

COMPUTER FILE INDEX & JOURNALS

CLIENT: PASSMORE VAN PLETZEN SELF CODE: PAS41

MANAGED SUPERANNUATION FUND YEAR: 2020

Individual
Partnership
Company
Trust
Superfund

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

Detail Job

Discussion for Job : Passmore Van Pletzen Superannuation Fund

Email : farrell.m@dbaker.com.au

Client	Time	Status	Note	Edit	File
D Baker & Associates Chartered Accountants and Business Advisors	28/04/2021 11:39:53	New Job	Good afternoon, Please prepare the working papers, tax return, financial statements and members statements for the 2020 FY. Thank you.		

Suzanne Reynolds

From: Farrell Mosbach [farrell.m@dbaker.com.au]
Sent: Tuesday, 27 April 2021 9:17 AM
To: 'Suzanne Reynolds'
Subject: FW: SMSF FY20 4 of 4 : Current Lease Agreement
Attachments: 20200423_134419.pdf

Kind Regards,



FARRELL MOSBACH

D BAKER & ASSOCIATES PTY LTD - CHARTERED ACCOUNTANTS

Ph: 08 **9274 6637** Fax: 08 **9250 1804**
1/4 Farrall Road MIDVALE WA 6056



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From: antonvp@iinet.net.au <antonvp@iinet.net.au>
Sent: Sunday, 25 April 2021 12:42 PM
To: 'Farrell Mosbach' <farrell.m@dbaker.com.au>
Subject: SMSF FY20 4 of 4 : Current Lease Agreement

Hi Farrell

Attached please find the latest lease agreement. This is our current lease agreement – Our tenants did not sign a renewal, they are on month to month basis and have not changed.

Regards
Anton



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Suzanne Reynolds

From: Farrell Mosbach [farrell.m@dbaker.com.au]
Sent: Tuesday, 27 April 2021 9:18 AM
To: 'Suzanne Reynolds'
Subject: FW: SMSF - Market Valuation O/S

Kind Regards,



FARRELL MOSBACH

D BAKER & ASSOCIATES PTY LTD - CHARTERED ACCOUNTANTS

Ph: 08 9274 6637 Fax: 08 9250 1804
1/4 Farrall Road MIDVALE WA 6056



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From: antonvp@iinet.net.au <antonvp@iinet.net.au>
Sent: Sunday, 25 April 2021 12:44 PM
To: 'Farrell Mosbach' <farrell.m@dbaker.com.au>
Subject: SMSF - Market Valuation O/S

Hi Farrell

I emailed our Estate Agent requesting a valuation. Will forward as soon as we receive it.

Thanks
Anton



This email has been checked for viruses by Avast antivirus software.
www.avast.com



KAV PARTNERS

Query List

Client: DBAKER
End Client: PASSMORE VAN PLETZEN SF
Year: 2020
Query date: 06-May-21

Item No	Account	Query	Answer
1	Property	Please provide us with the valuation report of the property - " 1/69 Ocean Beacg Road Woy Woy NSW 2256 " to update market value at 30/06/2020.	See attached
2	Asic Fee	Please provide us with tax invoice of \$54 ASIC Fee withdrawn from St.george Bank on 25/09/2019.	See attached
3	Suspense	Please provide us with the supporting document of \$2.26 deposit into Bank account St Georges#50950 with narration "MSF PLUM 2923:107371344:1" on 17/12/2019 to record correctly.	Rollover of funds from another fund for Kim Passmore
4	Members Statement	Please provide us with 2019 spreadsheet to prepare Members Statement FY2020.	we donot have one from 2019 prepared

Please note that:

1. 2019 Member spreadsheets were not provided so we assumed member Components at 30 June 2019 were 100% taxable - preserved.
2. The Rollover Benefit Statement of \$2.26 was not provided so we recorded component of this amount as 100% taxable - preserved.

Please advise us if any change.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Comparative Trial Balance as at 30 June 2020

		2020		2020		2019		2019
		\$ Dr		\$ Cr		\$ Dr		\$ Cr
Income								
0620	Rents received			24,024.96	P-1			21,046.95
0940	Changes in NMV - Property			24,286.00	F-1			7,627.36
Expenses								
1510	Accountancy	2,328.00				2,290.00		
1525	Borrowing Expense	276.00				573.00		
1535	Audit fees	385.00				385.00		
1537	ATO Supervisory Levy	259.00				259.00		
1545	Bank Fees And Charges	288.00	Q-1			343.00		
1685	Filing Fees	321.00				316.00		
1690	Fines	80.00						
1755	Insurance					454.80		
1760	Interest - Australia	14,027.80				14,669.19		
1855.02	- Council Rates	1,042.00				1,141.66		
	- Depreciation- Capital							
1855.03	Works	3,070.00				3,070.00		
1855.04	- Depreciation	1,216.00				1,430.00		
1855.05	- Insurance	978.62				923.93		
1855.06	- Letting fees					517.00		
1855.07	- Management Fees	1,258.40	Q-2			1,070.06		
1855.08	- Repairs & Maintenance	75.90				1,151.33		
1855.09	- Sundry Expenses					33.00		
1855.10	- Water rates	1,015.31				1,550.27		
1855.12	- Pest Control					220.00		
1970.02	- Group life premiums	984.48						
Current Assets								
2000	Cash at bank- St Georges- 50950	14,739.32	D-13			15,057.62		
2101	Sundry Debtor	440.00	G-1					

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 2020

		2020 \$ Dr	2020 \$ Cr	2019 \$ Dr	2019 \$ Cr
Non Current Assets					
2815	Land & Buildings - at cost	364,964.64		364,964.64	
	Less: Accumulated				
2816	Depreciation	\$13,264 + \$3,070 (Q-27)	16,334.00		13,264.00
2817	Improvements at cost	9,312.00		9,312.00	
	Less: Accumulated				
2818	Depreciation	\$1,394 + \$396 (Q-29)	1,790.00		1,394.00
	Change in M/V - Land &				
2819	Buildings	190,618.36		166,332.36	
2842	Furniture & Fittings	6,623.00		6,623.00	
	Less: Accumulated				
2843	depreciation	\$2,574 + \$820 (Q-30)	3,394.00		2,574.00
2980	Borrowing expenses	2,865.00		2,865.00	
	Less: Accumulated				
2989	amortisation	\$2,351 + \$276 (Q-28)	2,627.00		2,351.00
Current Liabilities					
	Bank loan- St				
3174	Georges-4412-00		87,166.81 H-5		89,740.71
	Bank loan- St				
3175	Georges-4412-01		155,639.32 H-11		158,309.62
Equity					
	- Opening balance -				
4000.01	Members fund		136,217.39		121,181.96
	- Opening balance -				
4000.02	Members fund		161,303.90		162,290.46
	- Transfers from other funds				
4050.01					15,772.11
	- Transfers from other funds		4,384.45 B-3.4		
4199	Yet To Be Allocated			0.31	
		617,167.83	617,167.83	595,552.17	595,552.17
	Net Profit		20,705.45	1,722.93	

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Compilation Report and Notes which form part of these financial statements.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Detailed Operating Statement

For the year ended 30 June 2020

	Note	2020 \$	2019 \$
Revenue			
Rents received	P-1	24,024.96	21,046.95
Changes in NMV - Property	F-1	24,286.00	7,627.36
Total revenue		<u>48,310.96</u>	<u>28,674.31</u>
Expenses			
Accountancy		2,328.00	2,290.00
Borrowing Expense		276.00	573.00
Audit fees		385.00	385.00
ATO Supervisory Levy		259.00	259.00
Bank Fees And Charges		288.00	343.00
Filing Fees		321.00	316.00
Fines		80.00	0.00
Insurance		0.00	454.80
Interest - Australia	Q-1	14,027.80	14,669.19
- Council Rates	-	1,042.00	1,141.66
- Depreciation- Capital Works	Q-2	3,070.00	3,070.00
- Depreciation		1,216.00	1,430.00
- Insurance		978.62	923.93
- Letting fees		0.00	517.00
- Management Fees		1,258.40	1,070.06
- Repairs & Maintenance		75.90	1,151.33
- Sundry Expenses		0.00	33.00
- Water rates		1,015.31	1,550.27
- Pest Control		0.00	220.00
- Group life premiums		984.48	0.00
Total expenses		<u>27,605.51</u>	<u>30,397.24</u>
Benefits Accrued as a Result of Operations	7	<u>20,705.45</u>	<u>(1,722.93)</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.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Detailed Statement of Financial Position as at 30 June 2020

	2020	2019
	\$	\$
Other Assets		
Cash at bank- St Georges- 50950	D-13 14,739.32	15,057.62
Sundry Debtor	G-1 440.00	0.00
Land & Buildings - at cost	364,964.64	364,964.64
Less: Accumulated Depreciation	\$13,264+\$3,070(Q-27) (16,334.00)	(13,264.00)
Improvements at cost	9,312.00	9,312.00
Less: Accumulated Depreciation	\$1,394+\$396(Q-29) (1,790.00)	(1,394.00)
Change in M/V - Land & Buildings	190,618.36	166,332.36
Furniture & Fittings	6,623.00	6,623.00
Less: Accumulated depreciation	\$2,574+\$820(Q-30) (3,394.00)	(2,574.00)
Borrowing expenses	2,865.00	2,865.00
Less: Accumulated amortisation	\$2,351+\$276(Q-28) (2,627.00)	(2,351.00)
Total other assets	<u>565,417.32</u>	<u>545,571.62</u>
Total assets	<u>565,417.32</u>	<u>545,571.62</u>
Liabilities		
Bank loan- St Georges-4412-00	H-5 87,166.81	89,740.71
Bank loan- St Georges-4412-01	H-11 155,639.32	158,309.62
Total liabilities	<u>242,806.13</u>	<u>248,050.33</u>
Net Assets Available to Pay Benefits	<u>322,611.19</u>	<u>297,521.29</u>
Represented by:		
Liability for Accrued Members' Benefits		
Allocated to members' accounts	B-3.4 322,611.19	297,521.29
	<u>322,611.19</u>	<u>297,521.29</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.

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Member's Information Statement**For the year ended 30 June 2020**

	2020 \$	2019 \$
Anton Carl Van Pletzen		
Opening balance - Members fund	136,217.39	121,181.96
Transfers from other funds	0.00	15,772.11
Allocated earnings	9,930.54	(736.68)
Balance as at 30 June 2020	<u>146,147.93</u>	<u>136,217.39</u>
Withdrawal benefits at the beginning of the year	136,217.39	121,181.96
Withdrawal benefits at 30 June 2020	146,147.93	136,217.39

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 2020

	2020	2019
	\$	\$
Kim Renee Passmore		
Opening balance - Members fund	161,303.90	162,290.46
Transfers from other funds	4,384.45	0.00
Allocated earnings	11,759.39	(986.56)
Group life premiums	(984.48)	0.00
Balance as at 30 June 2020	176,463.26	161,303.90
Withdrawal benefits at the beginning of the year	161,303.90	162,290.46
Withdrawal benefits at 30 June 2020	176,463.26	161,303.90

B-3.4

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 2020

	2020	2019
	\$	\$
Amounts Allocatable to Members		
Yet to be allocated at the beginning of the year	0.00	(0.31)
Benefits accrued as a result of operations as per the operating statement	20,705.45	(1,722.93)
Transfers from other funds	0.00	15,772.11
Transfers from other funds	4,384.45	0.00
Amount allocatable to members	<u>25,089.90</u>	<u>14,048.87</u>
Allocation to members		
Anton Carl Van Pletzen	9,930.54	15,035.43
Kim Renee Passmore	15,159.36	(986.56)
Total allocation	<u>25,089.90</u>	<u>14,048.87</u>
Yet to be allocated	0.00	0.00
	<u>25,089.90</u>	<u>14,048.87</u>
Members Balances		
Anton Carl Van Pletzen	146,147.93	136,217.39
Kim Renee Passmore	176,463.26	161,303.90
Allocated to members accounts	<u>322,611.19</u>	<u>297,521.29</u>
Yet to be allocated	0.00	0.00
Liability for accrued members benefits	<u>322,611.19</u>	<u>297,521.29</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: 2020

		Ref
Benefits accrued as a result of operations before income tax	20,705.45	B-1
Less: Contributions by Employer-Anton Carl Van Pletzen	-	
Less: Contributions by Employer-Kim Renee Passmore	-	
Add life insurance	984.48	Q-2
Allocated Earnings	21,689.93	
Gross tax	-	C-1
Add: Tax on Life Insurance	-	
	-	

	DOB	Age	Opening balance	
Anton Carl Van Pletzen	20/09/1973	46	136,217.39	46%
Kim Renee Passmore	26/11/1972	47	161,303.90	54%
			297,521.29	100%

Member Account	Anton Carl Van Pletzen	Kim Renee Passmore	Total	Ref
Opening balance	136,217.39	161,303.90	297,521.29	
Transfer from other funds	-	635.07	635.07	B-3.8
Transfer from other funds		3,747.12	3,747.12	B-3.11
Transfer from other funds		2.26	2.26	A-2.4
Allocated Earnings	9,930.54	11,759.39	21,689.93	
Life Insurance		(984.48)	(984.48)	Q-2
	9,930.54	15,159.36	25,089.90	
TOTAL	146,147.93	176,463.26	322,611.19	

\$4,384.45



Australian Government
Australian Taxation Office



021

THE TRUSTEE FOR PASSMORE VAN PLETZEN
SELF MANAGED SUPER FUND
UNIT 2 69 OCEAN BEACH RD
WOY WOY NSW 2256

Statement period	01 JUL 19 to 18 JUN 20
Tax file number	399 225 522
Date of issue	23 JUN 20
Statement number	2
Our reference	7116178869312
Internet: www.ato.gov.au	
Account enquiries: 13 10 20	

Statement of account

This statement has been issued to provide account information in relation to THE TRUSTEE FOR PASSMORE VAN PLETZEN SELF MANAGED SUPER FUND, Superannuation account

Transaction list - Superannuation - USM Remittance

This statement shows transactions for the period **01 JUL 19** to **18 JUN 20** (inclusive)

Process date	Effective date	Description of transaction	Debit \$	Credit \$	Balance \$
01 JUL 19		STATEMENT OPENING BALANCE			0.00
18 JUN 20	18 JUN 20	Aggregated transfer from individual		635.07	635.07 CR
18 JUN 20	23 JUN 20	EFT refund for USM Remittance for the period from 08 Jun 17 to 31 Dec 99	635.07		0.00
18 JUN 20		STATEMENT CLOSING BALANCE			0.00

Your USM Remittance refund of \$635.07 ATO001100012017985 has been forwarded to your nominated financial institution.

Grant Brodie
Deputy Commissioner of Taxation

Please see over for important information about your statement

IMPORTANT INFORMATION ABOUT YOUR STATEMENT

Statement transactions

This statement only lists those transactions that we processed on your account for the period shown. Any transactions processed earlier that are due and payable within this period are included in the opening balance. This statement may not cover all your dealings with us. For example, you may have amounts outstanding in relation to other accounts or current legal, release or dispute actions. You can find out the current balance of your account and details of other accounts by phoning us on the numbers listed below.

When you make a payment

You need to use the payment reference details on page three when you make your payment to ensure the amount is applied to the correct sub-accounts (for example, Co-contribution recovery). If you don't, we will allocate the amount to one of your debts according to a payment hierarchy; this may not be the debt you wanted to pay. If your payment results in a credit on one of your sub-accounts we do not automatically use this credit to pay a debt on another sub-account.

Explanation of terms

The process date is the date that we processed a particular transaction.

The effective date is the date we use for the calculation of general interest charge and other penalties or interest. It is also the due date of any liabilities.

General interest charge (GIC)

Where any amount is not paid by the due date, GIC accrues on the outstanding balance until the entire amount has been paid. Interest is calculated on a daily compounding basis. GIC is currently imposed at a rate of 7.89% per annum (reviewed every three months). The GIC is tax deductible in the year that it is incurred.

GIC remission - You can request remission of GIC. We may remit the GIC if satisfied that the delay was due to circumstances beyond your control and you took reasonable steps to lessen the effects of those circumstances. We may also remit GIC in other circumstances where this would be fair and reasonable.

What you need if you phone us

We need to know we are talking to the right person before we can discuss your tax affairs. We will ask for details only you or someone you have authorised would know. Any authorised person is someone who you have previously told us can act on your behalf. If you can, please have your tax file number or Australian business number with you.

How to contact us

Phone us on **13 10 20** between 8.00am and 6.00pm, Monday to Friday.

If you do not speak English and need help from us phone the Translating and Interpreting Service on **13 14 50**.

If you have a hearing or speech impairment phone the National Relay Service on **13 36 77**.

HOW TO PAY

Your payment reference number (PRN) is: 2003992255225221

BPAY®



Bill code: 75556

Ref: 2003992255225221

Telephone & Internet Banking – BPAY®

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

CREDIT OR DEBIT CARD

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

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

A card payment fee applies.

OTHER PAYMENT OPTIONS

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



Australian Government
Australian Taxation Office



021

THE TRUSTEE FOR PASSMORE VAN PLETZEN
SELF MANAGED SUPER FUND
UNIT 2 69 OCEAN BEACH RD
WOY WOY NSW 2256

Our reference: 7116179608740
Phone: 13 10 20

19 June 2020

Rollover benefits statement for unclaimed superannuation money

Dear Sir/Madam

The following member has nominated to rollover their unclaimed superannuation money held by the Australian Taxation Office.

If you're unable to accept this rollover superannuation benefit payment you will need to complete a *Superannuation payment variation advice* form and return it with the payment on or before 21 July 2020. You will need to include the contributions reference number for that member.

To obtain the payment reference number or to request more information about making a payment, phone **1800 815 886**.

Where any amount is not repaid by the due date, a general interest charge accrues on the outstanding balance until the entire amount has been paid. Interest is calculated on a daily compounding basis and is currently imposed at a rate of 7.89% per annum.

You can claim a general interest charge as a tax deduction in the same financial year that it accrues against your account.

For more information

If you have any questions, you can:

- visit our website at www.ato.gov.au
- phone **13 10 20** between 8.00am and 6.00pm, Monday to Friday
- email us at supercrt@ato.gov.au

Be aware that sending emails has the risk of potential compromise of personal information, as their transmission is along a public medium. Phoning is the more secure option. If you do call, please quote the organisation's tax file number or Australian business number and 'Our reference' from the top of this letter.

Yours faithfully

Chris Jordan
Commissioner of Taxation



THE TRUSTEE FOR PASSMORE VAN PLETZEN
SELF MANAGED SUPER FUND
UNIT 2 69 OCEAN BEACH RD
WOY WOY NSW 2256

Our reference: 7116179608740
Phone: 13 10 20
ABN: 68 400 389 928

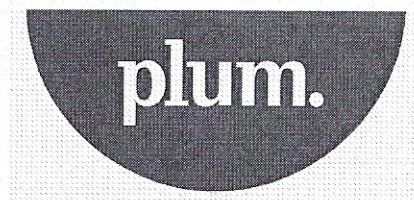
Rollover benefits statement for unclaimed superannuation

Our details

Name: Australian Taxation Office
ABN: 51 824 753 556

Member's details		Rollover payment details	
Original contribution reference number:	7025487255200	Member account number:	SMSF116111155775
Service period start date:	8 June 1994	Member client identifier:	
TFN:	179 204 701	Unique superannuation identifier:	not provided
Name:	MISS KIM R PASSMORE	Tax free component:	\$70.77
Address:	2/69 OCEAN BEACH RD WOY WOY NSW 2256	Taxable component:	
		Taxed element	\$564.30
		Untaxed element	\$0.00
Date of birth:	26 November 1972	Preserved amount:	\$635.07
Sex:	Female		

Chris Jordan
Commissioner of Taxation



PASSMORE VAN PLETZEN SELF MANAGED SUPER FUND
UNIT 2 69 OCEAN BEACH RD
WOY WOY NSW 2256

Member number
107371344

Member name: KIM RENEE PASSMORE

ROLLOVER

Please find enclosed a cheque for \$3,747.12 which represents a rollover of the above member's benefits from MLC SUPER FUND.

We have also enclosed the following in relation to this payment;

- **Rollover Benefit Statement**

Any questions?

If you have any questions, or would like more information, please contact us on **1300 55 7586**, 8am to 7pm AEST (8pm daylight savings time), Monday to Friday or go to **plum.com.au**

Rollover benefits statement

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

PASSMORE VAN PLETZEN SELF MANAGED SUPER FUND

3 Postal address

Street address

UNIT 2 69 OCEAN BEACH RD

Suburb/town/locality

WOY WOY

State/territory

NSW

Postcode

2256

Country if other than Australia

4 (a) Unique superannuation identifier (USI)

(b) Member client identifier

K R PASSMORE

Section B: Member's details

5 Tax file number (TFN)

6 Full name

Title

MS

Family name

PASSMORE

First given name

KIM

Other given names

RENEE

7 Residential address

Street address

U 2 69 OCEAN BEACH ROAD

Suburb/town/locality

WOY WOY

State/territory

NSW

Postcode

2256

Country if other than Australia

8 Date of birth / /

9 Sex Male Female

10 Daytime phone number (include area code)

11 Email address (if applicable)

kimrpass@gmail.com

Section C: Rollover transaction details

12 Service period start date Day / Month / Year

13 Tax components

Tax-free component \$

KiwiSaver tax-free component \$

Taxable component:

Element taxed in the fund \$

Element untaxed in the fund \$

Tax components TOTAL \$

14 Preservation amounts

Preserved amount \$

KiwiSaver preserved amount \$

Restricted non-preserved amount \$

Unrestricted non-preserved amount \$

Preservation amounts TOTAL \$

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$

Section E: Transferring fund

16 Fund ABN

17 Fund name

18 Contact name

19 Daytime phone number (include area code)

20 Email address (if applicable)

Section F: Declaration

TRUSTEE, DIRECTOR OR AUTHORISED OFFICER DECLARATION:

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

Trustee, director or authorised officer signature

Date
Day / Month / Year

Rollover benefits statement

Section A: Receiving fund

1 Australian business number (ABN)

2 Fund name

PASSMORE VAN PLETZEN SELF MANAGED SUPER FUND

3 Postal address

Street address

UNIT 2 69 OCEAN BEACH RD

Suburb/town/locality

WOY WOY

State/territory

NSW

Postcode

2256

Country if other than Australia

4 (a) Unique superannuation identifier (USI)

(b) Member client identifier

K R PASSMORE

Section B: Member's details

5 Tax file number (TFN)

6 Full name

Title

MS

Family name

PASSMORE

First given name

KIM

Other given names

RENEE

7 Residential address

Street address

U 2 69 OCEAN BEACH ROAD

Suburb/town/locality

WOY WOY

State/territory

NSW

Postcode

2256

Country if other than Australia

8 Date of birth / /

9 Sex

Male

Female

10 Daytime phone number (include area code)

11 Email address (if applicable)

kimrpass@gmail.com

Section C: Rollover transaction details

12 Service period start date / /

13 Tax components

Tax-free component \$

KiwiSaver tax-free component \$

Taxable component:

Element taxed in the fund \$

Element untaxed in the fund \$

Tax components TOTAL \$

14 Preservation amounts

Preserved amount \$

KiwiSaver preserved amount \$

Restricted non-preserved amount \$

Unrestricted non-preserved amount \$

Preservation amounts TOTAL \$

Section D: Non-complying funds

15 Contributions made to a non-complying fund on or after 10 May 2006 \$

Section E: Transferring fund

16 Fund ABN

17 Fund name

MLC SUPER FUND

18 Contact name

HELEN MURDOCH

19 Daytime phone number (include area code)

20 Email address (if applicable)

Section F: Declaration

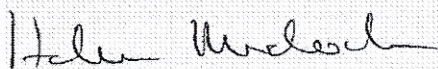
TRUSTEE, DIRECTOR OR AUTHORISED OFFICER DECLARATION:

I declare that the information contained in the statement is true and correct.

Name (BLOCK LETTERS)

HELEN MURDOCH

Trustee, director or authorised officer signature



Date

Day

/

Month

/

Year

Employee's Copy

Tax Reconciliation Worksheet

Client DBAKER
 End Client Passmore Van Pletzen SF
 Year 2020

		Amount	Ref
Benefits accrued as a result of operations before income tax		20,705.00	B-1
Less:	Increase in M/v of Property	24,286.00	F-1
	Member non concessional contributi	-	
		<u>24,286.00</u>	
Add:			
	Fine Fee	80.00	Q-8
		<u>80.00</u>	
Taxable Income		(3,501.00)	
Gross tax(15%)		-	
Less:			
-PAYG Instalments 2020		-	
		<u>-</u>	
Add: Supervisory Levy		259.00	
		<u>259.00</u>	
Amount due for 2019-2020		259.00	
2019 Losses carried forward		(49,452.00)	C-24
2020 Losses		(3,501.00)	
Tax Loses carried forward		<u>(52,953.00)</u>	



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	27/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from 27 April 2019 to 27 April 2021 sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
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
29 May 2019	29 May 2019	General interest charge			\$0.00
29 May 2019	28 May 2019	Payment received		\$259.00	\$0.00
15 May 2019	15 May 2019	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 17 to 30 Jun 18	\$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
TFN 399 225 522

Activity statement 001

Date generated	27/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

0 results found - from **27 April 2019** to **27 April 2021** sorted by **processed date** ordered **newest to oldest**

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 2020

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****2020****Who should complete this annual return?**

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

Return year

The Self-managed superannuation fund annual return instructions 2020 (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 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)**3 Australian business number (ABN)****4 Current postal address****5 Annual return status**

Is this an amendment to the SMSF's 2020 return?

 A N

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

 B N**6 SMSF auditor**

Auditor's name

Title

Family name

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 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) Fund account number

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

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

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.

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'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 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 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.

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

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** **N** 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 2020

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

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

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

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** 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 14,028	A2	
Interest expenses overseas	B1	B2	
Capital works expenditure	D1 3,070	D2	
Decline in value of depreciating assets	E1 1,216	E2	
Insurance premiums – members	F1 984	F2	
SMSF auditor fee	H1 385	H2	
Investment expenses	I1 4,370	I2	
Management and administration expenses	J1 3,473	J2	80
Forestry managed investment scheme expense	U1	U2	
Other amounts	L1 <input type="text"/> <small>Code</small>	L2 <input type="text"/> <small>Code</small>	
Tax losses deducted	M1		
TOTAL DEDUCTIONS		TOTAL NON-DEDUCTIBLE EXPENSES	
N 27,526 <small>(Total A1 to M1)</small>		Y 80 <small>(Total A2 to L2)</small>	
#TAXABLE INCOME OR LOSS		TOTAL SMSF EXPENSES	
O 3,501 <small>Loss</small> <input type="checkbox"/>		Z 27,606 <small>(N plus Y)</small>	
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)			

Q1-2

\$2,328+\$276+\$288+\$321+\$259

#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 2020 on how to complete the calculation statement.

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

C-1

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 **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

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 2020.

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		Net capital losses carried forward to later income years	
Non-Collectables	<input type="text"/>		0
Collectables	<input type="text"/>		0

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.

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

Contributions

OPENING ACCOUNT BALANCE 136,217.39

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

B-3.4

Other transactions

Accumulation phase account balance	Allocated earnings or losses	O	9,930.54	Loss	
S1	Inward rollovers and transfers	P			
Retirement phase account balance - Non CDBIS	Outward rollovers and transfers	Q		Code	
S2	Lump Sum payment	R1		Code	
Retirement phase account balance - CDBIS	Income stream payment	R2		Code	
S3					
<input type="text" value="0"/> TRISCount	CLOSING ACCOUNT BALANCE	S	146,147.93	S1 plus S2 plus S3	
	Accumulation phase value	X1	146,147.93		
	Retirement phase value	X2			
	Outstanding limited recourse borrowing arrangement amount	Y			

See the Privacy note in the Declaration.

Title	Mrs	Member'sTFN	179 204 701	Member Number	2
Family name	Passmore			Account status	0 Code
First given name	Kim				
Other given names	Renee				
Date of birth	26/11/1972	If deceased, date of death			

Contributions

OPENING ACCOUNT BALANCE 161,303.90

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A 0.00	Receipt date
ABN of principal employer	H
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)	

B-3.4

Other transactions

Accumulation phase account balance	Allocated earnings or losses	O 10,774.91	Loss
S1 176,463.26	Inward rollovers and transfers	P 4,384.45	
Retirement phase account balance - Non CDBIS	Outward rollovers and transfers	Q	Code
S2 0.00	Lump Sum payment	R1	Code
Retirement phase account balance - CDBIS	Income stream payment	R2	Code
S3 0.00			
0 TRISCount	CLOSING ACCOUNT BALANCE S 176,463.26		
	S1 plus S2 plus S3		
	Accumulation phase value	X1 176,463.26	
	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="14,739"/>
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

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**

B-2

Non-residential real property	K	<input type="text"/>
Residential real property	L	<input type="text"/>
Collectables and personal use assets	M	<input type="text"/>
\$2,865 - \$2,627+440 Other assets	O	<input type="text" value="678"/>

15c Other investments

Crypto-Currency **N**

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 **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

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="242,806"/>	
Permissible temporary borrowings	V2 <input type="text"/>	
Other borrowings	V3 <input type="text"/>	
		Borrowings V <input type="text" value="242,806"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W <input type="text" value="322,611"/>
Reserve accounts		X <input type="text"/>
Other liabilities		Y <input type="text"/>
TOTAL LIABILITIES		Z <input type="text" value="565,417"/>

B-2

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H**

Total TOFA losses **I**

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit income year specified of the election (for example, for the 2019–20 income year, write 2020). **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 2020. **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 2020 for each election **C**

If revoking an interposed entity election, print R, and complete and attach the Interposed entity election or revocation 2020. **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
17	05	2021

Preferred trustee or director contact details:

Title	Mr	
Family name	Van Pletzen	
First given name	Anton	
Other given names	Carl	
Phone number	Area code	Number
	08	92746637
Email address		
Non-individual trustee name (if applicable)	Passmore Van Pletzen SMSF Pty Ltd	
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, TBA

declare that the Self-managed superannuation fund annual return 2020 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
17	05	2021

Tax agent's contact details

Title	Mr	
Family name	Mosbach	
First given name	Farrell	
Other given names		
Tax agent's practice	D BAKER & ASSOCIATES PTY LTD	
Tax agent's phone number	Area code	Number
	08	92746637
Tax agent number	00000000	Reference number PAS41

Sensitive (when completed)

Losses schedule

2020

Companies and trusts that do not join consolidated groups should complete and attach this schedule to their 2020 tax return.

Superannuation funds should complete and attach this schedule to their 2020 tax return.

Refer to *Losses schedule instructions 2020*, available on our website www.ato.gov.au for instructions on how to complete this schedule.

Tax file number (TFN)

Name of entity

Australian business number (ABN)

Part A Losses carried forward to the 2020-21 income year - excludes film losses

1 Tax losses carried forward to later income years

Year of loss	Label	Amount
2019–20	B C-1	3,501
2018–19	C C-24	49,452
2017–18	D	
2016–17	E	
2015–16	F	
2014–15 and earlier income years	G	
Total	U	52,953

Transfer the amount at label **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	49,452
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	3,501
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	52,953

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 more 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

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

Year

Name of partnership, trust, fund or entity

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

Account Name

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

Signature

Date

**Self-managed superannuation
fund annual return****2019****Who should complete this annual return?**

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the Fund income tax return 2019 (NAT 71287)

Return year

The Self-managed superannuation fund annual return instructions 2019 (NAT 71606) (the instructions) can assist you to complete this annual return.

The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT3036).

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

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

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

 A N

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

 B N**6 SMSF auditor**

Auditor's name

Title

Family name

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 N

If 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) Fund account number

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

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

Use Agent Trust Account? Y

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

Fund benefit structure B A Code

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

C Y

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

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. If No - 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 2019

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 (R1 plus R2 plus R3 less R6) **R**

Calculation of non-arm's length income

* Net non-arm's length private company dividends

U1

plus * Net non-arm's length trust distributions

U2

plus * Net other non-arm's length income

U3

* Other income **S** Code

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

Net non-arm's length income (subject to 45% tax rate) **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** 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 14,669	A2	
Interest expenses overseas	B1	B2	
Capital works expenditure	D1 3,070	D2	
Decline in value of depreciating assets	E1 1,430	E2	
Insurance premiums – members	F1 455	F2	
Death benefit increase	G1		
SMSF auditor fee	H1 385	H2	
Investment expenses	I1	I2	
Management and administration expenses	J1	J2	
Forestry managed investment scheme expense	U1	U2	
Other amounts	L1 10,388 <small>Code O</small>	L2	<small>Code</small>
Tax losses deducted	M1		
TOTAL DEDUCTIONS		TOTAL NON-DEDUCTIBLE EXPENSES	
N 30,397 <small>(Total A1 to M1)</small>		Y 0 <small>(Total A2 to L2)</small>	
#TAXABLE INCOME OR LOSS		TOTAL SMSF EXPENSES	
O 9,350 <small>Loss L</small>		Z 30,397 <small>(N plus Y)</small>	
(TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)			

#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 2019 on how to complete the calculation statement.

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

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

#Tax offset refunds (Remainder of refundable tax offsets).	I <input type="text" value="0.00"/>
(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 <input type="text" value="259.00"/>
(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 2019.

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		Net capital losses carried forward to later income years	
Non-Collectables	<input type="text" value="0"/>		<input type="text" value="0"/>
Collectables	<input type="text" value="0"/>		<input type="text" value="0"/>

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	1
Family name	Van Pletzen		Account status	
First given name	Anton		○ Code	
Other given names	Carl			
Date of birth	20/09/1973	If deceased, date of death		

Contributions

OPENING ACCOUNT BALANCE 121,181.96

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H
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 736.68	Loss
S1 136,217.39	Inward rollovers and transfers	P 15,772.11	L
Retirement phase account balance - Non CDBIS	Outward rollovers and transfers	Q	Code
S2 0.00	Lump Sum payment	R1	Code
Retirement phase account balance - CDBIS	Income stream payment	R2	Code
S3 0.00			
0 TRISCount	CLOSING ACCOUNT BALANCE	S 136,217.39	
		S1 plus S2 plus S3	
Accumulation phase value	X1		
Retirement phase value	X2		
Outstanding limited recourse borrowing arrangement amount	Y		

See the Privacy note in the Declaration.

Title	Mrs	Member'sTFN	179 204 701	Member Number	2
Family name	Passmore			Account status	0 Code
First given name	Kim				
Other given names	Renee				
Date of birth	26/11/1972	If deceased, date of death			

Contributions

OPENING ACCOUNT BALANCE 162,290.46

Refer to instructions for completing these labels	Proceeds from primary residence disposal
Employer contributions	H
A	Receipt date
ABN of principal employer	H
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	986.56	Loss
S1 161,303.90	Inward rollovers and transfers	P		L
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				
0 TRISCount	CLOSING ACCOUNT BALANCE S		161,303.90	
			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="15,058"/>
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="530,000"/>
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"/>

Limited recourse borrowing arrangements	J	<input type="text" value="530,000"/>
---	----------	--------------------------------------

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="513"/>

15c Other investments

Crypto-Currency	N	<input type="text"/>
-----------------	----------	----------------------

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="545,571"/>
---	----------	--------------------------------------

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

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="248,050"/>	
Permissible temporary borrowings	V2 <input type="text"/>	
Other borrowings	V3 <input type="text"/>	
		Borrowings V <input type="text" value="248,050"/>
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W <input type="text" value="297,521"/>
Reserve accounts		X <input type="text"/>
Other liabilities		Y <input type="text"/>
TOTAL LIABILITIES		Z <input type="text" value="545,571"/>

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H**

Total TOFA losses **I**

Section J: Other information

Family trust election status

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

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

Interposed entity election status

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

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

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
04	06	2020

Preferred trustee or director contact details:

Title	Mr	
Family name	Van Pletzen	
First given name	Anton	
Other given names	Carl	
Phone number	Area code	Number
	08	92746637
Email address		
Non-individual trustee name (if applicable)	Passmore Van Pletzen SMSF Pty Ltd	
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, **D BAKER & ASSOCIATES PTY LTD**

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

Tax agent's signature Date

Day	Month	Year
04	06	2020

Tax agent's contact details

Title	Mr	
Family name	Mosbach	
First given name	Farrell	
Other given names		
Tax agent's practice	D BAKER & ASSOCIATES PTY LTD	
Tax agent's phone number	Area code	Number
	08	92746637
Tax agent number	74081009	Reference number PAS41

Sensitive (when completed)

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(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
17,036.29	+	9,828.73	-	13,265.80	=	13,599.22

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 MAR	OPENING BALANCE			17,036.29
20 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,867.89
29 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	18,283.69
03 APR	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	18,699.49
15 APR	LOAN REPAYMENT S.211.0804412.00 EFFECTIVE DATE 14APR	636.00		18,063.49
15 APR	LOAN REPAYMENT S.211.0804412.01 EFFECTIVE DATE 14APR	1,034.00		17,029.49
15 APR	NOBLELINK FINANC 110237274/445644	75.80		16,953.69
17 APR	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,785.29
14 MAY	INTERNET WITHDRAWAL 14MAY 13:06 Foreshore Pest Inv 3586	220.00		17,565.29
14 MAY	LOAN REPAYMENT S.211.0804412.00	636.00		16,929.29
14 MAY	LOAN REPAYMENT S.211.0804412.01	1,034.00		15,895.29
15 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		562.99	16,458.28
15 MAY	NOBLELINK FINANC 110237274/460453	75.80		16,382.48
28 MAY	TFR WDL BPAY INTERNET28MAY 11:26 TO TAX OFFICE PAYMENTS 399225522000193277	259.00		16,123.48
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			16,123.48

Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			16,123.48
28 MAY	INTERNET WITHDRAWAL 28MAY 11:30 D Baker Inv 25788	1,815.00		14,308.48
28 MAY	INTERNET WITHDRAWAL 28MAY 11:32 SuperAudits Inv	385.00		13,923.48
29 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		1,211.74	15,135.22
12 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	15,966.82
14 JUN	LOAN REPAYMENT S.211.0804412.00	631.00		15,335.82
14 JUN	LOAN REPAYMENT S.211.0804412.01	1,034.00		14,301.82
17 JUN	NOBLELINK FINANC 110237274/475720	75.80		14,226.02
26 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	15,057.62 OP
10 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	15,889.22
15 JUL	LOAN REPAYMENT S.211.0804412.00	631.00		15,258.22
15 JUL	LOAN REPAYMENT S.211.0804412.01 EFFECTIVE DATE 14JUL	1,034.00		14,224.22
15 JUL	NOBLELINK FINANC 110237274/489744	75.80		14,148.42
22 JUL	INTERNET WITHDRAWAL 21JUL 10:06 TO 066-115 010387658	180.00		13,968.42
25 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	14,800.02
31 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	15,215.82
07 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		153.80	15,369.62
14 AUG	LOAN REPAYMENT S.211.0804412.00	613.00		14,756.62
14 AUG	LOAN REPAYMENT S.211.0804412.01	1,034.00		13,722.62
15 AUG	NOBLELINK FINANC 110237274/505550	75.80		13,646.82
21 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	14,478.42
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			14,478.42

Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			14,478.42
30 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	14,894.22
04 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	15,310.02
14 SEP	LOAN REPAYMENT S.211.0804412.00	601.00		14,709.02
14 SEP	LOAN REPAYMENT S.211.0804412.01	1,034.00		13,675.02
16 SEP	NOBLELINK FINANC 110237274/523317	75.80		13,599.22
16 SEP	<i>CLOSING BALANCE</i>			13,599.22

Interest Details

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

Information

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Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(page 4 of 5)

Summary of Transaction Fees 01/03/2019 TO 31/03/2019

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 Cash 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	0.20	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00
TOTALS	1	1	0		0.00

Summary of Transaction Fees 01/04/2019 TO 30/04/2019 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/05/2019 TO 31/05/2019 - No transactions carried out

SUB TOTAL	5	5	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/06/2019 TO 30/06/2019 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/07/2019 TO 31/07/2019 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/08/2019 TO 31/08/2019 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

There is a flat monthly account service fee on this account. However if you meet the minimum monthly deposit by the last business day of the month, the Account Service Fee will be waived. Withdrawal transactions via branches, cheques, St.George/Bank of Melbourne/BankSA/Westpac branded ATMs, EFTPOS and Phone and Internet banking transfers (including Bpay payments) are fee free.

Account Number 412850950
Statement Period 18/03/2019 to 16/09/2019
Statement No. 10(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

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 17/09/2019 to 17/09/2019
Statement No. 11(page 1 of 1)

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

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
13,599.22	+	3,747.12	-	0.00	=	17,346.34

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
17 SEP	OPENING BALANCE			13,599.22
17 SEP	MSF PLUM 2858:107371344:1		3,747.12	17,346.34
17 SEP	CLOSING BALANCE			17,346.34

Interest Details

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

Information

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Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/09/2019 to 17/03/2020
Statement No. 12(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
17,346.34	+	9,787.04	-	11,949.22	=	15,184.16

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 SEP	OPENING BALANCE			17,346.34
18 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	18,177.94
25 SEP	OSKO WITHDRAWAL 25SEP 15:08 Inv 026335 D Baker & Associates Pty Ltd	298.00		17,879.94
25 SEP	TFR WDL BPAY INTERNET 25SEP 15:09 TO ASIC 2296015057021	54.00		17,825.94
30 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		339.90	18,165.84
02 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	18,581.64
14 OCT	LOAN REPAYMENT S.211.0804412.00	601.00		17,980.64
14 OCT	LOAN REPAYMENT S.211.0804412.01	1,034.00		16,946.64
15 OCT	NOBLELINK FINANC 110237274/541485	75.80		16,870.84
16 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,702.44
30 OCT	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	18,534.04
13 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	19,365.64
14 NOV	LOAN REPAYMENT S.211.0804412.00	601.00		18,764.64
14 NOV	LOAN REPAYMENT S.211.0804412.01	1,034.00		17,730.64
15 NOV	NOBLELINK FINANC 110237274/559002	85.16		17,645.48
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			17,645.48

Account Number 412850950
Statement Period 18/09/2019 to 17/03/2020
Statement No. 12(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			17,645.48
27 NOV	Raine&Horne Gosf 1 69 Ocean Beach R		571.60	18,217.08
05 DEC	TFR WDL BPAY INTERNET05DEC 16:18 TO ASIC 2296020822088	347.00		17,870.08
11 DEC	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	18,701.68
14 DEC	LOAN REPAYMENT S.211.0804412.00	591.00		18,110.68
14 DEC	LOAN REPAYMENT S.211.0804412.01	1,034.00		17,076.68
16 DEC	NOBLELINK FINANC 110237274/577103	85.16		16,991.52
17 DEC	MSF PLUM 2923:107371344:1		2.26	16,993.78
08 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		1,508.14	18,501.92
14 JAN	LOAN REPAYMENT S.211.0804412.00	591.00		17,910.92
14 JAN	LOAN REPAYMENT S.211.0804412.01	1,034.00		16,876.92
15 JAN	NOBLELINK FINANC 110237274/594474	85.16		16,791.76
17 JAN	TFR WDL BPAY INTERNET17JAN 16:13 TO GIO PI 14222002573655	606.62		16,185.14
22 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,016.74
29 JAN	TFR WDL BPAY INTERNET29JAN 17:00 TO DEFT INSURANCE 40274330133064029	372.00		16,644.74
31 JAN	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	17,060.54
05 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	17,476.34
14 FEB	LOAN REPAYMENT S.211.0804412.00	591.00		16,885.34
14 FEB	LOAN REPAYMENT S.211.0804412.01	1,034.00		15,851.34
17 FEB	NOBLELINK FINANC 110237274/613346	85.16		15,766.18
19 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		296.54	16,062.72
28 FEB	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	16,478.52
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			16,478.52

Account Number 412850950
Statement Period 18/09/2019 to 17/03/2020
Statement No. 12(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			16,478.52
05 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	16,894.32
14 MAR	LOAN REPAYMENT S.211.0804412.00	591.00		16,303.32
14 MAR	LOAN REPAYMENT S.211.0804412.01	1,034.00		15,269.32
16 MAR	NOBLELINK FINANC 110237274/631202	85.16		15,184.16
17 MAR	<i>CLOSING BALANCE</i>			15,184.16

Interest Details

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

Information

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Remember to always keep your pass code secret, do not tell anyone or let them see it. Never write your pass code 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 pass code. To help you learn how you can protect your card against unauthorised transactions, you can find more information at stgeorge.com.au/dispute

Account Number 412850950
Statement Period 18/09/2019 to 17/03/2020
Statement No. 12(page 4 of 5)

Summary of Transaction Fees 01/09/2019 TO 30/09/2019

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	2	2	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 Cash 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	0.20	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
SUB TOTAL	3	3	0		0.00
FEE REBATE					0.00
TOTALS	3	3	0		0.00

Summary of Transaction Fees 01/10/2019 TO 31/10/2019 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/11/2019 TO 30/11/2019 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/12/2019 TO 31/12/2019 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/01/2020 TO 31/01/2020 - No transactions carried out

SUB TOTAL	3	3	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/02/2020 TO 29/02/2020 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

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Account Number 412850950
Statement Period 18/09/2019 to 17/03/2020
Statement No. 12(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

Statement of Account

COMPLETE FREEDOM OFFSET

Customer Enquiries 13 33 30
 (24 hours, seven days)
BSB Number 112-879
Account Number 412850950
Statement Period 18/03/2020 to 17/09/2020
Statement No. 13(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
15,184.16	+	11,714.18	-	12,859.96	=	14,038.38

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
18 MAR	OPENING BALANCE			15,184.16
18 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		951.37	16,135.53
31 MAR	Raine&Horne Gosf 1 69 Ocean Beach R		391.60	16,527.13
14 APR	LOAN REPAYMENT S.211.0804412.00	591.00		15,936.13
14 APR	LOAN REPAYMENT S.211.0804412.01	1,034.00		14,902.13
15 APR	Raine&Horne Gosf 1 69 Ocean Beach R		1,271.60	16,173.73
15 APR	NOBLELINK FINANC 110237274/649785	85.16		16,088.57
29 APR	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	16,920.17
14 MAY	LOAN REPAYMENT S.211.0804412.00	575.00		16,345.17
14 MAY	LOAN REPAYMENT S.211.0804412.01	1,034.00		15,311.17
14 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		252.11	15,563.28
15 MAY	NOBLELINK FINANC 110237274/668957	85.16		15,478.12
27 MAY	Raine&Horne Gosf 1 69 Ocean Beach R		1,151.09	16,629.21
11 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,460.81
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			17,460.81

Account Number 412850950
Statement Period 18/03/2020 to 17/09/2020
Statement No. 13(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			17,460.81
15 JUN	LOAN REPAYMENT S.211.0804412.00 EFFECTIVE DATE 14JUN	575.00		16,885.81
15 JUN	LOAN REPAYMENT S.211.0804412.01 EFFECTIVE DATE 14JUN	1,034.00		15,851.81
15 JUN	NOBLELINK FINANC 110237274/688217	85.16		15,766.65
23 JUN	ATO ATO001100012017985		635.07	16,401.72
25 JUN	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	17,233.32
29 JUN	OSKO WITHDRAWAL 28JUN 10:20 Inv 11 6 20 Super Audits Inv 11 6 2 Supe	385.00		16,848.32
29 JUN	OSKO WITHDRAWAL 28JUN 10:22 Inv27363 Inv 27363 dd 13 6 20 D Baker &	1,850.00		14,998.32
29 JUN	TFR WDL BPAY INTERNET28JUN 11:17 TO TAX OFFICE PAYMENTS 552003992255229121	259.00		14,739.32
06 JUL	OSKO WITHDRAWAL 06JUL 09:59 Inv 27297 DBaker Inv 27297 D Baker & Ass	185.00		14,554.32
10 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	15,385.92
14 JUL	LOAN REPAYMENT S.211.0804412.00	575.00		14,810.92
14 JUL	LOAN REPAYMENT S.211.0804412.01	1,034.00		13,776.92
15 JUL	NOBLELINK FINANC 110237274/709063	85.16		13,691.76
22 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	14,523.36
31 JUL	Raine&Horne Gosf 1 69 Ocean Beach R		177.51	14,700.87
07 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	15,116.67
14 AUG	LOAN REPAYMENT S.211.0804412.00	575.00		14,541.67
14 AUG	LOAN REPAYMENT S.211.0804412.01	1,034.00		13,507.67
17 AUG	NOBLELINK FINANC 110237274/730890	85.16		13,422.51
19 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		563.60	13,986.11
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			13,986.11

Closing
Balance

Account Number 412850950
Statement Period 18/03/2020 to 17/09/2020
Statement No. 13(page 3 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			13,986.11
31 AUG	Raine&Horne Gosf 1 69 Ocean Beach R		499.03	14,485.14
03 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		415.80	14,900.94
14 SEP	LOAN REPAYMENT S.211.0804412.00	575.00		14,325.94
14 SEP	LOAN REPAYMENT S.211.0804412.01	1,034.00		13,291.94
15 SEP	NOBLELINK FINANC 110237274/751185	85.16		13,206.78
16 SEP	Raine&Horne Gosf 1 69 Ocean Beach R		831.60	14,038.38
17 SEP	<i>CLOSING BALANCE</i>			14,038.38

Interest Details

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

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Account Number 412850950
Statement Period 18/03/2020 to 17/09/2020
Statement No. 13(page 4 of 5)

Summary of Transaction Fees 01/03/2020 TO 31/03/2020

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 Cash 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	4.00	0.00
Account Service Fee					0.00
SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00
TOTALS	1	1	0		0.00

Summary of Transaction Fees 01/04/2020 TO 30/04/2020 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/05/2020 TO 31/05/2020 - No transactions carried out

SUB TOTAL	1	1	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/06/2020 TO 30/06/2020 - No transactions carried out

SUB TOTAL	4	4	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/07/2020 TO 31/07/2020 - No transactions carried out

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

Summary of Transaction Fees 01/08/2020 TO 31/08/2020 - 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 18/03/2020 to 17/09/2020
Statement No. 13(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

McGrath

30/06/2020

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

Dear Anton,

RE: MARKET APPRAISAL – 1/69 Ocean Beach Road Woy Woy

Thank you for allowing me the opportunity to provide you with an update of its current market value.

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 on recent sales we would expect a selling range in the vicinity of \$550,000.

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
Sales Agent and Partner
M 0413 784 593
T 4344 5544
E matthewdawson@mcgrath.com.au

Change in NMV property: \$550,000 - \$530,000 (B2) (\$3,070 + \$1,216) Q-2 Dep = \$24,286

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Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM	Phone
Vendor's agent	WITHOUT INTERVENTION	Fax Ref
Co-seller	not applicable	
Vendor	MIGUEL ANGEL MARTINEZ and MARIA CRISTINA MARTINEZ Unit 1, 68 Ocean Beach Road Woy Woy NSW 2288	Phone (02) 4341 2355 Fax (02) 4344 1420 Ref DJP:00:141208
Vendor's Solicitor	TONKIN DRYSDALE PARTNERS 78 Blackwall Road, WOY WOY 2288 DX 8808 WOY WOY	
Completion date	42nd day after the contract date (clause 15)	
Land (Address, plan details and title reference)	1/69 OCEAN BEACH ROAD, WOY WOY 2256 Registered Plan: Lot 1 in Strata Plan 35780	
Improvements	1/SP35780 <input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> car space <input type="checkbox"/> none <input type="checkbox"/> other:	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input type="checkbox"/> Other documents:	

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input checked="" type="checkbox"/> blinds <input type="checkbox"/> sunblinds <input type="checkbox"/> insect screens <input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> TV antenna
Exclusions	<input type="checkbox"/> other: Ceiling Fans, Air Conditioner, Spear Pump, Outside fixed shade umbrella
Purchaser	PASSMORE VAN PLETZEN ST PTY LTD PASSMORE VAN PLETZEN ST PTY LTD
Purchaser's Solicitor	KYDON SEAR LAWYERS SUITE 507, LEVEL 4, 152 BUNNBRONG RD EASTWARRING, NSW 2036
Price	\$ 226,500.00 (10% of the price, unless otherwise stated)
Deposit	\$ 33,650.00
Balance	\$ 302,850.00 (if not stated, the date this contract was made)
Contract date	

Vendor: Kim RENEE PASSMORE *[Signature]* Witness

Purchaser: ANDREW CARL VAN PLETZEN *[Signature]* Witness

GST AMOUNT (optional)
The price includes GST of \$ 250123.00 *[Signature]*

JOINT TENANTS tenants in common in unequal shares

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable NO YES YES to an extent

GST: Taxable supply NO YES in full YES

Margin scheme will be used in making the taxable supply NO YES

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0
- input taxed because the sale is of eligible residential premises (sections 40-35, 40-76(2) and 185-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS - Name, address and telephone number

F-3

SETTLEMENT ADJUSTMENT SHEET

**PASSMORE VAN PLETZEN BT PTY LTD PURCHASE FROM MARTINEZ
PROPERTY: 1/69 OCEAN BEACH ROAD, WOY WOY**

Settlement: 14 November 2014
Adjustments as at: 14 November 2014

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$336,500.00
Less Deposit		\$33,650.00
Balance		<u>\$302,850.00</u>

Current Council/Water Rates
 For Period 1/10/2014 to 31/12/2014 - 92 days
 \$339.00 Adjusted as Paid
 Purchaser allows 47 days ^ \$173.18
 For period 14/11/2014 to 31/12/2014

Water Usage
 Last meter reading 2/09/2014
 Daily Average = 0.4 kL
 Shared meter - 50% each lot
 One-half of \$65.12
 Vendor allows 73 days \$32.56 ^
 For period 2/09/2014 to 14/11/2014

Insurance Premium
 For Period 22/01/2014 to 22/01/2015 - 366
 days = \$1476.49
 Unit / Lot Entitlement = 40/100 = \$590.60
 Paid ^ \$111.34
 Purchaser allows 69 days
 For period 14/11/2014 to 22/01/2015

Totals	\$32.56	\$303,134.52
Less Amount Payable By Vendor		\$32.56
AMOUNT DUE ON SETTLEMENT		<u><u>\$303,101.96</u></u>

Cheque Details:-
 Gosford City Council \$339.00

F5/1
 STAMP DNTY. - 265468.20
 + 50.00 CASH
\$ 37,683.76

Tax Invoice

Account OWN11123
Statement #57
30 Jun 2020

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	\$440.00
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 \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/07/2020		
Rent paid to 7/07/2020 (previously paid to 30/06/2020) (Withheld until cleared)		\$440.00
Total	\$0.00	\$440.00

Account Transactions

Payment of \$440.00 was withheld
Uncleared amount \$440.00 (current)

Balance remaining	\$440.00
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GST Summary

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 01/07/2019


Statement End Date 14/11/2019

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 14 Nov 2019

 Opening Balance 89,740.71	+	Interest Charge for the Period \$1,932.89	+	Total Debits excluding Interest 60.00	-	Total Credits 3,047.00	=	Closing Balance 88,686.60
		Contract Term Remaining 25yrs 00mths		Forecasted Term 24yrs 11mths		Interest Offset Benefit for Statement Period \$421.81		Annual Percentage Rate 6.120%

Repayment Details as at 14 Nov 2019

Monthly Repayment \$591.00	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



Bill 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
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Loan Acct Number S211 0804412 00


BSB/Acct ID No. 112-911 080441200

Statement Start Date 01/07/2019

Statement End Date 14/11/2019

Page 2 of 2

Transaction Details

	Date	Transaction Description	Debit	Credit	Loan Balance
	01 Jul 2019	<i>Opening Balance</i> Interest Rate 6.470% PA			89,740.71
	13 Jul 2019	INTEREST	399.94		90,140.65
	13 Jul 2019	ADMIN FEE	12.00		90,152.65
	14 Jul 2019	REPAYMT A/C TFR		631.00	89,521.65
	16 Jul 2019	INTEREST RATE CHANGE TO 6.27% PA			89,521.65
	13 Aug 2019	INTEREST	398.89		89,920.54
	13 Aug 2019	ADMIN FEE	12.00		89,932.54
	14 Aug 2019	REPAYMT A/C TFR		613.00	89,319.54
	13 Sep 2019	INTEREST	397.74		89,717.28
	13 Sep 2019	ADMIN FEE	12.00		89,729.28
	14 Sep 2019	REPAYMT A/C TFR		601.00	89,128.28
	13 Oct 2019	INTEREST	367.59		89,495.87
	13 Oct 2019	ADMIN FEE	12.00		89,507.87
	14 Oct 2019	REPAYMT A/C TFR		601.00	88,906.87
	16 Oct 2019	INTEREST RATE CHANGE TO 6.12% PA			88,906.87
	13 Nov 2019	INTEREST	368.73		89,275.60
	13 Nov 2019	ADMIN FEE	12.00		89,287.60
	14 Nov 2019	REPAYMT A/C TFR		601.00	88,686.60
	14 Nov 2019	<i>Closing Balance</i>			88,686.60

Good news. From 31 May 2019, we removed the monthly \$5 Full Offset service fee. If you currently have an Interest Offset Facility, this reduced your monthly minimum repayment amount by \$5.

A reminder you should periodically check with your insurer that the insurance on your property has adequate cover as your mortgage terms require you to fully insure your 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 discuss your specific insurance needs, contact your current insurer, body corporate or contact us.

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 15/11/2019


Statement End Date 14/05/2020

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 14 May 2020

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	88,686.60	+	\$2,146.51	+	72.00	-	3,530.00	=	87,375.11
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			24yrs 06mths		24yrs 04mths		\$508.50		5.870%

Repayment Details as at 14 May 2020

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



Bill 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.

Loan Acct Number S211 0804412 00

BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/11/2019

Statement End Date 14/05/2020

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
15 Nov 2019	Opening Balance Interest Rate 6.120% PA			88,686.60
13 Dec 2019	INTEREST	355.81		89,042.41
13 Dec 2019	ADMIN FEE	12.00		89,054.41
14 Dec 2019	REPAYMT A/C TFR		591.00	88,463.41
13 Jan 2020	INTEREST	369.94		88,833.35
13 Jan 2020	ADMIN FEE	12.00		88,845.35
14 Jan 2020	REPAYMT A/C TFR		591.00	88,254.35
13 Feb 2020	INTEREST	370.47		88,624.82
13 Feb 2020	ADMIN FEE	12.00		88,636.82
14 Feb 2020	REPAYMT A/C TFR		591.00	88,045.82
13 Mar 2020	INTEREST	348.55		88,394.37
13 Mar 2020	ADMIN FEE	12.00		88,406.37
14 Mar 2020	REPAYMT A/C TFR		591.00	87,815.37
17 Mar 2020	INTEREST RATE CHANGE TO 5.87% PA			87,815.37
13 Apr 2020	INTEREST	358.56		88,173.93
13 Apr 2020	ADMIN FEE	12.00		88,185.93
14 Apr 2020	REPAYMT A/C TFR		591.00	87,594.93
13 May 2020	INTEREST	343.18		87,938.11
13 May 2020	ADMIN FEE	12.00		87,950.11
14 May 2020	REPAYMT A/C TFR		575.00	87,375.11
14 May 2020	Closing Balance			87,375.11

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 15/05/2020


Statement End Date 30/06/2020

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 2020

	Opening Balance 87,375.11	+	Interest Charge for the Period \$354.70	+	Total Debits excluding Interest 12.00	-	Total Credits 575.00	=	Closing Balance 87,166.81
			Contract Term Remaining 24yrs 05mths		Forecasted Term 24yrs 03mths		Interest Offset Benefit for Statement Period \$80.91		Annual Percentage Rate 5.870%

Repayment Details as at 30 Jun 2020

Monthly Repayment \$575.00	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 30/06/2020 IS \$4,434.10.



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.

Loan Acct Number S211 0804412 00


BSB/Acct ID No. 112-911 080441200

Statement Start Date 15/05/2020

Statement End Date 30/06/2020

Page 2 of 2

Phone Banking Plus

 **13 33 22**

Transaction Details

 Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			87,375.11
13 Jun 2020	INTEREST	354.70		87,729.81
13 Jun 2020	ADMIN FEE	12.00		87,741.81
14 Jun 2020	REPAYMT A/C TFR		575.00	87,166.81
30 Jun 2020	<i>Closing Balance</i>			87,166.81

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 01/07/2019


Statement End Date 14/11/2019

Page 1 of 2

Loan Account

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

Account Summary as at 14 Nov 2019

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	158,309.62	+	\$4,030.18	+	60.00	-	5,170.00	=	157,229.80
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			25yrs 00mths		25yrs 00mths		\$0.00		6.090%

Repayment Details as at 14 Nov 2019

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,034.00	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.

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201

Statement Start Date 01/07/2019

Statement End Date 14/11/2019

Page 2 of 2

Phone Banking Plus

☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2019	Opening Balance Interest Rate 6.090% PA			158,309.62
13 Jul 2019	INTEREST	792.42		159,102.04
13 Jul 2019	ADMIN FEE	12.00		159,114.04
14 Jul 2019	REPAYMT A/C TFR		1,034.00	158,080.04
13 Aug 2019	INTEREST	817.64		158,897.68
13 Aug 2019	ADMIN FEE	12.00		158,909.68
14 Aug 2019	REPAYMT A/C TFR		1,034.00	157,875.68
13 Sep 2019	INTEREST	816.58		158,692.26
13 Sep 2019	ADMIN FEE	12.00		158,704.26
14 Sep 2019	REPAYMT A/C TFR		1,034.00	157,670.26
13 Oct 2019	INTEREST	789.22		158,459.48
13 Oct 2019	ADMIN FEE	12.00		158,471.48
14 Oct 2019	REPAYMT A/C TFR		1,034.00	157,437.48
13 Nov 2019	INTEREST	814.32		158,251.80
13 Nov 2019	ADMIN FEE	12.00		158,263.80
14 Nov 2019	REPAYMT A/C TFR		1,034.00	157,229.80
14 Nov 2019	Closing Balance			157,229.80

A reminder you should periodically check with your insurer that the insurance on your property has adequate cover as your mortgage terms require you to fully insure your 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 discuss your specific insurance needs, contact your current insurer, body corporate or contact us.

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 15/11/2019


Statement End Date 14/05/2020

Page 1 of 2

Loan Account

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

Account Summary as at 14 May 2020

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	157,229.80	+	\$4,757.39	+	72.00	-	6,204.00	=	155,855.19
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			24yrs 06mths		24yrs 06mths		\$0.00		6.090%

Repayment Details as at 14 May 2020

Monthly Repayment \$1,034.00	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: 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.

Loan Acct Number S211 0804412 01

BSB/Acct ID No. 112-911 080441201


Statement Start Date 15/11/2019

Statement End Date 14/05/2020

Page 2 of 2

Phone Banking Plus
 **13 33 22**

Transaction Details

 Date	Transaction Description	Debit	Credit	Loan Balance
15 Nov 2019	<i>Opening Balance</i> Interest Rate 6.090% PA			157,229.80
13 Dec 2019	INTEREST	787.01		158,016.81
13 Dec 2019	ADMIN FEE	12.00		158,028.81
14 Dec 2019	REPAYMT A/C TFR		1,034.00	156,994.81
13 Jan 2020	INTEREST	812.03		157,806.84
13 Jan 2020	ADMIN FEE	12.00		157,818.84
14 Jan 2020	REPAYMT A/C TFR		1,034.00	156,784.84
13 Feb 2020	INTEREST	810.94		157,595.78
13 Feb 2020	ADMIN FEE	12.00		157,607.78
14 Feb 2020	REPAYMT A/C TFR		1,034.00	156,573.78
13 Mar 2020	INTEREST	757.60		157,331.38
13 Mar 2020	ADMIN FEE	12.00		157,343.38
14 Mar 2020	REPAYMT A/C TFR		1,034.00	156,309.38
13 Apr 2020	INTEREST	808.48		157,117.86
13 Apr 2020	ADMIN FEE	12.00		157,129.86
14 Apr 2020	REPAYMT A/C TFR		1,034.00	156,095.86
13 May 2020	INTEREST	781.33		156,877.19
13 May 2020	ADMIN FEE	12.00		156,889.19
14 May 2020	REPAYMT A/C TFR		1,034.00	155,855.19
14 May 2020	<i>Closing Balance</i>			155,855.19

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 15/05/2020


Statement End Date 30/06/2020

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 2020

	Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
	155,855.19	+	\$806.13	+	12.00	-	1,034.00	=	155,639.32
			Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
			24yrs 05mths		24yrs 05mths		\$0.00		6.090%

Repayment Details as at 30 Jun 2020

Monthly Repayment \$1,034.00	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 30/06/2020 IS \$9,593.70.



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).

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

Loan Acct Number S211 0804412 01


BSB/Acct ID No. 112-911 080441201

Statement Start Date 15/05/2020

Statement End Date 30/06/2020

Page 2 of 2

Phone Banking Plus

 **13 33 22**

Transaction Details

 Date	Transaction Description	Debit	Credit	Loan Balance
15 May 2020	<i>Opening Balance</i> Interest Rate 6.090% PA			155,855.19
13 Jun 2020	INTEREST	806.13		156,661.32
13 Jun 2020	ADMIN FEE	12.00		156,673.32
14 Jun 2020	REPAYMT A/C TFR		1,034.00	155,639.32
30 Jun 2020	<i>Closing Balance</i>			155,639.32

(w) 02 4324 7744

150 Mann Street

Gosford NSW 2250

ABN: 80003738690

Licence: 306460

Folio Summary

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

Folio: OWN11123

From: 1/07/2019

To: 30/06/2020

Created: 1/07/2020

Money In	Money Out	Balance
\$24,024.96	\$3,391.61	\$20,633.35

Account	Included Tax	Money Out	Money In
1/69 Ocean Beach Rd, Woy Woy NSW			
Rent			\$23,320.00
Water Usage			\$704.96
Management Fee	\$114.40	\$1,258.40	
Council Rates		\$1,042.00	
Fire Safety Services	\$6.90	\$75.90	
Council Water Consumption		\$1,015.31	
Subtotal		\$3,391.61	\$24,024.96

Account Transactions

No transactions

Total		\$3,391.61	\$24,024.96
Total Tax on Money Out: \$121.30			

Tax Invoice

Statement #24

12 Jun 2019

FY2019

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 18/06/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 11/06/2019 (previously paid to 4/06/2019)		\$440.00
Rent paid to 18/06/2019 (previously paid to 11/06/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #25

26 Jun 2019

FY2019

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	\$880.00
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Money Out	\$48.40
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You Received	\$831.60
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Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 2/07/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 25/06/2019 (previously paid to 18/06/2019)		\$440.00
Rent paid to 2/07/2019 (previously paid to 25/06/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #26

10 Jul 2019

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 \$880.00

Money Out \$48.40

You Received \$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 16/07/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 9/07/2019 (previously paid to 2/07/2019)		\$440.00
Rent paid to 16/07/2019 (previously paid to 9/07/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #27

24 Jul 2019

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	\$880.00
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Money Out	\$48.40
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You Received	\$831.60
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Properties**1/69 Ocean Beach Rd, Woy Woy NSW 2256**

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 30/07/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 23/07/2019 (previously paid to 16/07/2019)		\$440.00
Rent paid to 30/07/2019 (previously paid to 23/07/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #28
 31 Jul 2019

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 6/08/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 6/08/2019 (previously paid to 30/07/2019)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #28

31 Jul 2019

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 \$440.00

Money Out \$24.20

You Received \$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 6/08/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 6/08/2019 (previously paid to 30/07/2019)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #30
21 Aug 2019

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 \$880.00

Money Out \$48.40

You Received \$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 27/08/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 20/08/2019 (previously paid to 13/08/2019)		\$440.00
Rent paid to 27/08/2019 (previously paid to 20/08/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #31
30 Aug 2019

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 \$440.00

Money Out \$24.20

You Received \$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 3/09/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 3/09/2019 (previously paid to 27/08/2019)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #32
 4 Sep 2019

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 10/09/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 10/09/2019 (previously paid to 3/09/2019)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #43
22 Jan 2020

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 28/01/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 21/01/2020 (previously paid to 14/01/2020)		\$440.00
Rent paid to 28/01/2020 (previously paid to 21/01/2020)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #34
 30 Sep 2019

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	\$440.00
Money Out	\$100.10
You Received	\$339.90

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 1/10/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 1/10/2019 (previously paid to 24/09/2019)		\$440.00
(INV 5709 - 1@69 Ocean Beach Rd) SA Maintenance - Smoke Alarm Maintenance *	\$75.90	
Management fee *	\$24.20	
Account Transactions		
Withdrawal by EFT to owner Passmore van Pletzen Self Managed Super Fund	\$339.90	
[EFT Transfer to: Passmore van Pletzen Self Managed Super Fund, (112879) - ***950]		
Balance remaining		\$0.00
Total Tax on attached expenses	\$6.90	
Total Tax on agency fees	\$2.20	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #35
 2 Oct 2019

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 8/10/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 8/10/2019 (previously paid to 1/10/2019)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #36
16 Oct 2019

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 22/10/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 15/10/2019 (previously paid to 8/10/2019)		\$440.00
Rent paid to 22/10/2019 (previously paid to 15/10/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #37
30 Oct 2019

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week
Tenant Roland Santos & Ma. Victoria Marinas is paid to 5/11/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 29/10/2019 (previously paid to 22/10/2019)		\$440.00
Rent paid to 5/11/2019 (previously paid to 29/10/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #38
 13 Nov 2019

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 19/11/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 12/11/2019 (previously paid to 5/11/2019)		\$440.00
Rent paid to 19/11/2019 (previously paid to 12/11/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
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 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #39
 27 Nov 2019

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	\$880.00
Money Out	\$308.40
You Received	\$571.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 3/12/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 26/11/2019 (previously paid to 19/11/2019)		\$440.00
Rent paid to 3/12/2019 (previously paid to 26/11/2019)		\$440.00
Rates Installment (398850 - 1.7.19 - 30.6.20 - 1@69 Ocean Be - Gosford City Council - RATES DIVISON ONLY)	\$260.00	
Management fee *	\$48.40	
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]	\$571.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #40
 11 Dec 2019

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 17/12/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 10/12/2019 (previously paid to 3/12/2019)		\$440.00
Rent paid to 17/12/2019 (previously paid to 10/12/2019)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	

(* includes Tax)



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #41
 23 Dec 2019

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	\$440.00
Money Out	\$24.20
You Received	\$0.00

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 24/12/2019

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 24/12/2019 (previously paid to 17/12/2019)		\$440.00
Management fee *	\$24.20	
Account Transactions		
Payment of \$415.80 was withheld		
Outstanding expenses, including:		
Water Consumption (Assessment Number 2398850 - Passmore) for \$420.76 (1/69 Ocean Beach Rd) - Gosford City Council - WATER SERVICES DIVISION		
Balance remaining		\$415.80
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #42

8 Jan 2020

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	\$1,585.70
Money Out	\$493.36
You Received	\$1,508.14

Properties**1/69 Ocean Beach Rd, Woy Woy NSW 2256**

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 14/01/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$415.80
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 31/12/2019 (previously paid to 24/12/2019)		\$440.00
Rent paid to 7/01/2020 (previously paid to 31/12/2019)		\$440.00
Rent paid to 14/01/2020 (previously paid to 7/01/2020)		\$440.00
Water Consumption (Reading 02055 from 27.03.2019 to 08.08.2019 - Reading 02175)		\$265.70
Water Consumption (Assessment Number 2398850 - Passmore) - Gosford City Council - WATER SERVICES DIVISION	\$420.76	
Management fee *	\$72.60	
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]	\$1,508.14	
Balance remaining		\$0.00
Total Tax on agency fees	\$6.60	
(* includes Tax)		

Tax Invoice

Statement #43
22 Jan 2020

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 \$880.00

Money Out \$48.40

You Received \$831.60

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 28/01/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 21/01/2020 (previously paid to 14/01/2020)		\$440.00
Rent paid to 28/01/2020 (previously paid to 21/01/2020)		\$440.00
Management fee *	\$48.40	
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]	\$831.60	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		

Tax Invoice

Statement #44

31 Jan 2020

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 \$440.00

Money Out \$24.20

You Received \$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 4/02/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 4/02/2020 (previously paid to 28/01/2020)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #45
 5 Feb 2020

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 11/02/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 11/02/2020 (previously paid to 4/02/2020)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #46

19 Feb 2020

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 \$880.00

Money Out \$583.46

You Received \$296.54

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 25/02/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 18/02/2020 (previously paid to 11/02/2020)		\$440.00
Rent paid to 25/02/2020 (previously paid to 18/02/2020)		\$440.00
Rates Installment (398850 - 1.7.19 - 30.6.20 - 1@69 OBR) - Gosford City Council - RATES DIVISON ONLY	\$260.00	
Water Consumption (2398850 - 1.10.19 - 31.12.19 - 1@69 OBR) - Gosford City Council - WATER SERVICES DIVISION	\$275.06	
Management fee *	\$48.40	
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]	\$296.54	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #47
 28 Feb 2020

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 3/03/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 3/03/2020 (previously paid to 25/02/2020)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Statement #48
 5 Mar 2020

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	\$440.00
Money Out	\$24.20
You Received	\$415.80

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256
 Rented for \$440.00 per week
 Tenant Roland Santos & Ma. Victoria Marinas is paid to 10/03/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 10/03/2020 (previously paid to 3/03/2020)		\$440.00
Management fee *	\$24.20	
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]	\$415.80	
Balance remaining		\$0.00
Total Tax on agency fees	\$2.20	
(* includes Tax)		

Tax Invoice

Statement #49
18 Mar 2020

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	\$999.77
Money Out	\$48.40
You Received	\$951.37

Properties

1/69 Ocean Beach Rd, Woy Woy NSW 2256

Rented for \$440.00 per week

Tenant Roland Santos & Ma. Victoria Marinas is paid to 24/03/2020

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rent paid to 17/03/2020 (previously paid to 10/03/2020)		\$440.00
Rent paid to 24/03/2020 (previously paid to 17/03/2020)		\$440.00
Water Consumption - From 8.8.19 (Reading 2175) to 8.11.19 (Reading 2234)		\$119.77
Management fee *	\$48.40	
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]	\$951.37	
Balance remaining		\$0.00
Total Tax on agency fees	\$4.40	
(* includes Tax)		



150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Tax Invoice

Account OWN11123
Statement #50
31 Mar 2020

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	\$880.00
Money Out	\$48.40
You Received	\$391.60

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/04/2020		
Rent paid to 31/03/2020 (previously paid to 24/03/2020)		\$440.00
Rent paid to 7/04/2020 (previously paid to 31/03/2020)		\$440.00
(Withheld until cleared)		
Management fee *	\$48.40	
Total	\$48.40	\$880.00

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]	\$391.60	
Payment of \$440.00 was withheld		
Uncleared amount \$440.00 (current)		
Balance remaining		\$440.00

GST Summary

Total Tax on agency fees \$4.40
(* includes Tax)



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Account OWN11123
 Statement #51
 15 Apr 2020

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	\$880.00
Money Out	\$48.40
You Received	\$1,271.60

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$440.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 21/04/2020		
Rent paid to 14/04/2020 (previously paid to 7/04/2020)		\$440.00
Rent paid to 21/04/2020 (previously paid to 14/04/2020)		\$440.00
Management fee *	\$48.40	
Total	\$48.40	\$880.00

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]	\$1,271.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$4.40
 (* includes Tax)

Tax Invoice

Account OWN11123
Statement #52
29 Apr 2020

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 5/05/2020		
Rent paid to 28/04/2020 (previously paid to 21/04/2020)		\$440.00
Rent paid to 5/05/2020 (previously paid to 28/04/2020)		\$440.00
Management fee *	\$48.40	
Total	\$48.40	\$880.00

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]	\$831.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$4.40
(* includes Tax)	

Tax Invoice

Account OWN11123
Statement #53
13 May 2020

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	\$880.00
Money Out	\$627.89
You Received	\$252.11

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 19/05/2020		
Rent paid to 12/05/2020 (previously paid to 5/05/2020)		\$440.00
Rent paid to 19/05/2020 (previously paid to 12/05/2020)		\$440.00
Water Consumption (2398850 - 01.01.2020 - 31.03.2020 - 1@69 - Gosford City Council - WATER SERVICES DIVISION	\$319.49	
Rates Installment (398850 - 1.7.2019 - 30.6.2020 - 1@69 OBR) - Gosford City Council - RATES DIVISON ONLY	\$260.00	
Management fee *	\$48.40	
Total	\$627.89	\$880.00

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]	\$252.11	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$4.40
(* includes Tax)	



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Account OWN11123
 Statement #54
 27 May 2020

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	\$1,199.49
Money Out	\$48.40
You Received	\$1,151.09

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 2/06/2020		
Rent paid to 26/05/2020 (previously paid to 19/05/2020)		\$440.00
Rent paid to 2/06/2020 (previously paid to 26/05/2020)		\$440.00
Water Consumption - From 08.11.19 (Reading 2234) To 17.02.20 (Reading 2315)		\$319.49
Management fee *	\$48.40	
Total	\$48.40	\$1,199.49

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]	\$1,151.09	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$4.40
 (* includes Tax)



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Account OWN11123
 Statement #55
 10 Jun 2020

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 16/06/2020		
Rent paid to 9/06/2020 (previously paid to 2/06/2020)		\$440.00
Rent paid to 16/06/2020 (previously paid to 9/06/2020)		\$440.00
Management fee *	\$48.40	
Total	\$48.40	\$880.00

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]	\$831.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$4.40
 (* includes Tax)



150 Mann Street
 Gosford NSW 2250
 (w) 02 4324 7744
 ABN: 80003738690
 Licence: 306460

Tax Invoice

Account OWN11123
 Statement #56
 24 Jun 2020

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	\$880.00
Money Out	\$48.40
You Received	\$831.60

Details for Account OWN11123

	Money Out	Money In
Balance brought forward		\$0.00
1/69 Ocean Beach Rd, Woy Woy NSW 2256		
Rented for \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 30/06/2020		
Rent paid to 23/06/2020 (previously paid to 16/06/2020)		\$440.00
Rent paid to 30/06/2020 (previously paid to 23/06/2020)		\$440.00
Management fee *	\$48.40	
Total	\$48.40	\$880.00

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]	\$831.60	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees \$4.40
 (* includes Tax)



150 Mann Street
Gosford NSW 2250
(w) 02 4324 7744
ABN: 80003738690
Licence: 306460

Tax Invoice

Account OWN11123
Statement #57
30 Jun 2020

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	\$440.00
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 \$440.00 per week		
Roland Santos & Ma. Victoria Marinas paid to 7/07/2020		
Rent paid to 7/07/2020 (previously paid to 30/06/2020) (Withheld until cleared)		\$440.00
Total	\$0.00	\$440.00

Account Transactions

Payment of \$440.00 was withheld
Uncleared amount \$440.00 (current)

Balance remaining	\$440.00
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GST Summary

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.

CN PPS

RESIDENTIAL TENANCY AGREEMENT

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 signature and initials

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.

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;

ppp



RESIDENTIAL TENANCY AGREEMENT

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:

- (a) 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*;

- (b) the tenant must comply with the requirements of clause 53 before the expiration of the fixed term of this agreement; and
- (c) 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:
- 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;
 - 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
 - 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:
- any windows in the residential premises that do not have any locks or other window safety devices; or
 - 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:

- Identify and verify the tenant's identity;
- process and assess any application received in relation to the lease of the residential premises;
- assess the tenant's ability to meet their financial and other obligations under this agreement;
- manage this agreement and the residential premises including (without limitation) the collection of rent and the preparation of required statements of accounts;
- contact and liaise with goods and services providers as instructed by the tenant and to provide those providers with the tenant's personal information;
- comply with any applicable law;
- 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;

RESIDENTIAL TENANCY AGREEMENT

- (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.

RESIDENTIAL TENANCY 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.

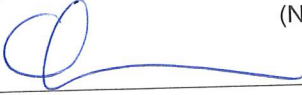
RESIDENTIAL TENANCY AGREEMENT

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)



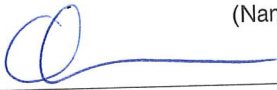
(Signature of landlord)

Agent.

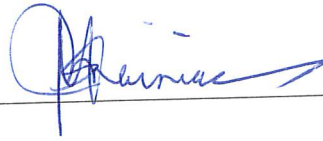
SIGNED BY THE TENANT

in the presence of: CHRISTINE GARDINER

(Name of witness)



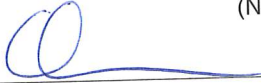
(Signature of witness)



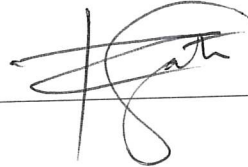
(Signature of tenant)

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)

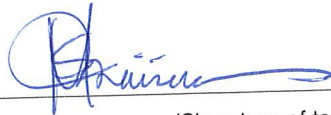
in the presence of:

(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)

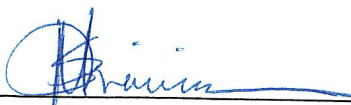
For information about your rights and obligations as a landlord or tenant, contact:

- (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

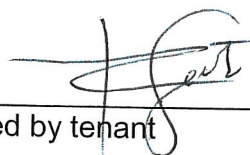
SPECIAL TERMS & CONDITIONS

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 11 20 Ma. Victoria Marinas
2. 0414 2131 74 POLAND
3. _____

TENANTS ACKNOWLEDGEMENT OF KEYS

DATE: 29/05/2018

ADDRESS: 169 Ocean Beach Road, Woy Woy NSW



X  
Roland Santos & Ma. Victoria Marinas

TENANTS ACKNOWLEDGEMENT OF KEYS

DATE: 29/08/2018

ADDRESS: 1/69 Ocean Beach Road , Woy Woy NSW



X

[Handwritten signatures]

Roland Santos & Ma. Victoria Marinas

Expenses Worksheet

Client: DBAKER
 End Client: Passmore Van Pletzen SF
 Year: 2020

Expense	Date	Description	Amount	Ref
<i>1510-Accounting fee</i>	22/07/2019	Invoice 025979	180.00	Q-3
	25/09/2019	Invoice 026335	298.00	Q-4
	29/06/2020	Invoice 027363	1,850.00	Q-5
				2,328.00
<i>1525-Borrowing Expense</i>			276.00	Q-28
			276.00	
<i>1535-Audit Fee</i>	29/06/2020	OSKO WITHDRAWAL	385.00	Q-12
			385.00	
<i>1537-ATO Levy</i>			259.00	
			259.00	
<i>1545-Bank Fee And Charges</i>		Loan Account 4412.00	60.00	H-1
		Loan Account 4412.00	72.00	H-3
		Loan Account 4412.00	12.00	H-5
				144.00
		Loan Account 4412.01	60.00	H-7
		Loan Account 4412.01	72.00	H-9
		Loan Account 4412.01	12.00	H-11
				144.00
				288.00
<i>1685-Filing Fee</i>	25/09/2019	TFR WDL BPAY INTERNET25SI	54.00	Q-6
	05/12/2019	TFR WDL BPAY INTERNET	267.00	Q-8
			321.00	
<i>1690-Fine Fee</i>			80.00	Q-9
			80.00	
<i>1716-Group Life Insurance</i>	15/07/2019	NOBLELINK FINANC	75.80	Q-10
	15/08/2019	NOBLELINK FINANC	75.80	Q-10
	16/09/2019	NOBLELINK FINANC	75.80	Q-10
	15/10/2019	NOBLELINK FINANC	75.80	Q-10
	15/11/2019	NOBLELINK FINANC	85.16	Q-11
	16/12/2019	NOBLELINK FINANC	85.16	Q-11
	15/01/2020	NOBLELINK FINANC	85.16	Q-11
	17/02/2020	NOBLELINK FINANC	85.16	Q-11
	16/03/2020	NOBLELINK FINANC	85.16	Q-11

Expenses Worksheet

Client: DBAKER
 End Client: Passmore Van Pletzen SF
 Year: 2020

Expense	Date	Description	Amount	Ref
	15/04/2020	NOBLELINK FINANC	85.16	Q-11
	15/05/2020	NOBLELINK FINANC	85.16	Q-11
	15/06/2020	NOBLELINK FINANC	85.16	Q-11
			984.48	
<i>1760-Interest-Australia</i>			4,434.10	H-5
			9,593.70	H-11
			14,027.80	
<i>1855.03-Depreciation-Capital Works</i>			3,070.00	Q-27
			3,070.00	
<i>1855.04-Depreciation</i>			396.00	Q-29
			820.00	Q-30
			1,216.00	
Rental Expense				
<i>1855.05-Insurance</i>	29/01/2020	TFR WDL BPAY INTERNET	372.00	Q-25
	17/01/2020	TFR WDL BPAY INTERNET	606.62	Q-26
			978.62	
<i>1855.02-Council Rates</i>			1,042.00	P-1
<i>1855.07-Management Fees</i>			1,258.40	P-1
<i>1855.08-Repairs & Maintenance</i>			75.90	P-1
<i>1855.10-Water rates</i>			1,015.31	P-1
			<u>3,391.61</u>	
Total Rental Expense			4,370.23	
Total Expense			27,605.51	

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
025979
 Ref: PAS40A
 6 June, 2019

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 2018 TO 30 JUNE 2019 <u>PLEASE NOTE INVOICE NO WHEN PAYING DIRECT</u> LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *	180.00
Terms: Seven Days From Date Of Invoice <small>The Amount Due includes GST of \$16.36</small> <small>* indicates taxable supply</small>	Amount Due: \$ 180.00

Please detach the portion below and forward with your payment

Remittance Advice	
PASSMORE VAN PLETZEN SMSF PTY LTD	Invoice: 025979 Ref: PAS40A 6 June, 2019
Cheque Mastercard Visa <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Amount Due: \$ 180.00
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	
<p>PAYMENT CAN BE MADE DIRECTLY TO OUR BANK BSB 06 6115 Account 1038 7658 D.Baker & Associates Pty Ltd</p>	

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

026335

Ref: PAS40A

3 September, 2019

Description	Amount
PROFESSIONAL SERVICES RENDERED RE: 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. THANK YOU FOR YOUR BUSINESS. *	298.00
Terms: Seven Days From Date Of Invoice The Amount Due Includes GST of \$27.09 * indicates taxable supply	Amount Due: \$ 298.00

Please detach the portion below and forward with your payment

Remittance Advice

PASSMORE VAN PLETZEN SMSF PTY LTD

Invoice: 026335

Ref: PAS40A

3 September, 2019

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**

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 SELF MANAGED SUPERANNUATION FUND
2/69 OCEAN BEACH ROAD
WOY WOY NSW 2256

Tax Invoice

027363

Ref: PAS41

13 June, 2020

Description	Amount
<p>PROFESSIONAL SERVICES RENDERED RE: PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND FOR THE YEAR ENDING 30 JUNE 2019 PROCESSING OF BANK STATEMENTS AND ACCOUNTING RECORDS PREPERATION 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 2019 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. LIASONS WITH THE AUDITOR REGARDING YEAR END AUDIT.</p> <p>LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION *</p>	1,850.00
<p>Terms: Seven Days From Date Of Invoice The Amount Due Includes GST of \$168.18 * indicates taxable supply</p>	<p>Amount Due: \$ 1,850.00</p>

Please detach the portion below and forward with your payment

Remittance Advice

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND			Invoice: 027363
			Ref: PAS41
			13 June, 2020
Cheque	Mastercard	Visa	Amount Due: \$ 1,850.00
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Card Number	<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			



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

PASSMORE VAN PLETZEN SMSF PTY LTD
D. BAKER & ASSOCIATES PTY LTD
PO BOX 310
MIDLAND DC WA 6936

INVOICE STATEMENT

Issue date 28 Aug 19
PASSMORE VAN PLETZEN SMSF PTY LTD

ACN 601 505 702
Account No. 22 601505702

Summary

Opening Balance	\$0.00
New items	\$54.00
Payments & credits	\$0.00
TOTAL DUE	\$54.00

- 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
By 28 Oct 19	\$54.00

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 SMSF PTY LTD

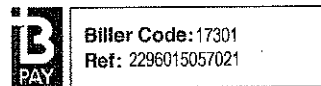
ACN 601 505 702 Account No: 22 601505702



22 601505702

TOTAL DUE	\$54.00
Immediately	\$0.00
By 28 Oct 19	\$54.00

Payment options are listed on the back of this payment slip



*814 129 0002296015057021 97

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2019-08-28	Annual Review - Special Purpose Pty Co	3X2329088480P A	\$54.00
	Outstanding transactions		
2019-08-28	Annual Review - Special Purpose Pty Co	3X2329088480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0150 5702 197

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: 2296015057021

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



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630



021/1055

PASSMORE VAN PLETZEN BT PTY LTD
U 2
69 OCEAN BEACH RD WOY WOY NSW 2256

INVOICE STATEMENT

Issue date 03 Dec 19

PASSMORE VAN PLETZEN BT PTY LTD

ACN 602 082 208
Account No. 22 602082208

Summary

Opening Balance	\$267.00
New items	\$80.00
Payments & credits	\$0.00
TOTAL DUE	\$347.00

- 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 \$347.00

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 \$347.00
Immediately \$347.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296020822088



*814 129 0002296020822088 32

Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2019-12-03	Late Payment Fee 1	3X2567240480B A	\$80.00
	Outstanding transactions		
2019-09-29	Annual Review - Pty Co	3X2567240480B A	\$267.00
2019-12-03	Late Payment Fee 1	3X2567240480B A	\$80.00

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



Bill 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

Cover Information

This document details the protection we're providing you, based on your most recent application. Please check the details carefully and let us know if any of the information is incorrect.

General information:

Member name: Passmore Van Pletzen Self Managed Super Fund
Member number: 110237274

Payment information:

Payment frequency: Monthly
Payment method: Direct debit
Annual premium: \$909.60
Two Month Free Offer: \$151.60

Amount to be debited: ~~75.80~~ (Beginning 15.01.2019) x 6 mths = \$454.80

Insured details:

Life insured: Mrs Kim Renee Passmore
Smoker status: Non Smoker
Occupation: Student

Cover information:

Cover type	Sum insured	Commencement date	Annual premium
Life Cover	\$500,000	15.11.2018	\$339.84
TPD Cover (Any Occupation)	\$500,000	15.11.2018	\$569.76

Exclusions:

No claim shall be payable under the Total and Permanent Disability cover which is caused or contributed to by any disease, disorder, injury, operation or treatment arising from or contributed to by stress (including post traumatic stress), fatigue, physical symptoms of a psychiatric illness or condition, anxiety, depression, psychoneurotic, psychotic, personality, emotional or behavioural disorders or disorders related to substance abuse or dependency (which includes alcohol, drug or chemical abuse or dependency).



NOBLEOAK

Passmore Van Pletzen Self Managed Super
2/69 Ocean Beach Road
WOY WOY NSW 2256

4 October 2019

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 2019. The table below shows the type and amount of cover you will have for the 12 months from this date.

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 serious illness increases with age. Rest assured that our premium rates are competitive at all ages, not just when you joined.

If indexation applies to your policy, 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	\$515,000.00	\$30.25
Mrs Kim Renee Passmore	TPD Cover	\$515,000.00	\$54.91
	Total Premium		\$85.16

Your payment will be deducted automatically

The monthly amount of \$85.16 will continue to be debited from your nominated account on the 15 November 2019 and monthly thereafter.

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: 11 June 2020

Recipient: Passmore Van Pletzen Superannuation Fund

Address: C/- PO Box 310, MIDLAND WA 6936

Description of Services

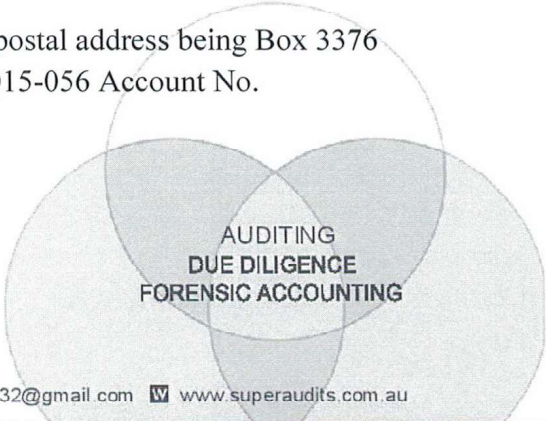
Statutory audit of the Passmore Van Pletzen Superannuation Fund for the financial year ending 30 June 2019.

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



AUDITING
DUE DILIGENCE
FORENSIC ACCOUNTING

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 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.nsw.gov.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 **13**



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 555 052 446T 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 Westpac branch.
Pay at any Australia Post Office.
Pay at Council offices located at Erina, Gosford, Lake Haven, The Entrance, Tuggerah, Woy Woy or Wyong.

Cash not accepted at Council's Lake Haven, The Entrance or Tuggerah offices.

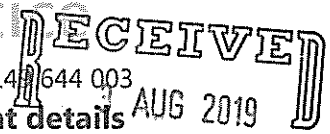


Annual Rate Q-14 Notice

ABN 73 149 644 003

Account details

AUG 2019



For the year ~~BY: 1 July 2019~~ to 30 June 2020

Assessment Number 398850

Issue date 26 Jul 2019

Due date 31 Aug 2019

Summary

Rates Levied \$1,042.00

Total amount payable

\$1,042.00

Daily interest will accrue on overdue amounts at 7.25% p.a. until paid.

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256
LOT 1 SP 35760

Category: Residential

Land Value: \$111,200

Base Date: 01/07/2016

Your Rates Itemised

Description	Rateable Value or No. of Service	Rates in \$ or Service Charge	Amount
Residential Rate	111,200	Minimum	\$540.00
140 Eastern Domestic Waste Service	1	502.00	\$502.00

Current Instalment

\$262.00

Due date 31 Aug 2019

Deduct payments since 10 Jul 2019

Future Instalments

2) Due: 30 Nov 2019	\$260.00
3) Due: 28 Feb 2020	\$260.00
4) Due: 31 May 2020	\$260.00

Rates Levied \$1,042.00

iB PAY Biller Code: 7864
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

4071651-SEM-033724-ASA002-22492



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

Reference No.	03988501
Date Due	31 Aug 2019
Amount Due	\$262.00
Date Paid	
Amount Paid	



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RECEIVED
30 OCT 2019

BY:

Rate Instalment Notice

Q-15

ABN 73 149 644 003

Account details

For the year 1 July 2019 to 30 June 2020

Assessment Number 398850

Issue date 18/10/2019

Summary

Current Instalment \$260.00

Total amount payable
\$260.00



PE14889069021

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256 LOT 1 SP 35760



Current instalment

\$260.00

Due date: 30/11/2019

Deduct payments made since 09/10/2019

Future instalments

3) 28/02/2020 \$260.00

4) 31/05/2020 \$260.00

4073033-SEM-023272-ASA002-18460

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



Central Coast Council
ABN 73 149 644 003



*497 0398850

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.	03988501
Date Due	30/11/2019
Amount Due	\$260.00
Date Paid	
Amount Paid	

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RECEIVED
30 JAN 2020

UH

Rate Instalment Notice Q-16

ABN 73 149 644 003

Account details

For the year **1 July 2019 to 30 June 2020**

Assessment Number **398850**

Issue date **24/01/2020**

Summary

Current Instalment **\$260.00**

Total amount payable
\$260.00



PA2E9FD696021

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256 LOT 1 SP 35760

Current instalment

\$260.00

Due date: 28/02/2020

Deduct payments made since 15/01/2020

Future instalments

4) 31/05/2020 **\$260.00**

4073970-SEM-022899-ASA002-17890



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



Central Coast Council
ABN 73 149 644 003



*497 0398850

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.	03988501
Date Due	28/02/2020
Amount Due	\$260.00
Date Paid	
Amount Paid	

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Rate Instalment Notice Q-17

ABN 73 149 644 003

Account details

For the year **1 July 2019 to 30 June 2020**

Assessment Number **398850**

Issue date **24/04/2020**

Summary

Current Instalment **\$260.00**

Total amount payable
\$260.00



P95C22F46B021

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location:

1/69 Ocean Beach Road WOY WOY NSW 2256 LOT 1 SP 35760

Current instalment

\$260.00

Due date: 31/05/2020

Deduct payments made since 15/04/2020

Future instalments



Bill Code: 7864
Bill 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

4074912-SEM-022708-ASA002-16465



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

Reference No.	03988501
Date Due	31/05/2020
Amount Due	\$260.00
Date Paid	
Amount Paid	



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Water Account Q-18

ABN 73 149 644 003

RECEIVED
04 FEB 2020

BY:..... LH

Account details

Assessment number	2398850
Issue date	29 Jan 2020
Due date	28 Feb 2020

Summary

Balance brought forward	\$0.23
Current charges	\$274.83
Balance	\$275.06



11497-U02

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location

1/69 Ocean Beach Road WOY WOY NSW
LOT 1 SP 35760

Your Account Itemised

Service Charges For the period 01/10/2019 to 31/12/2019

	Amount
Water Service - Residential	\$21.13
Sewer Service - Residential	\$97.52
Stormwater Drainage - Multi Premises	\$19.61

Total Service Charges \$138.26

Usage Charges - Water meter reading details over the page

	Qty/Usage (kL)	Tariff	Amount
Water Usage	59	\$2.03	\$119.77
Sewer Usage	1		\$16.80

Total Usage Charges \$136.57

Total payable \$275.06

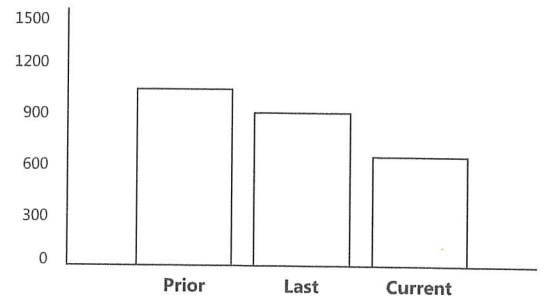
Daily interest will accrue on overdue amounts at 6.75% p.a. until paid.

Due date 28 Feb 2020

Deduct payments since 18 Jan 2020

Your average daily water usage (litres)

1kL = 1000 litres



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

074448-SEM-037429-ASA003-11497



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

Reference No.	23988509
Date Due	28 Feb 20
Amount Due	\$275.06
Date Paid	
Amount Paid	



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General Information about Your Water Account

Charges on this account

Council's water, sewerage and drainage charges are set by the NSW Independent Pricing and Regulatory Tribunal (IPART).

For more information, visit www.ipart.nsw.gov.au or 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. The current interest rate is 6.75% P.A.

Contact us to discuss a payment plan if you are experiencing financial hardship.

Pensioner rebates

A rebate is provided to eligible pensioners to a maximum of \$87.50p.a. on water charges plus \$87.50p.a. on sewerage charges.

Rebates are split equally between each quarterly account.

To apply, please present your Pensioner Concession Card to one of Council's offices.

Get your water 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

Receive your notice via email. Visit centralcoast.nsw.gov.au to register.

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 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 21, GOSFORD NSW 2250

Payment options **19**

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

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 555 052 446T 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 Westpac branch.

Pay at any Australia Post Office - credit cards are not accepted.

Pay at Council offices located at Erina, Gosford, Lake Haven, The Entrance, Tuggerah, Woy Woy or Wyong.

Cash not accepted at Council's Lake Haven, The Entrance or Tuggerah offices.

Water Meter Details

Meter No.	Previous Read	Latest Reading	Usage in Kilolitres
05W879738	8 Aug 19 2175	8 Nov 19 2234	59



Water Account ^{Q-20 LH}

ABN 73 149 644 003

Account details

Assessment number	2398850
Issue date	15 Apr 2020
Due date	15 May 2020

Summary

Current charges	\$319.49
Balance	\$319.49



P6F49514AA 11463-U02

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location

1/69 Ocean Beach Road WOY WOY NSW
LOT 1 SP 35760

Your Account Itemised

Service Charges For the period 01/01/2020 to 31/03/2020

	Amount
Water Service - Residential	\$21.13
Sewer Service - Residential	\$97.52
Stormwater Drainage - Multi Premises	\$19.61

Total Service Charges \$138.26

Usage Charges - Water meter reading details over the page

	Qty/Usage (kL)	Tariff	Amount
Water Usage	81	\$2.03	\$164.43
Sewer Usage	1		\$16.80

Total Usage Charges \$181.23

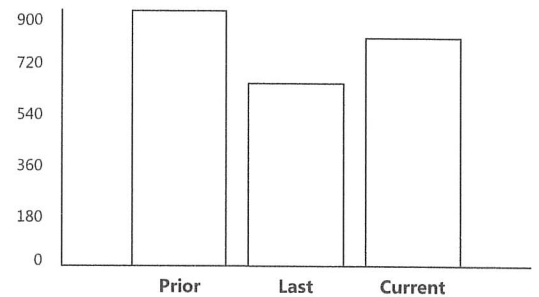
Total payable \$319.49

Due date 15 May 2020

Deduct payments since 07 Apr 2020

Your average daily water usage (litres)

1kL = 1000 litres



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

4074450-SEM-037462-ASA003-11463



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

Reference No.	23988509
Date Due	15 May 20
Amount Due	\$319.49
Date Paid	
Amount Paid	



*499 2398850

000000239885097

009220

0000000000

0000031949

+100+

i General Information about Your Water Account

Charges on this account

Council's water, sewerage and drainage charges are set by the NSW Independent Pricing and Regulatory Tribunal (IPART).

For more information, visit www.ipart.nsw.gov.au or 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. The current interest rate is 6.75% P.A.

Contact us to discuss a payment plan if you are experiencing financial hardship.

Pensioner rebates

A rebate is provided to eligible pensioners to a maximum of \$87.50p.a. on water charges plus \$87.50p.a. on sewerage charges.

Rebates are split equally between each quarterly account.

To apply, please present your Pensioner Concession Card to one of Council's offices.

Get your water 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

Receive your notice via email. Visit centralcoast.nsw.gov.au to register.

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 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 21, GOSFORD NSW 2250

\$ Payment options **21**



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

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 555 052 446T 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 Westpac branch.
Pay at any Australia Post Office - credit cards are not accepted.
Pay at Council offices located at Erina, Gosford, Lake Haven, The Entrance, Tuggerah, Woy Woy or Wyong.

Cash not accepted at Council's Lake Haven, The Entrance or Tuggerah offices.

Water Meter Details

Meter No.	Previous Read	Latest Reading	Usage in Kilolitres
05W879738	8 Nov 19 2234	17 Feb 20 2315	81



RECEIVED
11 DEC 2019

BY:

Water Account Q-22

ABN 73 149 644 003

Account details

Assessment number	2398850
Issue date	27 Nov 2019
Due date	3 Jan 2020

Summary

Current charges	\$420.76
Balance	\$420.76



11492-U02

Passmore Van Pletzen Bt Pty Ltd
Raine & Horne Real Estate
150 Mann St
GOSFORD NSW 2250

Property Location

1/69 Ocean Beach Road WOY WOY NSW
LOT 1 SP 35760

Your Account Itemised

Service Charges For the period 01/07/2019 to 30/09/2019

	Amount
Water Service - Residential	\$21.13
Sewer Service - Residential	\$97.52
Stormwater Drainage - Multi Premises	\$19.61

Total Service Charges \$138.26

Usage Charges - Water meter reading details over the page

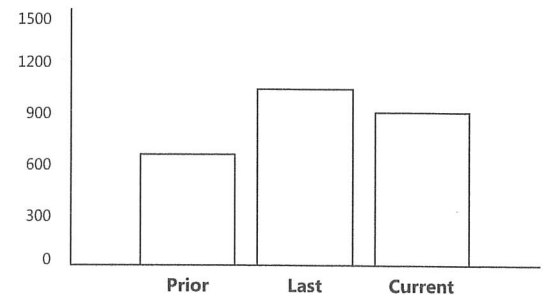
	Qty/Usage (kL)	Tariff	Amount
Water usage charge rate per kL at \$2.29 to 30/06/2019 and \$2.03 from 01/07/2019	120	\$2.03	\$265.70
Sewer Usage	1		\$16.80

Total Usage Charges \$282.50

Total payable	\$420.76
Due date	3 Jan 2020
Deduct payments since	20 Nov 2019

Your average daily water usage (litres)

1kL = 1000 litres



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

1073032-SEM-037326-ASA003-11492



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

Reference No.	23988509
Date Due	03 Jan 20
Amount Due	\$420.76
Date Paid	
Amount Paid	



*499 2398850

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0000042076

+100+

General Information about Your Water Account

Charges on this account

Council's water, sewerage and drainage charges are set by the NSW Independent Pricing and Regulatory Tribunal (IPART).

For more information, visit www.ipart.nsw.gov.au or 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. The current interest rate is 7.25% P.A.

Contact us to discuss a payment plan if you are experiencing financial hardship.

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Receive your notice via email. Visit centralcoast.nsw.gov.au to register.

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 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 21, GOSFORD NSW 2250

Payment options **23**

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

Inside Australia: 1300 936 108
Outside Australia: +61 2 4325 8858



Bpay

Use the BPay details shown on the front of this notice.

Centrepay

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Complete the payment slip and post with your cheque to GPO Box 2518 Sydney NSW 2001.

In Person

Pay at any Westpac branch.

Pay at any Australia Post Office - credit cards are not accepted.

Pay at Council offices located at Erina, Gosford, Lake Haven, The Entrance, Tuggerah, Woy Woy or Wyong.

Cash not accepted at Council's Lake Haven, The Entrance or Tuggerah offices.

Water Meter Details

Meter No.	Previous Read	Latest Reading	Usage in Kilolitres
05W879738	27 Mar 19 2055	8 Aug 19 2175	120

SMOKE ALARM MAINTENANCE PTY LTD

PO BOX 6037

Kincumber NSW 2251

Mobile: 0412 440 867 ABN:41600811774

smokealarmmaintenance@hotmail.com

RAINE & HORNE EAST GOSFORD

PROPERTY ADDRESS: 1/69 OCEAN BEACH RD,WOY WOY

Date of service:



Compliance

Smoke alarms serviced at this property are compliant in accordance with Australian Standard 3786

Section 3.7.2.2 of the Building Code of Australia.

This property is compliant until the end of August 2020,

and only after your annual compliance fee has been paid in full.

Status	Type	Location	Alarm Expiry Dates
RFC	9V ORIENTALERT P/E	HALL O/S B/ROOMS	1/12/2024

* B/room = bedroom

*RFC = required for compliance

*NRFC = NOT required for compliance

Tax Invoice

Tax Invoice: 5709

Renewal Date : 17/9/20

Qty	Description	Price (Exclusive of GST)	Amount (Exclusive)
1	SMOKE ALARM SERVICE	\$69.00	\$69.00
PAYMENT DETAILS			Subtotal
7 Days net			GST
BSB 633-000			Total
A/C No 156330185			\$75.90



8 Redfern Road, Hawthorn East VIC 3123
 PO Box 879, Hawthorn VIC 3122
 P 1800 661 662 F 1300 794 773
 E enquiries@rentcover.com.au

Passmore Van Pletzen Self Managed Superf
 2/69 Ocean Beach Road
 WOY WOY NSW 2256

TAX INVOICE I3613201

FINAL NOTICE

Invoice Date : 01.10.2019
Client Number : EBM RCP PE714
Invoice Ref : I3613201 **Cover No** : 1289826/002
Class : RentCoverUltra
Placement with/by : Various Insurers
Period : 01.12.2019 to 01.12.2020
Agent Name : Raine & Horne Gosford

Premium	275.88
FSL	8.14
Stamp Duty	28.12
Admin Fee	28.60
SubTotal Excl. GST	340.74
GST Total	31.26
Total Amount \$	372.00

TRANSACTION DESCRIPTION

The premium for this policy remains unpaid. If payment is not received within 14 days of the date of this notice your policy will be cancelled.

Date of Notice: 15.01.20

pd 29/1/20

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PAYMENT OPTIONS (our credit terms are 30 days)

Client Number : EBM RCP PE714 **Client Name** : Passmore Van Pletzen Self Managed Super
Invoice No : I3613201 **Cover No** : 1289826/002 **Brief Description**: 1/69 Ocean Beach Road WOY WOY
Agent Name : Raine & Horne Gosford **Agent Code** : GO10/GO10



Billor Code: 20362
Reference: 4027 4330 1330 64029

Total Amount \$ 372.00

Cheque or Money Order : Payable to EBM Insurance Brokers (please return with this remittance slip)



DEFT
 PAYMENT SYSTEMS



*498 402743 30133064029

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 2020 and we would like to invite you to renew with us for a further 12 months.

We have enclosed your renewal documents. Please read the information on the following pages.

Your **Duty of Disclosure** is explained at the end of your Certificate. 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.

Regards,

The GIO Team



Strata Insurance
 Account

Payment details

Policy number	HGS002573655
Period of insurance	22-01-2020 to 22-01-2021
Due date	22-01-2020
Total amount payable	\$1,516.56
Last year's annual premium	\$1,407.33
	Change on last year* 7.8%

*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 discounts.

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

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

Pa 17/1/20 40% \$606.62.

Payment slip

Policy number: HGS002573655

Reference number: 14222002573655

Amount due: **\$1,516.56**

Due date: 22-01-2020



Billor 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 \$141.54. It costs more to pay by the month.



In person
 At any Post Office



*4055 22012020 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

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 20)																						
Minor Tools & Equipment (Mar 2015)																						
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	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	0
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	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	0
Skive	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	0
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	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	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	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	0
Fire Control Assets																						
Smoke Alarm	28	365	6	33.33%	100.00%		28	6	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, 2020

	Total	Priv	OWDV	DISPOSAL		ADDITION		DEPRECIATION				Priv	CWDV	PROFIT			LOSS	
				Date	Consid	Date	Cost	Value	T	Rate	Deprec			Upto	+	Above	Total	-
Improvements at Cost																		
Fencing	9,312	0.00	7,918		0		0	7,918	D	5.00	396	0	7,522	0	0	0	0	
	<u>9,312</u>		<u>7,918</u>		<u>0</u>		<u>0</u>	<u>7,918</u>			<u>396</u>	<u>0</u>	<u>7,522</u>					
								Deduct Private Portion			<u>0</u>							
								Net Depreciation			<u>396</u>							

PASSMORE VAN PLETZEN SELF MANAGED SUPERANNUATION FUND

ABN 68 400 389 928

Depreciation Schedule for the year ended 30 June, 2020

		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	1,360		0		0	1,360	D	20.00	272	0	1,088	0	0	0	0
Gate Intercom 40 Perc	976.80 12/07/16	977	0.00	126		0		0	126	D	50.00	63	0	63	0	0	0	0
KELVINATOR 2.5 KW COOL,3.2 KW	1,589.00 13/05/17	1,589	0.00	990		0		0	990	D	20.00	198	0	792	0	0	0	0
Wardrobe Organiser	590.00 14/07/18	590	0.00	476		0		0	476	D	20.00	95	0	381	0	0	0	0
Wardrobe Multistore Organiser	306.00 25/09/18	306	0.00	259		0		0	259	D	20.00	52	0	207	0	0	0	0
Roller Blinds	977.00 23/08/18	977	0.00	838		0		0	838	D	16.67	140	0	698	0	0	0	0
		<u>6,623</u>		<u>4,049</u>		<u>0</u>		<u>0</u>	<u>4,049</u>			<u>820</u>	<u>0</u>	<u>3,229</u>				
									Deduct Private Portion			<u>0</u>						
									Net Depreciation			<u>820</u>						



Chartered Accountants · Tax Agents

ABN: 96 099 535 065

Director: Farrell Mosbach

Unit 1, 4 Farrall Road
MIDVALE WA 6056

PO Box 310
MIDLAND WA 6936

Ph: (08) 9274 6637 Fax: (08) 9250 1804

Email: farrell.m@dbaker.com.au

3 September 2019

FM:SR

Passmore Van Pletzen SMSF Pty Ltd
2/69 Ocean Beach Road
WOY WOY NSW 2256

Dear Kim & Anton

Company Annual Return

Enclosed find:

- Company Statement;
- Minute;
- ASIC invoice for \$54.00; and
- Our invoice for \$298.00 for the attendance to various statutory requirements.

Please review the Company Statement and advise us urgently if any changes are required to the particulars on the Company Statement.

Kindly also sign the attached Minute and Company Statement and return to our offices for filing on your corporate register together with your payment of invoice in the amount of \$298.00.

Please ensure ASIC's invoice is paid directly to them either by cheque, BPay or at Australia Post by the due date **28 October 2019**.

Please note that late payment penalties will be imposed by ASIC if payment is made late. ASIC also requires us to notify them within 28 days of any changes to the particulars on the Company Statement. Please therefore review the Statement carefully and advise us of any changes.

Please do not hesitate to contact us should you have any queries in regard to the Company Statement.

Yours sincerely

FARRELL MOSEBACH
Enc



MINUTE OF MEETING OF DIRECTORS

Minute of Meeting of: Passmore Van Pletzen Smsf Pty Ltd

ACN: 601 505 702

Held At: Unit 2, 69 Ocean Beach Road, Woy Woy NSW 2256

Date Held: 3 September 2019

Present: Anton Carl Van Pletzen (Chair)
Kim Renee Passmore

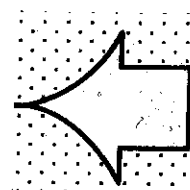
Minutes of Previous Meeting: The minutes of the previous meeting were read and confirmed.

Annual Statement: It was RESOLVED that the contents of the 2019 Company Statement be adopted and that one director sign the declaration certifying that:

- the information contained in the Company Statement is correct,
- there are reasonable grounds that the company will be able to pay its debts as and when they fall due, and
- the \$54.00 Annual Review fee will be paid before the due date of 28 October 2019.

Closure: There being no further business the meeting was closed.

Chair



HERE