		<u>3,102</u>		<u>0</u>		<u>0</u>	<u>3,102</u>			<u>577</u>	<u>0</u>	<u>2,525</u>					
													Deduct Private Portion							0
																				<u>577</u>
																				Net Depreciation

Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



STRATA PLAN 35760
UNIT 2
69 OCEAN BEACH RD
WOY WOY NSW 2256

Dear Policy Holder,

Thank you for insuring your Strata Building with GIO. Your current policy expires at 11:59pm on 22 January 2022 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit www.gio.com.au/pds-update

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

It is important to review the information in your renewal Certificate carefully to ensure that the details remain correct and up to date. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

! IMPORTANT CHANGE!

FROM THIS RENEWAL, YOUR POLICY WILL PROVIDE NO COVER FOR LOSS OF RENT OF ANY UNITS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING, this includes any arrangements made through online booking platforms, for example, Airbnb, Stayz.

Regards,

The GIO Team

Q-20



Strata Insurance
Account

Payment details

Policy number	HGS002573655
Period of insurance	22-01-2022 to 22-01-2023
Due date	22-01-2022
Total amount payable	\$1,996.10
Last year's annual premium	\$1,688.79
Change on last year* 18.2%	

***Why your premium may change**

Each year your premium is likely to change even if your personal circumstances haven't. Factors like the number of claims we experience, improved data and changes to the cost of running our business can impact your premium. Your premium may also be impacted by changes to rewards and discounts.

For more information please visit www.gio.com.au/premium

For full info on ways to save go to gio.com.au/save
As per query answer on 19/05/2023 (A-2.3#3)
Insurance property = \$1,996.1 * 40% = 798.44 (D-7)

Payment slip

Policy number: HGS002573655

Reference number: 14222002573655

Amount due: \$1,996.10

Due date: 22-01-2022



Billers Code: 655746
Ref: 14222002573655

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



Direct Debit

Call 13 10 10 to arrange payment by instalments of \$199.61. It costs more to pay by the month.



In person
At any Post Office



*4055 22012022 HGS002573655



Internet

To pay by VISA, Mastercard or American Express visit gio.com.au/payments



Phone

To pay via our automated credit card payment system call 1300 749 658 VISA, Mastercard, American Express



Mail

Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGS002573655

Your premium covers

This document will be a Tax Invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Type of Cover / Insured Address	Sum Insured	Base Premium	FSL/ESL	GST	Stamp Duty	Total Amount Payable
69 OCEAN BEACH RD, WOY WOY NSW 2256						
Last Year						
Your Building	\$1,125,700	\$1,188.61	\$219.89	\$140.85	\$139.44	\$1,688.79
This Year						
Your Building	\$1,182,000	\$1,486.43	\$178.37	\$166.48	\$164.82	\$1,996.10
This Year's GST / Total Amount Payable				\$166.48	\$1,996.10	

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au



Central
Coast
Council



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1001615
R1_3373

Property Location:

1/69 Ocean Beach Road WOY WOY NSW
LOT 1 SP 35760

Your Account Itemised

Service Charges - For the period 1st July 2021 to 30th September 2021

	Amount
Water Service - Residential	\$21.82
Sewer Service - Residential	\$104.07
Stormwater Drainage - Multi Premises	\$20.25
Total Service Charges	\$146.14

Usage Charges - Water meter reading details over page

	Usage (kL) or No. of Charges	Discharge Factor (%)	Tariff or Charge	Amount
Water Usage	83		*	\$172.77
Sewer Usage	1			\$17.40
Total Usage Charges				\$190.17

DID YOU KNOW YOUR NOTICES CAN BE DELIVERED ELECTRONICALLY!
REGISTER AT centralcoast.enotices.com.au
TO ACCESS YOUR NOTICES ELECTRONICALLY VIA eNotices

* Water Usage - Tariff to 30/06/2021 @ \$2.07 & from 01/07/2021 @ \$2.10

Send payments to: Central Coast Council
GPO Box 2518
Sydney NSW 2001

*This address is for payments only,
not for general correspondence.*

**Payment Slip**

Reference No.	23988509
Date Due	08 Oct 2021
Amount Due	\$336.31
Date Paid	
Amount Paid	

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer	
Bank	
Branch	

Water Account

ABN 73 149 644 003

Account Details

Assessment Number	2398850
Issue Date	08 Sep 2021

Summary

Current Charges	\$336.31
Balance	\$336.31

Deduct Payments Since 01 Sep 2021

Total Amount Payable
\$336.31

Due Date 08 Oct 2021

*Daily interest will accrue on overdue
amounts at 6% p.a.*



Bill Code: 94011
Bill Ref: 23988509

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. 23988509



For emailed notices:
centralcoast.enotices.com.au
Reference No: 12A922DB4Z

Central
Coast
Council

Central Coast Council
ABN 73 149 644 003



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General Information about Your Water Account

Charges on this account

The Independent Pricing and Regulatory Tribunal (IPART) sets the maximum price for Council's water, sewerage and stormwater drainage charges.

If you believe your property has been charged incorrectly, you may lodge an appeal within 30 days of the issue date of this notice.

For more information, visit www.ipart.nsw.gov.au or www.centralcoast.nsw.gov.au

Leaking pipes can cost you \$

Save water and money by checking your meter regularly to identify faults quickly.

Testing of meters

A fee must be paid in advance.

Council will refund the fee if the test shows the meter registers 3% or more above the actual quantity of water passed through it. We will also reduce your latest usage charges.

Interest charges

Daily interest will accrue on overdue amounts and legal action can be taken if you do not pay by the due date.

Council may only write off interest in certain circumstances. Contact us to discuss a payment plan if you are experiencing financial hardship.

Water Meter Details

1/69 Ocean Beach Road WOY WOY NSW

Meter No.	Prior Read	Current Read	Usage (kL)	Daily Av. (KL/Day)	
05W879738	21-Apr-21	2650	12-Aug-21 2733	83	0.735

Pensioner rebates

A rebate is available to eligible pensioners to a maximum of \$87.50p.a. on water charges plus \$87.50p.a. on sewerage charges.

Rebates are subject to quarterly eligibility checks and may be adjusted if eligibility changes during the year.

To apply for a rebate, please phone Council or present your Pensioner Concession card to one of Council's offices.

Get your water account online

Receive your notice via email. Visit centralcoast.enotices.com.au to register.

Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

Water wise rules

Central Coast Residents are guided by Water Wise Rules. The rules set a voluntary target of 150 litres per person per day. How does your household compare? Visit www.centralcoast.nsw.gov.au

How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

Payment options 23

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit www.centralcoast.nsw.gov.au

Online

Mastercard or Visa. www.centralcoast.nsw.gov.au

Telephone

Mastercard or Visa
Inside Australia: 1300 936 108
Outside Australia: +61 2 4325 8858

Bpay

Use the BPay details shown on the front of this notice.

Centreprepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to GPO Box 2518 Sydney NSW 2001.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>. Please note cash payments are not accepted at these locations.



Passmore Van Pletzen Bt Pty Ltd
 Raine & Horne Real Estate
 150 Mann St
 GOSFORD NSW 2250



021
 I001597
 R1_3337

Property Location:

1/69 Ocean Beach Road WOY WOY NSW
 LOT 1 SP 35760

Your Account Itemised

Service Charges - For the period 1st October 2021 to 31st December 2021

	Amount
Water Service - Residential	\$21.82
Sewer Service - Residential	\$104.07
Stormwater Drainage - Multi Premises	\$20.25
Total Service Charges	\$146.14

Usage Charges - Water meter reading details over page

	Usage (kL) or No. of Charges	Discharge Factor (%)	Tariff or Charge	Amount
Water Usage	75		\$2.10	\$157.50
Sewer Usage	1			\$17.40
Total Usage Charges				\$174.90

**DID YOU KNOW YOUR NOTICES CAN BE DELIVERED ELECTRONICALLY!
 REGISTER AT centralcoast.enotices.com.au
 TO ACCESS YOUR NOTICES ELECTRONICALLY VIA eNotices**

Water Account

ABN 73 149 644 003

Account Details

Assessment Number	2398850
Issue Date	01 Dec 2021

Summary

Balance Bought Forward	\$0.28
Current Charges	\$321.04
Balance	\$321.32

Deduct Payments Since 24 Nov 2021

Total Amount Payable
\$321.32

Due Date 10 Jan 2022

Daily interest will accrue on overdue amounts at 6% p.a.



Bill Code: 94011
 Bill Ref: 23988509

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. 23988509

For emailed notices:
centralcoast.enotices.com.au
 Reference No: E40D8EF6DU

Send payments to: Central Coast Council
 GPO Box 2518
 Sydney NSW 2001

*This address is for payments only,
 not for general correspondence.*



Payment Slip

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer	
Bank	
Branch	

Reference No.	23988509
Date Due	10 Jan 2022
Amount Due	\$321.32
Date Paid	
Amount Paid	



Central Coast Council
 ABN 73 149 644 003



*499 2398850

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General Information about Your Water Account

Charges on this account

The Independent Pricing and Regulatory Tribunal (IPART) sets the maximum price for Council's water, sewerage and stormwater drainage charges.

If you believe your property has been charged incorrectly, you may lodge an appeal within 30 days of the issue date of this notice.

For more information, visit www.ipart.nsw.gov.au or www.centralcoast.nsw.gov.au

Leaking pipes can cost you \$

Save water and money by checking your meter regularly to identify faults quickly.

Testing of meters

A fee must be paid in advance.

Council will refund the fee if the test shows the meter registers 3% or more above the actual quantity of water passed through it. We will also reduce your latest usage charges.

Interest charges

Daily interest will accrue on overdue amounts and legal action can be taken if you do not pay by the due date.

Council may only write off interest in certain circumstances. Contact us to discuss a payment plan if you are experiencing financial hardship.

Water Meter Details

1/69 Ocean Beach Road WOY WOY NSW

Meter No.	Prior Read	Current Read	Usage (kL)	Daily Av. (kL/Day)
05W879738	12-Aug-21	2733	02-Nov-21 2808	75 0.915

Pensioner rebates

A rebate is available to eligible pensioners to a maximum of \$87.50p.a. on water charges plus \$87.50p.a. on sewerage charges.

Rebates are subject to quarterly eligibility checks and may be adjusted if eligibility changes during the year.

To apply for a rebate, please phone Council or present your Pensioner Concession card to one of Council's offices.

Get your water account online

Receive your notice via email. Visit centralcoast.enotices.com.au to register.

Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

Water wise rules

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How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

Payment options **25**

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit

www.centralcoast.nsw.gov.au

Online

Mastercard or Visa.

www.centralcoast.nsw.gov.au

Telephone

Mastercard or Visa

Inside Australia: 1300 936 108

Outside Australia: +61 2 4325 8858

Bpay

Use the BPay details shown on the front of this notice.

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to GPO Box 2518 Sydney NSW 2001.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>. Please note cash payments are not accepted at these locations.



Water Account

ABN 73 149 644 003

Account Details

Assessment Number **05223573**

Issue Date **02 Mar 2022**

Summary

Current Charges **\$352.54**

Balance **\$352.54**



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1001996
R1_4147

Property Location:

1/69 Ocean Beach Road, WOY WOY NSW 2256
Lot 1 SP 35760

Your Account Itemised

Service Charges - For the period 1st January 2022 to 31st March 2022

	No. of Services	Charge	Amount
Sewer Service - Res - Multi Prem - Gos	1	\$104.07	\$104.07
Stormwater Drainage - Res - Multi Prem	1	\$20.25	\$20.25
Water Service - Res - Multi Prem	1	\$21.82	\$21.82
Total Service Charges			\$146.14

Usage Charges - Water meter reading details over page

	Usage (kL) or No. of Charges	Tarriff or Charge	Amount
Sewer Usage - Res - Multi Prem	1	\$17.40	\$17.40
Water Usage	90	\$2.10	\$189.00
Total Usage Charges			\$206.40

Deduct Payments Since **22 Feb 2022**

Total Amount Payable
\$352.54

Due Date **01 Apr 2022**

Daily interest will accrue on overdue amounts at 6% p.a.



Biller Code: 7583
Biller Ref: 05223573

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. **05223573**

For emailed notices:
centralcoast.enotices.com.au
Reference No: DA4B58962F

Please note changes to your Water Notice!

- Council has recently upgraded to a new and improved rating system.
- Properties in the former Gosford LGA now have new assessment numbers.
- Please ensure any saved biller codes/reference numbers are updated to those shown on this notice.

Online Services ID 983978

Central Coast Council
ABN 73 149 644 003

Send payments to: Central Coast Council
GPO Box 2518
Sydney NSW 2001

*This address is for payments only,
not for general correspondence.*



Payment Slip

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer
Bank
Branch

Assessment No.	05223573
Date Due	01 Apr 2022
Amount Due	\$352.54
Date Paid	
Amount Paid	



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i General Information about Your Water Account

Charges on this account

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Water Meter Details

1/69 Ocean Beach Road, WOY WOY NSW 2256						
Meter No.	Prior Read	Current Read	Usage (kL)	Meter Share %	Daily Av. (L/Day)	
05W879738	2-Nov-21	2808	2898	90	910	

Pensioner rebates

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How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

\$ Payment options **Q-27**

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit www.centralcoast.nsw.gov.au

Online

Mastercard or Visa. www.centralcoast.nsw.gov.au

Telephone

Mastercard or Visa
Call 1800 226 651



Bpay

Use the BPay details shown on the front of this notice.

Centrepay

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Post

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In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>. Please note cash payments are not accepted at these locations.



RECEIVED

19 MAY 2022

Q-28

Water Account

ABN 73 149 644 003

Account Details

Assessment Number 05223573

Issue Date 18 May 2022

Summary

Current Charges \$165.64

Balance \$165.64



Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250



021
1001802
R1_3749

Property Location:

1/69 Ocean Beach Road, WOY WOY NSW 2256
Lot 1 SP 35760

Your Account Itemised

Service Charges - For the period 1st April 2022 to 30th June 2022

	No. of Services	Charge	Amount
Sewer Service - Res - Multi Prem - Gos	1	\$104.07	\$104.07
Stormwater Drainage - Res - Multi Prem	1	\$20.25	\$20.25
Water Service - Res - Multi Prem	1	\$21.82	\$21.82
Total Service Charges			\$146.14

Usage Charges - Water meter reading details over page

	Usage (kL) or No. of Charges	Tarriff or Charge	Amount
Sewer Usage - Res - Multi Prem	1	\$17.40	\$17.40
Water Usage	1	\$2.10	\$2.10
Total Usage Charges			\$19.50

Deduct Payments Since 09 May 2022

Total Amount Payable

\$165.64

Due Date 17 Jun 2022

Daily interest will accrue on overdue amounts at 6% p.a.



Bill Code: 7583
Bill Ref: 05223573

BPAY® this payment via internet or phone banking
BPAY View® View and pay this bill using internet banking
BPAY View® Registration No. 05223573



For emailed notices:
centralcoast.enotices.com.au
Reference No: 401C67F71Z

Please note changes to your Water Notice!

Council has recently upgraded to a new and improved rating system.
Properties in the former Gosford LGA now have new assessment numbers.
Please ensure any saved biller codes/reference numbers are updated to those shown on this notice.
Payments made using old customer details will be allocated to this current Water Assessment.

Online Services ID 983978



Payment Slip

Send payments to: Central Coast Council
PO Box 20
Wyong NSW 2259

This address is for payments only,
not for general correspondence.

Cheque Details

Please do not attach cheque or money order with staples or pins

Drawer
Bank
Branch

Assessment No.	05223573
Date Due	17 Jun 2022
Amount Due	\$165.64
Date Paid	
Amount Paid	



Central Coast Council
ABN 73 149 644 003



*492 5223573

General Information about Your Water Account

Charges on this account

The Independent Pricing and Regulatory Tribunal (IPART) sets the maximum price for Council's water, sewerage and stormwater drainage charges.

If you believe your property has been charged incorrectly, you may lodge an appeal within 30 days of the issue date of this notice.

For more information, visit www.ipart.nsw.gov.au or www.centralcoast.nsw.gov.au

Leaking pipes can cost you \$

Save water and money by checking your meter regularly to identify faults quickly.

Testing of meters

A fee must be paid in advance.

Council will refund the fee if the test shows the meter registers 3% or more above the actual quantity of water passed through it. We will also reduce your latest usage charges.

Interest charges

Daily interest will accrue on overdue amounts and legal action can be taken if you do not pay by the due date.

Council may only write off interest in certain circumstances. Contact us to discuss a payment plan if you are experiencing financial hardship.

Water Meter Details

1/69 Ocean Beach Road, WOY WOY NSW 2256						
Meter No.	Prior Read	Current Read	Usage (kL)	Meter Share %	Daily Av. (L/Day)	
05W879738	9-Feb-22	2898	27-Apr-22	2899	1	10

Pensioner rebates

A rebate is available to eligible pensioners to a maximum of \$87.50p.a. on water charges plus \$87.50p.a. on sewerage charges.

Rebates are subject to quarterly eligibility checks and may be adjusted if eligibility changes during the year.

To apply for a rebate, please phone Council or present your Pensioner Concession card to one of Council's offices.

Get your water account online

Receive your notice via email. Visit centralcoast.enotices.com.au to register.

Council can provide your account through the BPAY View Biller Portal. Contact your financial institution for more information or visit www.bpay.com.au

Water wise rules

Central Coast Residents are guided by Water Wise Rules. The rules set a voluntary target of 150 litres per person per day. How does your household compare? Visit www.centralcoast.nsw.gov.au

How to contact us

Web centralcoast.nsw.gov.au

Phone 1300 463 954

Email ask@centralcoast.nsw.gov.au

Post PO Box 20, WYONG NSW 2259

Payment opt@29

Direct Debit

Savings or cheque account only. Contact Council for an application form or visit

www.centralcoast.nsw.gov.au

Online

Mastercard or Visa.

www.centralcoast.nsw.gov.au

Telephone

Mastercard or Visa

Call 1800 226 651



Bpay

Use the BPay details shown on the front of this notice.

Centrepay

Contact Centrelink and quote 555 121 781J and your assessment number.

Post

Complete the payment slip and post with your cheque to PO Box 20, WYONG NSW 2259.

In Person

Pay at any Australia Post Office – credit cards are not accepted.

Pay by Eftpos, credit card or cheque at Council Administration Buildings and Service Centres: <https://www.centralcoast.nsw.gov.au/council/contact/customer-service-centres>. Please note cash payments are not accepted at these locations.



[NowInfinity](#) › [Documentation Suite](#) › [Company Documents](#)

ASIC Fee Increase - From 1 July 2022



NOWINFINITY 27 JULY 2022 06:24

ASIC Fee Increase

Below are the list of ASIC fees effective 01 July 2022. The list contains fees for most commonly lodge forms, including late fees. To access full list of fees, visit ASIC website:

[FEES FOR COMMONLY LODGED DOCUMENTS](#)

ASIC FORMS:

ASIC Forms	Form Description	Fee as of 1 July 2021	Fee as of 1 July 2022
410	Reserve Company Name	\$52	\$55
410	To Extend Company Name Reservation	\$52	\$55
201	Standard company registration	\$512	\$538
201	Special Purpose Company registration	\$512	\$538
201	Public Company Registration - Limited by Guarantee	\$422	\$443

201	Public Company Registration - Limited by Shares	\$512	538
201	Public Company Registration - No Liability	\$512	538
402	Registration as a foreign company	\$512	\$538
205	Change of Company Name	\$422	\$443
6010	De-registration	\$42	\$44
Business name	Registration for 1 year	\$37	\$39
Business name	Registration for 3 years	\$88	\$92

OTHER ASIC FEES:

ASIC Forms	Form Description	Fee as of 1 July 2021	Fee as of 1 July 2022
Late fees	1 month late	\$83	\$87
Late fees	More than 1 month late	\$344	\$362
Annual Review	Public Company	\$1281	\$1346
Annual Review	Standard Company	\$276	\$290
Annual Review	Special Purpose	\$56	\$59

\$332

NowInfinity fees will remain unchanged.

Was this article helpful?



1 out of 1 found this helpful

Have more questions?

SUBMIT A REQUEST

Articles in this section

[Filing Company Documents in Binder Tabs](#)

[Company Formation Preview](#)

[Can a Company acquire shares in itself?](#)

[Difference between Public Companies Limited by Guarantee and Limited by Shares](#)

[Subsidiary Company FAQs](#)

[Director Identification \(Director ID\)](#)

[Sole Director Companies](#)

[Accents and special characters in Officeholder names](#)

[ASIC Fee Increase - From 1 July 2022](#)

[Can I order a Shelf Company within NowInfinity?](#)

SEE MORE

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[Late fees applied by ASIC](#)

[Filing Company Documents in Binder Tabs](#)

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**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

PASSMORE VAN PLETZEN BT PTY LTD
U 2
69 OCEAN BEACH RD WOY WOY NSW 2256

INVOICE STATEMENT

Issue date 29 Dec 21

PASSMORE VAN PLETZEN BT PTY LTD

ACN 602 082 208

Account No. 22 602082208

Summary

Opening Balance	\$359.00
New items	\$0.00
Payments & credits	\$359.00 cr
TOTAL DUE	\$0.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately \$0.00

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**PASSMORE VAN PLETZEN BT PTY LTD**

ACN 602 082 208

Account No: 22 602082208



22 602082208

TOTAL DUE \$0.00**Immediately \$0.00**

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2296020822088



*814 129 0002296020822088 32

Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2021-12-17	Payment Received, Thank You		\$359.00 cr

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0208 2208 832

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

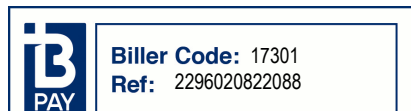
Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2296020822088

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



NOBLEOAK

Passmore Van Pletzen Self Managed Super
2/69 Ocean Beach Road
WOY WOY NSW 2256

6 October 2020

Dear Sir/Madam,

Member number: 110237274

Member name: Passmore Van Pletzen Self Managed Super Fund

Your cover for the year ahead

Thank you for continuing to choose NobleOak to protect yourself and your loved ones.

Your cover automatically renews on 15 November 2020. The table below shows the type and amount of cover you have in place with us. Please check the table carefully to ensure the information is correct.

How your premium is calculated

Your premium is recalculated on your renewal date for the next 12 months. Like most Australian life insurers, our premium rates step up each year as the risk of a serious health condition increases with age. Rest assured that our premium rates are competitive at all ages, not just when you joined.

If indexation applies to your cover, we've increased the insured amount below by 3% to help your level of cover keep up with inflation, which also increases your premium. If you don't want the indexation increase, please call us on **1300 551 044** between 8.00am and 6.00pm (AEST), Monday to Friday and we'll adjust your cover amount and premium accordingly.

Life Insured	Cover Type	Insured Amount	Premium per month
Mrs Kim Renee Passmore	Life Cover	\$530,450.00	\$35.61
Mrs Kim Renee Passmore	TPD Cover	\$530,450.00	\$68.93
	Total Premium		\$104.54

Your payment will be deducted automatically

The monthly amount of \$104.54 will continue to be debited from your nominated account on the 15 November 2020 and monthly thereafter.



Passmore Van Pletzen Self Managed Super
2/69 Ocean Beach Road
WOY WOY NSW 2256

5 October 2021

Dear Sir/Madam,

Member number: 110237274

Member name: Passmore Van Pletzen Self Managed Super Fund

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Life Insured	Cover Type	Insured Amount	Premium per month
Mrs Kim Renee Passmore	Life Cover	\$546,363.00	\$39.54
Mrs Kim Renee Passmore	TPD Cover	\$546,363.00	\$87.01
	Total Premium		\$126.55

Your payment will be deducted automatically

The monthly amount of \$126.55 will continue to be debited from your nominated account on the 15 November 2021 and monthly thereafter.

Making changes to your cover

If you wish to make any changes to your insurance cover, change your payment method, or if you are having difficulty paying your premiums please contact us to discuss the options available to you. You can pay your premiums in monthly instalments over the coming year so you can spread out the payments. There is a loading of 5% for premiums paid by monthly instalments. You can also reduce your cover at any time whilst your cover is in force and your premium will reduce accordingly.

Cancelling your cover

We understand that your needs can change and you may wish to cancel your insurance cover, but it is also important to be aware that you will not be covered if you choose to do so. Your insurance cover may also be cancelled if you do not pay your premiums and we have issued a cancellation notice. Cancelling your cover may make it difficult for you to secure future cover due to changes in circumstances, including your health. Additionally, the replacement policy may no longer cover you on benefits and features that exist in your current insurance.

Making a claim

If you would like to make a claim, or simply enquire about how to make a claim, please call us and one of our trained claims specialists will explain the process to you. There is also information about making a claim on our website at www.nobleoak.com.au/code.

Assistance

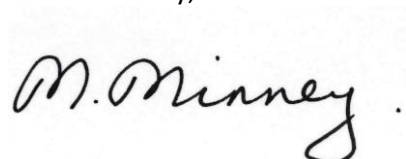
If at any time you have any questions about your cover, or you find the process difficult to understand, please do not hesitate to let us know. We will endeavour to ensure you are clear about the cover you have in place, and any part of the service or claims process.

Our Client Guide – *Ongoing communications about your cover* provides further information. It is available at www.nobleoak.com.au/code or by calling us.

We're here to help

If you have any questions or would like to change your level of cover, please call us on **1300 551 044** between 8.00am and 6.00pm (AEST) weekdays or email us at enquiry@nobleoak.com.au.

Yours sincerely,



Matt Minney
Head of Operations and Claims