

# Property valuation

[related tenant & personal use confirmation]

SMSF Trustee:	<b>Australis Corda Pty Ltd</b>
Name of SMSF:	<b>The Abhayaratna Family Super Fund</b>
Year end/period:	<b>30 June 2023</b>

We, the undersigned, being the trustees of the Fund, have determined that the property listed below is valued as follows as at the year noted above:

<b>Address of property</b>	<b>Market value</b>	<b><u>Related Party*</u> <u>Tenant?</u> Yes/No</b>	<b><u>Vacant during period?</u> Yes/No</b>
2A Rowan Avenue Bentleigh East Vic	\$1,500,000.00	No	No

We declare this to be an adequate market valuation of the asset at the date above. When determining this value we have:

- taken into account all relevant factors and considerations
- used good faith and a rational and reasoned process
- based the value on objective and supportable data

We also declare:

- the property was maintained for the sole purpose of providing benefits to members upon their retirement, employment termination or to their dependants if the member dies;
- was NOT being used for personal purposes by any fund members or their related parties for the year end period noted above; and
- we have considered the impact of COVID-19 on the valuation of the above property.



Name: **Walter Abhayaratna**

Trustee/ Director



Name: **Katrina Abhayaratna**

Trustee/ Director

Dated: **30 June 2023**

#### \* Related party – brief information

A related party of your SMSF includes:

- Any members
- Standard employer-sponsor
- Any Part 8 Associates.

The 'Part 8 Associate' derives its name from the Part 8 section of the *Superannuation Industry (Supervision) 1993 Act* (SISA), and includes:

- Member's relatives (& their spouses)
- Business partners/partnerships (including their spouses and children)
- a trust, where the member and/or their Part 8 associates 'control' the trust,
- company, where the member and/or their Part 8 associates 'control' the company (company in which the member and/or part 8 associates sufficiently influences or owns a majority voting interest).

Please see SISA Sections 70B and 70E for more information.

More information on valuations in SMSFs can be found on the ATO's website via their guide:

[Valuation guidelines for self-managed superannuation funds](#)