

Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) **	Concessional	Non-Concessional	Other	Reserves	Total
Roberts, Brooke Ellen	26/01/1985	36	154,998.78	0.00	0.00	0.00	0.00	0.00
Roberts, Matthew	18/06/1984	37	116,042.92	10,320.04	0.00	0.00	0.00	10,320.04
All Members				10,320.04	0.00	0.00	0.00	10,320.04

** TSB can include information external to current fund's transaction records. The amount is per individual across all funds.

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Roberts, Brooke Ellen	Concessional (5 year carry forward cap available)	0.00	102,500.00	102,500.00 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Roberts, Matthew	Concessional (5 year carry forward cap available)	10,320.04	97,501.96	87,181.92 Below Cap
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Roberts, Brooke Ellen							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	0.00	0.00	0.00	0.00	0.00	
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	25,000.00	27,500.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	50,000.00	75,000.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	75,000.00	102,500.00	102,500.00 Below Cap
Total Super Balance	0.00	0.00	0.00	0.00	0.00	154,998.78	

Roberts, Matthew

Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00
Concessional Contribution	0.00	0.00	0.00	0.00	4,998.04	10,320.04
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	20,001.96	17,179.96
Cumulative Carry Forward Unused	N/A	N/A	0.00	0.00	50,000.00	70,001.96
Maximum Cap Available	30,000.00	25,000.00	25,000.00	25,000.00	75,000.00	97,501.96
Total Super Balance	0.00	0.00	0.00	0.00	0.00	116,042.92

87,181.92 Below Cap

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Roberts, Brooke Ellen	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Roberts, Matthew	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Roberts, Matthew

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data						
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other	
27/08/2021	QUICKSUPER QUICKSPR3033836 618 50	Employer	969.94				Employer	NSW POLICE FORCESWORN		969.94		
30/09/2021	QUICKSUPER QUICKSPR3055340 011 50	Employer	959.43				Employer	NSW POLICE FORCESWORN		959.43		
29/10/2021	QUICKSUPER QUICKSPR3074415 737 50	Employer	1,467.74				Employer	NSW POLICE FORCESWORN		1,467.74		
30/11/2021	QUICKSUPER QUICKSPR3095390 811 50	Employer	933.16				Employer	NSW POLICE FORCESWORN		933.16		
13/12/2021	QUICKSUPER QUICKSPR3104140 742 50	Employer	846.15				Employer	WOOLWORTHS GROUP LIMITED		846.15		
30/12/2021	QUICKSUPER QUICKSPR3114646 808 50	Employer	46.66				Employer	NSW POLICE FORCESWORN		46.66		
17/01/2022	QUICKSUPER QUICKSPR3125328 958 50	Employer	634.61				Employer	WOOLWORTHS GROUP LIMITED		634.61		
28/01/2022	QUICKSUPER QUICKSPR3133041 421 50	Employer	20.00				Employer	NSW POLICE FORCESWORN		20.00		

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14/02/2022	QUICKSUPER QUICKSPR3144105 959 50	Employer	846.15	Employer	WOOLWORTHS GROUP LIMITED	846.15
09/03/2022	QUICKSUPER QUICKSPR3160794 168 50	Employer	846.15	Employer	WOOLWORTHS GROUP LIMITED	846.15
14/04/2022	QUICKSUPER QUICKSPR3186018 012 50	Employer	1,057.69	Employer	WOOLWORTHS GROUP LIMITED	1,057.69
10/05/2022	QUICKSUPER QUICKSPR3203034 598 50	Employer	846.15	Employer	WOOLWORTHS GROUP LIMITED	846.15
10/06/2022	QUICKSUPER QUICKSPR3226036 170 50	Employer	846.15	Employer	WOOLWORTHS GROUP LIMITED	846.15
22/06/2022	SuperChoice P/L PC210622- 117041734 50	Employer	0.06	Employer	NSW POLICE FORCE SWORN C70100	0.06
Total - Roberts, Matthew			10,320.04			10,320.04
			0.00			0.00
			0.00			0.00
Total for All Members			10,320.04			10,320.04
			0.00			0.00
			0.00			0.00



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(w) 60235464
 tony@leasingalbury.com.au
 ABN: 29143696423
 Licence: 076591L

Matt Roberts, Brooke Roberts

Folio Summary

Folio: OWN00209
 From: 1/07/2021
 To: 30/06/2022
 Created: 30/06/2022

Money In	Money Out	Balance
\$17,628.56	\$6,065.40	\$11,563.16

Account	Included Tax	Money Out	Money In
1 Lanark Court, West Wodonga VIC			
Rent			\$17,200.00
Advertising	\$14.09	\$155.00	
General Maintenance	\$108.45	\$1,193.00	
Letting Fee	\$10.00	\$110.00	
Management Fee	\$137.60	\$1,513.60	
Cleaning	\$20.00	\$220.00	
Gardening		\$220.00	
Electrical - Repairs	\$116.16	\$1,277.80	
Plumbing	\$125.10	\$1,376.00	
Subtotal		<u>\$6,065.40</u>	<u>\$17,200.00</u>
Account Transactions			
Reimbursement - General Repairs	\$18.96		\$208.56
Reimbursement - Repairs	\$20.00		\$220.00
Subtotal		<u>\$0.00</u>	<u>\$428.56</u>
Total		<u>\$6,065.40</u>	<u>\$17,628.56</u>
Total Tax on Money Out: \$531.40			
Total Tax on Money In: \$38.96			

1623.60

(A)

POSTED

2.2



(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #1
30 Sep 2021

Money In	\$860.00
Money Out	\$844.38
You Received	\$0.00

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 7/10/2021		
Rent paid to 30/09/2021 (moved in 24/09/2021)		\$430.00
Rent paid to 7/10/2021 (previously paid to 30/09/2021)		\$430.00
Service garage door - E Garage Door Systems - E Garage Door Systems *	\$99.00	
Yard tidy - Services, Miller Lawns	\$220.00	
Smoke detectors and electrical safety check - Cee, Dee *	\$294.70	
internet advertising - Advertising, Leasing Albury *	\$155.00	
Management fee *	\$75.68	
Total	\$844.38	\$860.00

Account Transactions

Payment of \$15.62 was withheld
Outstanding expenses, including:
Leasing Fee \$ for \$110.00 (1 Lanark Court) - Leasing Albury - Wodonga

Balance remaining	\$15.62
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GST Summary

Total Tax on attached expenses	\$49.88
Total Tax on agency fees	\$6.88
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #2
29 Oct 2021

Money In	\$1,720.00
Money Out	\$1,658.86
You Received	\$0.00

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$15.62
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 4/11/2021		
Rent paid to 14/10/2021 (previously paid to 7/10/2021)		\$430.00
Rent paid to 21/10/2021 (previously paid to 14/10/2021)		\$430.00
Rent paid to 28/10/2021 (previously paid to 21/10/2021)		\$430.00
Rent paid to 4/11/2021 (previously paid to 28/10/2021)		\$430.00
Gas compliancy check - Plumbing, Tonkin *	\$259.00	
Regales window - Border Country Glass PTY *	\$220.00	
Plumbing - Aaron Mills - AM Plumbing *	\$294.80	
Deglaze window - Border Country Glass PTY *	\$220.00	
Cleaning - Apollo Support Services *	\$220.00	
light repairs - Cee, Dee *	\$183.70	
Leasing Fee \$ *	\$110.00	
Management fee *	\$151.36	
Total	\$1,658.86	\$1,720.00

Account Transactions

Payment of \$76.76 was withheld	
Uncleared amount \$76.76 (balance brought forward)	
Outstanding expenses, including:	
shed wiring for \$799.40 (1 Lanark Court) - Cee, Dee	
Balance remaining	\$76.76

GST Summary

Total Tax on attached expenses	\$127.05
Total Tax on agency fees	\$23.76
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #3
30 Nov 2021

Money In	\$1,940.00
Money Out	\$950.76
You Received	\$1,066.00

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$76.76
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 2/12/2021		
Rent paid to 11/11/2021 (previously paid to 4/11/2021)		\$430.00
Rent paid to 18/11/2021 (previously paid to 11/11/2021)		\$430.00
Rent paid to 25/11/2021 (previously paid to 18/11/2021)		\$430.00
Rent paid to 2/12/2021 (previously paid to 25/11/2021)		\$430.00
shed wiring - Cee, Dee *	\$799.40	
Management fee *	\$151.36	
Total	\$950.76	\$1,720.00

Account Transactions

Border Country Glass - Invoice 1314 - Paid twice *		\$220.00
Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,066.00	
Balance remaining		\$0.00

GST Summary

Total Tax on income	\$20.00
Total Tax on attached expenses	\$72.67
Total Tax on agency fees	\$13.76
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #4
31 Dec 2021

Money In	\$2,150.00
Money Out	\$573.76
You Received	\$1,576.24

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 6/01/2022		
Rent paid to 9/12/2021 (previously paid to 2/12/2021)		\$430.00
Rent paid to 16/12/2021 (previously paid to 9/12/2021)		\$430.00
Rent paid to 23/12/2021 (previously paid to 16/12/2021)		\$430.00
Rent paid to 30/12/2021 (previously paid to 23/12/2021)		\$430.00
Rent paid to 6/01/2022 (previously paid to 30/12/2021)		\$430.00
Leak - Plumbing, Tonkin *	\$176.00	
Irrigation supply - Plumbing, Tonkin *	\$208.56	
Management fee *	\$189.20	
Total	\$573.76	\$2,150.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,576.24	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$34.96
Total Tax on agency fees	\$17.20
(* includes Tax)	

2.6



(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #5
31 Jan 2022

Money In	\$1,928.56
Money Out	\$151.36
You Received	\$1,777.20

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 3/02/2022		
Rent paid to 13/01/2022 (previously paid to 6/01/2022)		\$430.00
Rent paid to 20/01/2022 (previously paid to 13/01/2022)		\$430.00
Rent paid to 27/01/2022 (previously paid to 20/01/2022)		\$430.00
Rent paid to 3/02/2022 (previously paid to 27/01/2022)		\$430.00
Management fee *	\$151.36	
Total	\$151.36	\$1,720.00

Account Transactions

Lanark tonkin TONKIN PLUMB *		\$208.56
Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,777.20	
Balance remaining		\$0.00

GST Summary

Total Tax on income	\$18.96
Total Tax on agency fees	\$13.76
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #6
28 Feb 2022

Money In	\$1,720.00
Money Out	\$380.44
You Received	\$1,339.56

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 3/03/2022		
Rent paid to 10/02/2022 (previously paid to 3/02/2022)		\$430.00
Rent paid to 17/02/2022 (previously paid to 10/02/2022)		\$430.00
Rent paid to 24/02/2022 (previously paid to 17/02/2022)		\$430.00
Rent paid to 3/03/2022 (previously paid to 24/02/2022)		\$430.00
Roof leaks - Tonkin Plumbing *	\$229.08	
Management fee *	\$151.36	
Total	\$380.44	\$1,720.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,339.56	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$20.83
Total Tax on agency fees	\$13.76
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #7
31 Mar 2022

Money In	\$1,720.00
Money Out	\$359.92
You Received	\$1,360.08

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 31/03/2022		
Rent paid to 10/03/2022 (previously paid to 3/03/2022)		\$430.00
Rent paid to 17/03/2022 (previously paid to 10/03/2022)		\$430.00
Rent paid to 24/03/2022 (previously paid to 17/03/2022)		\$430.00
Rent paid to 31/03/2022 (previously paid to 24/03/2022)		\$430.00
repair water leak - AM Plumbing *	\$208.56	
Management fee *	\$151.36	
Total	\$359.92	\$1,720.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,360.08	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$18.96
Total Tax on agency fees	\$13.76
(* includes Tax)	

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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #8
29 Apr 2022

Money In	\$2,150.00
Money Out	\$189.20
You Received	\$1,960.80

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 5/05/2022		
Rent paid to 7/04/2022 (previously paid to 31/03/2022)		\$430.00
Rent paid to 14/04/2022 (previously paid to 7/04/2022)		\$430.00
Rent paid to 21/04/2022 (previously paid to 14/04/2022)		\$430.00
Rent paid to 28/04/2022 (previously paid to 21/04/2022)		\$430.00
Rent paid to 5/05/2022 (previously paid to 28/04/2022)		\$430.00
Management fee *	\$189.20	
Total	\$189.20	\$2,150.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,960.80	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$17.20
(* includes Tax)	

2.10



(m) 0413069145 (w) 60235464

tony@leasingalbury.com.au

ABN: 29143696423

Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice

Account OWN00209

Statement #9

31 May 2022

Money In	\$1,720.00
Money Out	\$805.36
You Received	\$914.64

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 2/06/2022		
Rent paid to 12/05/2022 (previously paid to 5/05/2022)		\$430.00
Rent paid to 19/05/2022 (previously paid to 12/05/2022)		\$430.00
Rent paid to 26/05/2022 (previously paid to 19/05/2022)		\$430.00
Rent paid to 2/06/2022 (previously paid to 26/05/2022)		\$430.00
New Blinds - Sunjan *	\$654.00	
Management fee *	\$151.36	
Total	\$805.36	\$1,720.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$914.64	
Balance remaining		\$0.00

GST Summary

Total Tax on attached expenses	\$59.45
Total Tax on agency fees	\$13.76
(* includes Tax)	



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(m) 0413069145 (w) 60235464
tony@leasingalbury.com.au
ABN: 29143696423
Licence: 076591L

Matt Roberts, Brooke Roberts

Tax Invoice
Account OWN00209
Statement #10
30 Jun 2022

Money In	\$1,720.00
Money Out	\$151.36
You Received	\$1,568.64

Details for Account OWN00209

	Money Out	Money In
Balance brought forward		\$0.00
1 Lanark Court, West Wodonga VIC 3690		
Rented for \$430.00 per week		
Daniel Newland & Ariel Zeegers paid to 30/06/2022		
Rent paid to 9/06/2022 (previously paid to 2/06/2022)		\$430.00
Rent paid to 16/06/2022 (previously paid to 9/06/2022)		\$430.00
Rent paid to 23/06/2022 (previously paid to 16/06/2022)		\$430.00
Rent paid to 30/06/2022 (previously paid to 23/06/2022)		\$430.00
Management fee *	\$151.36	
Total	\$151.36	\$1,720.00

Account Transactions

Withdrawal by EFT to owner Matt Roberts & Brooke Roberts [EFT Transfer to: Matt Roberts & Brooke Roberts, (182512) - ***479]	\$1,568.64	
Balance remaining		\$0.00

GST Summary

Total Tax on agency fees	\$13.76
(* includes Tax)	

2.12

Residential rental agreement no more than 5 years



Residential Tenancies Act 1997 Section 26(1)
Residential Tenancies Regulations 2021 Regulation 10(1)

- This is your residential rental agreement. It is a binding contract under the *Residential Tenancies Act 1997* (the Act).
- Parts A, B, C and E are the terms of your agreement. Part D is a summary of your rights and obligations.
- Do not sign this agreement if there is anything in it that you do not understand.
- Please refer to *Renters Guide* for details about your rights and responsibility.
- For further information, visit the renting section of the Consumer Affairs Victoria (CAV) website at www.consumer.vic.gov.au/renting or call 1300 558 181.

Part A – Basic terms

This agreement is between the residential rental provider (rental provider) and the renter(s) listed on this form.

1 Date of agreement

This is the date the agreement is signed.

15/09/2021

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2 Premises let by the rental provider

Address of premises

1 Lanark Court, West Wodonga

Postcode 3690

3 Rental provider details

Full name(s) or

M. Roberts and B. Roberts

Company name

ACN (if applicable)

(Please fill out details below where no agent is acting for the rental provider)

Address

C/O – Leasing Albury Wodonga

Postcode 2640

Phone number

0260 235 464

Email address

tony@leasingalbury.com.au

Rental provider's agent's details (if applicable)

Full name

Tony McPhee - Leasing Albury Wodonga

Address

2/560 David Street, Albury NSW

Postcode 2640

Phone number

(02) 6023 5464

ACN (if applicable)

168 051 125

Email address

tony@leasingalbury.com.au

Note: The rental provider must notify the renter within 7 days if any of this information changes.

2.13

4 Renter details

Each renter that is a party to the agreement must provide their details here.

Full name of renter 1

Current address Postcode

Phone number

Email address

Full name of renter 2

Current address Postcode

Phone number

Email address

Full name of renter 3

Current address Postcode

Phone number

Email address

Full name of renter 4

Current address Postcode

Phone number

Email address

Note: If there are more than four renters, include details on an extra page

5 Length of the agreement

Fixed term agreement Start date (this is the date the agreement starts and you may move in)
End date

Periodic agreement (monthly) Start date

Note: A periodic (e.g. month by month) rental agreement will be formed at the end of the fixed term agreement if the renter and rental provider do not sign a new fixed term agreement and the renter stays in the property.

6 Rent

Rent amount (\$)
(payable in advance)

To be paid per week fortnight

Day rent is to be paid (e.g. each Thursday or the 11th of each month)

Date first rent payment due

J.14

7 Bond

- The renter has been asked to pay the bond specified below.
- The maximum bond is 1 months' rent (unless the rent is more than \$900 per week). In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit.
- The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA) within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.
- If the renter does not receive a receipt within 15 business days of paying the bond, they can email the RTBA at rtba@justice.vic.gov.au, or call the RTBA at 1300 13 71 64.

Bond amount (\$)

Date bond payment due

Part B – Standard terms

8 Rental provider's preferred method of rent payment

- The rental provider must permit a fee-free method (other than the renter's own bank fees) payment and must allow the renter to use Centrepay or another form of electronic funds transfer.
- The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick available methods of rent payment)

direct debit bank deposit cash cheque or money order BPAY

other electronic form of payment, including Centrepay

Payment details (if applicable)

National Australia Bank
Leasing Albury VIC Trust Account
BSB: 082 406
ACC: 84 113 3414
REF: LAN3-SURNAME

9 Service of notices and other documents by electronic methods

- Electronic service of documents must be in accordance with the requirements of the *Electronic Transactions (Victoria) Act 2000*.
- Just because someone responds to an email or other electronic communications, does not mean they have consented to the service of notices and other documents by electronic methods.
- The renter and rental provider must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.
- The renter and the rental provider must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods, such as email?

The rental provider must complete this section before giving the agreement to the renter.

(Rental provider to tick as appropriate)

- Yes - insert email address, mobile phone number or other electronic contact details
- No

9.2 Does the renter agree to the service of notices and other documents by electronic methods, such as email?

(Renter to tick as appropriate)

- Renter 1 Yes - insert email address, mobile phone number or other electronic contact details

J:15.

	<input type="checkbox"/> No	
Renter 2	<input checked="" type="checkbox"/> Yes - insert email address, mobile phone number or other electronic contact details	ariel.zeegers@gmail.com
	<input type="checkbox"/> No	
Renter 3	<input type="checkbox"/> Yes - insert email address, mobile phone number or other electronic contact details	
	<input type="checkbox"/> No	
Renter 4	<input type="checkbox"/> Yes - insert email address, mobile phone number or other electronic contact details	
	<input type="checkbox"/> No	

Note: If there are more than four renters, include details on an extra page.

10 Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.
- For further information on seeking repairs, see Part D below.

Details of person the renter should contact for an urgent repair (rental provider to insert details).

Emergency contact name	Tonkin Plumbing – (02) 6040 1797	Dee Cee Electrics – (02) 6021 7799
Emergency phone number	(02) 6023 5464	
Emergency email address	reception@leasingalbury.com.au	

11 Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy, unless:

- Professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- Professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned or pay the cost of having all or part of the rented premises professionally cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12 Owners corporation (formerly body corporate)

Do owners corporation rules apply to the premises? (Rental provider to tick as appropriate)

No Yes If yes, the rental provider must attach a copy of the rules to this agreement.

13 Condition report

The renter must be given two copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

(Rental provider to tick as appropriate)

The condition report has been provided

The condition report will be provided to the renter on or before the date the agreement starts

Part C – Safety-related activities

14 Electrical safety activities

- The rental provider must ensure an electrical safety check is conducted every two years by a licensed or registered electrician of all electrical installations, appliances and fittings provided by a rental provider in the rented premises, and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
 - If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.
-

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

- (a) The rental provider must ensure a gas safety check is conducted every two years by a licensed or registered gasfitter of all gas installations and fittings in the rented premises and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
 - (b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.
-

16 Smoke alarm safety activities

- (a) The rental provider must ensure that:
 - (i) any smoke alarm is correctly installed and in working condition; and
 - (ii) any smoke alarm is tested according to the manufacturer instructions at least once every 12 months; and
 - (iii) the batteries in each smoke alarm are replaced as required.
 - (b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

Note: Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.
 - (c) The rental provider, on or before the commencement of the agreement, must provide the renter with the following information in writing:
 - (i) Information on how each smoke alarm in the rented premises operates; and
 - (ii) Information on how to test each smoke alarm in the rented premises; and
 - (iii) Information on the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.
 - (d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.

Note: Regulations made under the *Building Act 1993* require smoke alarms to be installed in all residential buildings.
-

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

- (a) The rental provider must ensure that the pool barrier is maintained in good repair.
- (b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.
- (c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
- (d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the *Building Act 1993* on the request of the renter.

2:17

18 Relocatable swimming pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, at the rented premises.

- (a) The renter must not put up a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.
- (b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under *Building Act 1993* apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that can hold water deeper than 300 mm.

19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

- (a) If the rented premises is in a designated bushfire-prone area under section 192A of the *Building Act 1993* and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.
- (b) The water tank must be full and clean at the commencement of the agreement.

Part D – Rights and obligations

This is a summary of selected rights and obligations of renters and rental providers under the *Residential Tenancies Act 1997* (the Act). Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit www.consumer.vic.gov.au/renting.

Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act.
- must not use the premises for illegal purposes.
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours.
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing
- must keep the premises reasonably clean.

Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in.
- must maintain the premises in good repair and in a fit condition for occupation.
- agrees to do all the safety-related maintenance and repair activities set out in Part C of the agreement.

The renter:

- must follow all safety-related activities set out in Part C of the agreement and not remove, deactivate or interfere with safety devices on the premises.

Modifications

The renter:

- may make some modifications without seeking consent. These modifications are listed on the Consumer Affairs website.
- must seek the rental provider's consent before installing any other fixtures or additions.
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act.
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed

The rental provider:

- must not unreasonably refuse consent for certain modifications

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting.

Locks

- The rental provider must ensure the premises:
 - has locks to secure all windows capable of having a lock, and
 - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock, and
 - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that:
 - is operated by a key from the outside; and
 - may be unlocked from the inside with or without a key.
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under a:
 - family violence intervention order; or
 - family violence safety notice; or
 - recognised non-local DVO; or
 - personal safety intervention order.

Repairs

- Only a suitably qualified person must do repairs – both urgent and non-urgent.

Urgent repairs

Section 3(1) of the Act defines *urgent repairs*. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit www.consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider

The rental provider must carry out urgent repairs after being notified.

A renter may arrange for urgent repairs to be done if they have taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs

If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to \$2,500

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if:

- the renter cannot meet the cost of the repairs; or

2.19.

Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call Consumer Affairs Victoria on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşturmelerini isteyiniz.

Vietnamese Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በአንገሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለኪኩቶሪ ደንበኞች ጉዳይ ሲሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ በመረጃ አቅራቢ ሠራተኛ ጋር አንዲያገናኝዎት መጠየቅ።

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخایره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین و بکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

LEASING ALBURY WODONGA

You hereby understand and agree that;

1. You are required to pay for the water consumption on the property.
2. Should you become locked out of your property or lose the keys either after business hours or on the weekend, you are responsible to employ a professional locksmith to gain entry at your own expense. Usually Leasing Albury Wodonga will have a spare set of keys, if these are in our possession and if we are able to get these to you after hours a \$50.00 call out fee will apply, payable within 7 days. Leasing Albury Wodonga may not be available to deliver keys.
Call 6023 5464 afterhours.
3. Pets are not allowed at the property without the prior approval from the landlord/agent.
4. If there is a pet lease in place, you understand and agree to undertake professional flea fumigation at the premises upon vacating and,
5. Any damaged caused by the pet/s must be rectified by the tenant/s immediately or upon written request.
6. During routine inspections, our agents are permitted to take photos of the inside and outside of the property for the landlord's sake. This is to ensure that the property is being maintained and kept in good condition.
7. If mould appears on the bathroom ceiling, it is the tenant's responsibility to clean immediately. Exhaust fan/s should be clean and always switched on when the bathroom is in use to prevent mould or steam damage.
8. Replacement and maintenance of light bulbs is your responsibility. Should an electrician be engaged and the issue is a replacement light bulb, the tenant/s will be held accountable for that invoice.
9. Lawn clippings must not be placed in/on the gardens. It is the tenant/s responsibility to dispose of the lawn clippings.
10. The carpets are to be professionally cleaned upon vacating the property on request or during your tenancy if the carpets become damaged or stained.
11. If the cleaning is not sufficient following vacating the property, you will be advised and allowed 24 hours to remedy this yourself. If we cannot reach you during this time, or the cleaning is not done, we will employ a professional cleaner and deduct cost from your bond.
12. Green bins are not always supplied at rental properties. Supply of a green bin is at the discretion of your Landlord. In the absence of a green bin the tenant is expected to remove green waste from the property.
13. Cutting boards and heat guards must be used on kitchen benches at all times. Damage caused to bench tops is the responsibility of the tenant.
14. Protective felts must be used on all furniture items to ensure timber floors, tiles and any other flooring remain undamaged. Damage caused to flooring is the responsibility of the tenant.
15. ~~If there is a pool on the premises, you will be inducted on use and care for the pool. Thereafter it is the tenants' responsibility to maintain and care for the pool unless stated otherwise.~~
 - a. ~~You must ensure at all times that the skimmer box is free from all leaf debris and the pool water levels remain above the pool skimmer box.~~
 - b. ~~Any neglect or misuse of the swimming pool is at the cost and responsibility of the tenant.~~
 - c. ~~If your pool becomes unsafe in any way, it is the tenant's responsibility to immediately notify the agent/landlord.~~
16. No foreign items other than toilet paper are to be flushed down the toilet e.g. Sanitary items including 'flushable' wipes. If the system becomes blocked and such items are found, the tenant will be responsible for the cost of repairs.
17. Your contents are not covered under any circumstances by the landlord or agent. Contents insurance is at the tenants' responsibility.
18. You must maintain the gardens in a neat and tidy condition at all times, ensuring that they are weeded and watered regularly. Should the condition of the gardens deteriorate the tenants will be held fully accountable.
19. Care is to be taken with the dishwasher, including cleaning the filter on a weekly basis; if the dishwasher requires repair caused by the neglect of the tenants, the tenants will be responsible for the cost of these repairs.
20. Cleaning of gutters is the responsibility of the tenants to employ professional cleaners
21. No blutak is to be used on the walls as the oil causes marks on the wall.
22. No hooks are to be installed without the written consent from the landlord or agent.
23. All incoming or outgoing tenants must be made aware to the agent. Any ingoing tenants must apply for acceptance. Any outgoing tenants must complete tenant transfer papers prior to leaving the house once approved by the agent or landlord. A lease amendment fee of \$100.00 must be paid before the Landlord/Agency can amend any changes to the Residential Lease Agreement.
24. Rent will always be paid on time, on or before the due date.
25. Pest spraying and management is the tenants' responsibility unless a pre-existing issue which is declared to the agent.
26. Phone and internet connections and installations are at the cost and responsibility of the tenant.

Daniel Newland

Signed: [Signature] Date 15/9/21

TENANT NAME

Ariel Zeegers

Signed: [Signature] Date 15/09/2021

TENANT NAME

Tony McPhee

Signed: [Signature] Date 15/9/21

AGENT/LANDLORD

EXCLUSIVE MANAGING AGENCY AGREEMENT (RESIDENTIAL)

PARTIES

Principal

Principal name:	Matt Roberts and Brooke Roberts	GST Registered: <input checked="" type="checkbox"/>
ABN/ACN:	651 592 728	
Address:	48 CORAL CR, KELLYVILLE NSW 2155	
Mobile phone: 0425359826M 04301797005	Email: matt_roberts84@hotmail.com brooke_roberts@outlook.com	
Home phone: -	Fax: -	

Agent

Agent name:	Leasing Albury Pty Ltd		
License No:	076591L		
ABN/ACN:	6913 696 423	GST registered: Yes	
Trading As:	Leasing Albury Wodonga		
Address:	2/560 David Street, ALBURY NSW 2640		
Phone:	(office) 02 6023 5464	(mob) 0413 009 125	
Email:	tony@leasingalbury.com.au		

PREMESIS

Address of premises to be leased: 1 Lanark court , West Wodonga

Being: Unfurnished **Garage(s)/Car spaces(s) included:** [3]

AGREEMENT

Agent's appointment

1. The principal hereby appoints the Agent exclusively to lease and to manage the Premises in accordance with this agreement.
2. It is agreed that the Agent may from time to time delegate to the Agent's employees all or any of the authority vested in the Agent by this agreement.
3. This agreement shall commence on 25/08/21 and is exclusive to Leasing Albury for a period of twelve (12) months. Afterward, may be terminated by either party giving not less than 30 days written notice of termination but without prejudice to either party's right accrued or obligations incurred prior to the effective termination.

Leasing

4. The Agent is authorised to lease all or any part of the Premises on the following conditions, or as otherwise instructed:
- | | |
|---------------------------|--|
| i. Term of the agreement: | Six (6) or Twelve (12) months |
| ii. Rent: | \$400-430 per week, payable in advance |
| iii. Rental bond: | Equivalent to four (4) weeks rent |

Special instructions

5. _____

Agents Authority

6. At the end of each tenancy, the Agent is authorised to:

Principal signature: _____ **Agent signature:** _____

- i. Re-lease the premises at the market rent for a term not exceeding twelve (12) months
- ii. Refer to the Principal for instructions concerning releasing and advertising
- iii. Review the rent when in the opinion of the Agent such a review is appropriate

Agents Remuneration

7. The Agent shall be entitled to the following fees (GST inclusive)

- i. A leasing fee upon effecting the leasing: 110% OF ONE WEEKS RENT
- ii. A tenancy agreement preparation fee of: Nil
- iii. A management fee of: 8.0% + GST of all monies collected
- iv. An administration fee of: Nil
- v. Lease renewal fee of: \$77.00 per renewal

Service fees, charges and expenses

8. The Agent shall perform the following services and be entitled to the following fees (GST inclusive)

- Attendance at tribunal/court: Nil
- Arrangement of repairs and maintenance: Included
- Service of any notice/s: Included
- Applying to Tribunal: \$47.50 (current VCAT application fee)
- Preparation of a tribunal case: Nil
- Calculation and collection of water charges: Included
- Arrangement of refurbishment/renovations: Included
- Processing insurance claims: Included
- Disaster/emergency management fee: Included

9. In the event that the Agent incurs expenses or charges relating to the leasing and/or management of the Premises or any part thereof they are entitled to a reimbursement as follows:

- Marketing and/or promotional expenses: \$155.00 internet
- For Lease sign board (upon request): Nil

Variation of Fees and Expenses

10. The services to be provided by the Agent and any fees or expenses payable by the Principal to the Agent pursuant to this agreement cannot be varied except as agreed by the Principal in writing.

Promotional Activities

11. The premises are to be advertised and/or otherwise promoted as follows:

- i. Internet advertising
- ii. In house rent list
- iii. For Lease sign: permission granted for the Agent to erect "For Lease" signage

Administration of Tenancy Agreement

12. In respect of each tenancy, the Agent is authorised and directed on behalf of the Principal to:

- i. Arrange inspection by prospective tenants
- ii. Obtain references
- iii. Select tenants; or Recommend tenants
- iv. Enter into and sign tenancy agreements in respect of all or any part of the premises
- v. Collect rent
- vi. Issue receipts for monies received from tenants pursuant to tenancy agreements
- vii. Collect and lodge rental bonds in accordance with the provisions of the Landlord and Tenant (Rental Bonds) Act 1977
- viii. Make claims for the refund of bond monies, having regard to rent due and

- ix. the condition of the premises at the end of each tenancy
- Respond to any applications by tenants before the Consumer, Trader &

Principal signature: _____ Agent signature: _____

- Tenancy Tribunal (VCAT) or the like and represent the Principal in any such proceedings
- x. Exercise the Principals right to enforce or terminate tenancy agreements by service of notices as necessary
- xii. Undertake periodic inspections at Agent's discretion

13. In respect of each tenancy, the Agent and each and every one of their partners, employees or other officers from time to time as the case may be is authorised and directed on behalf of the Principal to make application before the CTTT or the like and to do all things necessary to commence and (as far as practicable) complete proceedings for:

- i The recovery of possession of the Premises from tenants
- ii The recovery of monies due

Inventories (Furnished Premises)

14. Where the Premises are furnished an inventory shall be prepared by the: ~~Principal/Agent~~ MR.

Inspection

15. Unless the Principal advises the Agent to the contrary, any prospective tenant is entitled to inspect the Premises by appointment with the Agent, and Agent on site. Under no circumstances are keys handed out to prospective Tenants, unless put in writing by the Principal.

Repairs and Maintenance

16. The Agent is authorised to engage appropriately qualified or licensed tradespersons to effect repairs and maintenance in accordance with the Principal's obligations to repair (if any) or as otherwise instructed, provided that expenditure in excess of \$500.00 for any one item shall not be incurred without the prior approval of the Principal except where in the opinion of the Agent that because of an emergency, repairs are necessary for the protection of the Premises or the supply of essential services to tenants

Disbursements from Principal's Monies

17. The Agent is authorised and instructed to pay the following from monies received on behalf of the Principal:

- i. Accounts for repairs and maintenance in accordance with Clause 16
- ii. Council rates (see attached Schedule)
- iii. Water, sewerage and drainage rates (see attached Schedule)
- iv. Insurance premiums (see attached Schedule)
- v. Owners corporation levies (see attached Schedule)
- vi. Maintenance costs of caretaking/cleaning/gardening
- vii. Maintenance contracts for services installed (lifts, etc)
- viii. VCAT application fee
- ix. Writ of execution
- x. Sheriff's fees
- xi. Any fee required to obtain a by-law or management statement

Statement of Account

18. The Agent shall render a statement monthly or as instructed, accounting for monies received and expenses incurred on behalf of the Principal and for fees and charges retained in respect of services performed for the Principal, and the balance less disbursements shall be remitted to the Principal as hereinafter specified (see attached Schedule). If at any time amounts payable exceed the balance of the account, the Principal agrees to pay the excess amount to the Agent upon demand.

Authority to Deduct

19. In the event of any monies being paid to the Agent on behalf of the Principal, the Agent is hereby authorised to deduct from such monies all of the above mentioned fees, expenses and charges before accounting to the Principal.

Principal signature: _____

Agent signature: _____



DISBURSEMENTS – PARTICULARS

RENTAL INCOME

Indicate which bank account you would like your rental income deposited.

BANK DETAILS	
INSTITUTION:	MACQUARIE BANK LIMITED
NAME ON ACCOUNT:	M & B ROBERTS
BSB:	182 512
ACCOUNT NO:	9689 11479

INCOME & EXPENDATURE STATEMENT

INCOME & EXPENDATURE STATEMENTS	
STATEMENTS IN THE NAME OF:	M & B ROBERTS PROPERTY PTY LTD
POSTAL ADDRESS OR	
EMAIL ADDRESS:	matt_roberts_84@hotmail.com

INSURANCE

INSURANCE DETAILS	
COMPANY	TERRE SCUEBR.
TYPE OF INSURANCE	LANDLORD / BUILDING
POLICY NO.	TS 2029203 LPP / TS 3227374 RPI
RENEWAL DUE DATE	03/09/2022.

STRATA

STRATA DETAILS	
STRATA AGENT	
STRATA PLAN NO	
STRATA AGENT PH:	

MAINTENANCE

MAINTENANCE	
AUTHORITY TO SPEND UP TO \$500 WITHOUT AUTHORISATION	YES/NO
IF YOU HAVE PREFERRED TRADESMAN, PLEASE MAKE THEM KNOWN	

Principal signature:  Agent signature: 

ADDITIONAL INFORMATION

Would you like Leasing Albury to pay your council rates and water rates invoice from your rental income in quarterly instalments?

Yes/No No

If yes, please update your postal address with Wodonga City Council:

2/560 David Street, Albury NSW 2640

Do you have working smoke detectors in your property?

~~Yes/No~~ UNKNOWN

Building Inspector states 2 fitted but not tested.

Are the smoke detectors hard wired or battery operated?

Please tick

Has your property been subject to a pest or vermin issue in the past 12 months?

Yes/No No

Details _____

Do you have an intention to sell your property in the next 12 months?

Yes/No No



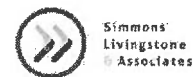
ANY ADDITIONAL INSTRUCTIONS AND/OR INFORMATION CAN BE LISTED HERE:

Principal signature: 

Agent signature: 

3-1

Roberts Family SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
29/09/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		220.00	3.2	220.00 DR
13/12/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		1,925.00	3.4	2,145.00 DR
25/02/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		220.00	3.5	2,365.00 DR
			2,365.00		2,365.00 DR

Total Debits: 2,365.00

Total Credits: 0.00

3.2



Simmons Livingstone & Associates

A.B.N. 45 163 871 958
PO Box 806, Oxenford 4210 Queensland
Tele 07 5561 8800 | Fax 07 5561 8700
simmonslivingstone.com.au

Mr & Mrs M Roberts
M & B Roberts Property Pty Ltd
48 Coral Crescent
KELLYVILLE NSW 2155

Tax Invoice
027798

Ref: ROBEMC2
3 August, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> M & B Roberts Property Pty Ltd <p>The following gives details of the work undertaken:</p> <p>Attending to secretarial matters of the company on your behalf throughout the year with the Australian Securities & Investments Commission (ASIC):</p> <ul style="list-style-type: none"> Attendance to ASIC company statements and review documentation on your behalf; Checking and comparison of your company information with ASIC registers; Preparation of annual company minutes as required by the Corporations Law; Attendance to minor changes in your company details as and when they arise; Provision of registered office address and maintenance of legislated ASIC opening hours; Assurance your company files are up to date and compliant with current Corporations Law and associated legislation. 	200.00
<p>Please note that this invoice is now due.</p> <p style="text-align: right;">GST: \$ 20.00 Amount Due: \$ 220.00</p>	

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

(EFT) - Transfer to our account Ref: ROBEMC2
Invoice: 027798
3 August, 2021
 Account Name Simmons Livingstone & Associates
 BSB: 064 445 Account: 1052 7520 **Amount Due: \$ 220.00**

Credit Card (Please indicate type) Mastercard Visa Card CCV
 Card Number:

Cardholder Signature Expiry/.....

Liability limited by a scheme approved under Professional Standards Legislation



The Trustees
Roberts Family SMSF
48 Coral Crescent
KELLYVILLE NSW 2155

Tax Invoice
029771

Ref: ROBEMS1
19 November, 2021

Description	Amount
<p>Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:-</p> <ul style="list-style-type: none">- Operating Statement, Statement of Financial Position & Notes to the Financial Statements- Trustee's declaration- Preparation and lodgement of income tax and regulatory return- Calculation of tax estimate- Memorandum of Resolutions- Calculations in relation to changes in market value of investments- Calculations of capital gains/losses in relation to disposal of investments- Processing rollovers into the SMSF- Preparation of Member's Statements- Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.- Correspondences with Propertyology & K2 Law regarding Bare Trust matters	
Discounted rate for first year of operation	2,000.00

3.4

Description	Amount
<p style="text-align: right; margin-right: 50px;">Acc Audit</p>	<p style="text-align: right;">1925 275 <hr/>2200</p>
<p>Please note that this invoice is now due.</p>	<p style="text-align: right;">2,000.00 GST: \$ 200.00 Amount Due: \$ 2,200.00</p>

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: ROBEMS1 Invoice: 029771 19 November, 2021 Amount Due: \$ 2,200.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> </div>	<div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px; margin: 2px;"></div>



3-5

The Directors
M & B Roberts SMSF Pty Ltd
48 Coral Crescent
KELLYVILLE NSW 2155

Tax Invoice
030967

Ref: ROBEMC1
24 February, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> M & B Roberts SMSF Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>M & B Roberts SMSF Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year with the Australian Securities & Investments Commission (ASIC):</p> <ul style="list-style-type: none"> Attendance to ASIC company statements and review documentation on your behalf; Checking and comparison of your company information with ASIC registers; Preparation of annual company minutes as required by the Corporations Law; Attendance to minor changes in your company details as and when they arise; Provision of registered office address and maintenance of legislated ASIC opening hours; Assurance your company files are up to date and compliant with current Corporations Law and associated legislation. 	200.00
<p>Please note that this invoice is now due.</p> <p style="text-align: right;">GST: \$ 20.00 Amount Due: \$ 220.00</p>	

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practitioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practitioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: ROBEMC1 Invoice: 030967 24 February, 2022 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number: <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>		<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder Signature		Expiry/.....

4-1

Roberts Family SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Administration Costs (30200)					
<u>Administration Costs (30200)</u>					
30/08/2021	TRANSACT FUNDS TFR TO Brooke and Matthew TD - ID check and postage etc		123.75	4-2	123.75 DR
18/01/2022	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD - Inv 29770 Bare Trust + Corp trustee		2,500.00	4-3	2,623.75 DR
			2,623.75		2,623.75 DR

Total Debits: 2,623.75

Total Credits: 0.00

4.2

Leeza Cox

From: Matthew Roberts <matt_roberts84@hotmail.com>
Sent: Sunday, 6 November 2022 1:49 PM
To: Leeza Cox
Subject: Outstanding Items SMSF
Attachments: Quotation 31663 - Leasing Albury - 12-Oct-21 E Garage Doors \$2090.pdf; Invoice_5219_from_III_Fix_It \$1663.pdf; Tonkin Plumbing water leak \$176.pdf; 3572034_Account #3572034 - Statement - 2021 - Jul to Dec.pdf; 3572034_Account #3572034 - Statement - 2022 - Jan to Jun.pdf; Letter from coneyancer 251022.pdf; Wodonga Valuation Report.pdf; 2022 Annual statement - Brooke Roberts Australian Super.pdf

Hi Leeza,

There are a couple of receipts which I cannot locate however I have finally got the remainder together so hopefully the SMSF return can be done;

1. Invoices
 - 2.
 3. a) **water \$113.49 Do not have invoice but invoice number is 46614063 (North East Water). Unsure why bill was paid from personal account and then money transferred across to cover the payment.**
 4. b) Garage Door \$2090 - Invoice Attached
 5. c) **ID check & Postage \$123.95 This was for the purchase of 1 Lanark Cr, Wodonga - \$98 - Verification of ID Check, \$9.50 - Certifying Documents, \$16.25 - Express Post of original mortgage documents. All documents paid by Credit Card and money transferred to personal bank account to pay credit card. Cannot locate receipt.**
 6. d) ~~ID check & postage~~ \$62.54 **Cannot Locate Receipt. North East Water payment** reference in Macquarie Account
 7. e) I'll fix it \$1663.75 - Invoice attached
 8. f) Leak – plumbing Tonkin \$176 - Invoice attached
 9. g) The rental manager paid Tonkin by mistake in statement 4. Tonkin refunded the amount in statement 5. The rental manager paid the correct business in Statement 7.
2. Loan Statements - **Attached**
 3. Statement from solicitor regarding \$1864.52 settlement - **Attached**
 4. Investment strategy – No changes required form. I believe we have already done this form however if you haven't received it let me know.
 5. Property Appraisal - **Attached**
 6. Australian Super Statement for Brooke - **Attached**

Thanks,

Matt



The Trustees
Roberts Family SMSF
48 Coral Crescent
KELLYVILLE NSW 2155

Tax Invoice
029770

Ref: ROBEMS1
19 November, 2021

Description	Amount
<p><u>Bare Trust - Roberts Bare Trust</u></p> <ul style="list-style-type: none">• Meetings discussions and advice to you in relation to establishment of your Bare Trust for lending from a bank to purchase property;• Attending to the establishment of your Bare Trust including checking of all forms minutes trust deeds and other relevant trust documentation.• Provision of Bare Trust Deed including alterations to reflect the Bare Trust has a corporate trustee;• Declaration of Custody Trust• Compliance Letter;• Trustee Minutes; <p><u>Company Registration - M & B Roberts Property Pty Ltd</u></p> <ul style="list-style-type: none">• Certificate of Registration of a company including ACN (Australian Company Number)• Provision of Company's Constitution including customisations to reflect that the company is the trustee of a superannuation fund;• Consent to act as Director;• Consent to act as Secretary;• Application for shares;• Minutes of a meeting of directors;• Share Certificates;• Consent to act as Public Officer;• Notice of appointment of Public Officer;	<p>2,272.73</p>

4.4

Description	Amount

Please note that this invoice is now due.	2,272.73 GST: \$ 227.27 Amount Due: \$ 2,500.00
--	---

The firm reserves the right to charge interest of 11.5% compounding daily on outstanding amounts. The firm reserves the right to refer the outstanding invoices to a debt collection agency or legal practioner, at a cost to the client. Such costs may include commission, administration fees, legal costs and interest as charged by the debt collection agency or legal practioner.

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: ROBEMS1 Invoice: 029770 19 November, 2021 Amount Due: \$ 2,500.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa 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"/>	Card CCV <input type="text"/> <input type="text"/> <input type="text"/>
Cardholder Signature Expiry/...../..... <small>Liability limited by a scheme approved under Professional Standards Legislation</small>	

5-1

Roberts Family SMSF

Formation Costs Simmons Livingstone & Associates invoice 25364

\$2,500.00 establishment costs

Year

2021	500.00	2,000.00
2022	500.00	1,500.00
2023	500.00	1,000.00
2024	500.00	500.00
2025	500.00	0.00

POSTED

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: 19 November 2021
Recipient: Roberts Family Super Fund
Address: C/- PO Box 806 OXENFORD QLD 4210

Description of Services

Statutory audit of the Roberts Family Super Fund for the financial year ending 30 June 2021.

Fee: \$250.00
GST: \$25.00
Total: \$275.00

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.





ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

M & B ROBERTS SMSF PTY. LTD.
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 15 Feb 22

M & B ROBERTS SMSF PTY. LTD.

ACN 647 922 496

Account No. 22 647922496

Summary

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
TOTAL DUE	\$56.00

- 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

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

Please pay

Immediately	\$0.00
By 15 Apr 22	\$56.00

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

M & B ROBERTS SMSF PTY. LTD.

ACN 647 922 496

Account No: 22 647922496



22 647922496

TOTAL DUE	\$56.00
Immediately	\$0.00
By 15 Apr 22	\$56.00

Payment options are listed on the back of this payment slip



Bill Code: 17301
Ref: 2296479224968



*814 129 0002296479224968 11

Transaction details:

page 2 of 2

7-2

	Transactions for this period	ASIC reference	\$ Amount
2022-02-15	Annual Review - Special Purpose Pty Co	3X9175463480P A	\$56.00
	Outstanding transactions		
2022-02-15	Annual Review - Special Purpose Pty Co	3X9175463480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 4792 2496 811

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: 2296479224968

Telephone & Internet Banking – BPAV*

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



Company: M & B ROBERTS SMSF PTY. LTD. ACN 647 922 496

1-3

Company details

Date company registered 15-02-2021
 Company next review date 15-02-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

48 CORAL CRESCENT , KELLYVILLE NSW 2155

Officeholders

ROBERTS, BROOKE ELLEN
 Born 26-01-1985 at WAHROONGA NSW
 48 CORAL CRESCENT , KELLYVILLE NSW 2155
 Office(s) held: Director, appointed 15-02-2021
 Secretary, appointed 15-02-2021

ROBERTS, MATTHEW
 Born 18-06-1984 at HORNSBY NSW
 48 CORAL CRESCENT , KELLYVILLE NSW 2155
 Office(s) held: Director, appointed 15-02-2021

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
ROBERTS , MATTHEW	48 CORAL CRESCENT , KELLYVILLE NSW 2155	ORD	1	Yes	Yes
ROBERTS , BROOKE ELLEN	48 CORAL CRESCENT , KELLYVILLE NSW 2155	ORD	1	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
15-02-2021	2EBI73330	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged



Company: M & B ROBERTS PROPERTY PTY LTD ACN 651 592 728

7.4

Company details

Date company registered 01-07-2021
 Company next review date 01-07-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

48 CORAL CRESCENT , KELLYVILLE NSW 2155

Officeholders

ROBERTS, BROOKE ELLEN
 Born 26-01-1985 at WAHROONGA NSW
 48 CORAL CRESCENT , KELLYVILLE NSW 2155
 Office(s) held: Director, appointed 01-07-2021
 Secretary, appointed 01-07-2021

ROBERTS, MATTHEW
 Born 18-06-1984 at HORNSBY NSW
 48 CORAL CRESCENT , KELLYVILLE NSW 2155
 Office(s) held: Director, appointed 01-07-2021

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	2	2.00	0.00

Members

Member Name	Address	Share class	Total number held	Fully paid	Beneficially held
ROBERTS , MATTHEW	48 CORAL CRESCENT , KELLYVILLE NSW 2155	ORD	1	Yes	Yes
ROBERTS , BROOKE ELLEN	48 CORAL CRESCENT , KELLYVILLE NSW 2155	ORD	1	Yes	Yes

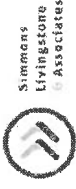
Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
01-07-2021	2EIU91058	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022



Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments		Total Value For Depreciation ¹	Method	Rate	Depreciation			
				Disposals/ Decrease	Additions/ Increase				Calculated Depreciation ²	Posted Depreciation ³	Closing Written Down Value	
Fixtures and Fittings (at written down value) - Unitted												
Blinds	30/06/2022	8.4			654.00	654.00	Low Value Pool	18.75 %	122.63	122.63	531.37	
Garage Door	13/12/2021	8.2		2,090.00	1,145.21	1,145.21	Capital Works	2.50 %	28.63	28.63	2,061.37	
				2,744.00	1,799.21	1,799.21			151.26	151.26	2,592.74	
				2,744.00	1,799.21	1,799.21			151.26	151.26	2,592.74	

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

8.1



Garage doors. Easy done.
eGarage Systems ABN: 94 855 029 314

8.2

400 Dallinger Rd
Lavington NSW 2641
Phone: (02) 6057 1600
Fax:

karina@egaragesystems.com.au
www.egaragesystems.com.au

QUOTE 31663

12-Oct-21

Customer ref: 00363

Customer
Leasing Albury Unit 2, 560 David St Albury NSW 2640 Work: (02) 6023 5464

Your Salesperson
Karina Smith 0419 525 147 karina.smith@egaragesystems.com.au m.au

**A 50% DEPOSIT IS REQUIRED UPON ORDERING
BALANCE MUST BE PAID ON DAY OF INSTALLATION OR COLLECTION**

Option 1 - To Supply & Install

1 LANARK CT WEST WODONGA VIC 3690

(New Group) 2 **Series A Roller Door [Taurean Series A]**
Height: 2500; Width: 2540; Colour type: Colorbond; Color:
** To be advised **; Finish: Smooth Finish;

- Quality Stramit Taurean Series "A" Roller Door
- Includes the TauraEdge, The Safest Roller Door Track Available in Australia
- Galvanised Tracks & Brackets ensuring long life
- Nylon running strips, Bottom weatherseal & strong metal stops
- Strong nylon drum wheels for quiet operation
- Springs designed to last 25,000+ cycles
- 0.4mm coil thickness
- Standard Taurean Colorbond Colours

2 **Take down & disposal of existing door/s**

Sub Total \$1,900.00

Sub Total inc. GST \$2,090.00

TOTAL \$2,090.00

DIRECT DEPOSIT PAYMENT

Direct deposits should be made to the following account. Please use your Quote Number as the transaction reference.

Account name: eGarage Systems
BSB number: 082080
Account number: 844705801

8.3

Client to note:

- Quotation is subject to site inspection and final measure.
- All electrical work INCLUDING POWERPOINT(S) are not included in this quote.
- Client is responsible for obtaining any and all permits required
- In the interest of safety eGarageSystems recommend the installation of pe beams with all automatic installations. Please note that extra charges will apply for this.
- Sectional door noggins must be installed. Ask us for a noggin layout
- Installation by qualified, experienced & professional technicians. Fully insured.
- By default, no centre lock is supplied with this door. It is not recommended for this option due to positioning; if required it must be specified on your order.

765

8.4

TAX INVOICE

Invoice Number
121007

Leasing Albury Wodonga
2 / 560 David Street
ALBURY NSW 2640
AUSTRALIA

Invoice Date
20 May 2022

Due Date: 30 Jun 2022

Account Code
LEAS2640.556

1 Lanark Crt, West Wodonga

Sunjan
Magic

256 Townsend Street (PO Box 46)
Albury NSW 2640
PH: 02 6041 2822
Email: info@sunjan.com.au

Description	GST	Amount AUD
127mm VERTICAL DRAPES DAWN - DARK GREY		
1 x 1885 x 2150 (Dining LHS) RHC Bunching to the Right		
1 x 2070 x 2150 (Dining RHS) LHC Bunching to the Left		
Chainless Weights	10%	485.45
FACE FIX TO CENTRE OF BOTTOM BRICK		
SUNJAN TO REMOVE EXISTING 2 x VERTICALS	10%	18.18
REPAIRS TO EXISTING CONTROLLA BLIND		
Replace Control / Idle End (Black) & Chain		
1 x 1763 x 2100 (Bedroom) RHC	10%	90.91
Under Roll		
RECESS FIX		
	Subtotal	594.54
	Total GST 10%	59.46
	Invoice Total AUD	654.00
	Total Net Payments AUD	0.00
	Amount Due AUD	654.00

PAYMENT INFORMATION

Direct Payment Details
Branch: NAB Albury
BSB: 082 406
A/C Number: 655 371 363
A/C Name: Sunjan Trading
Please use your account code as reference
Account Code: LEAS2640.556

ABN: 36 631 746 845. Registered Office: PO Box 46, Albury, NSW, 2640, Australia



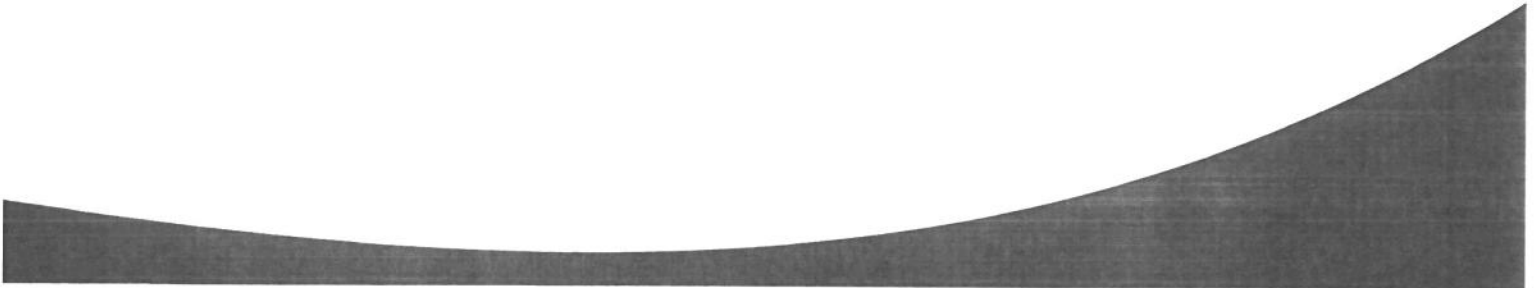
BMT Tax Depreciation
QUANTITY SURVEYORS

8.5

Capital Allowance and Tax Depreciation Schedule

Maximising the cash return from investment properties

M & B Roberts Property Pty Ltd ATF Roberts family SMSF
1 Lanark Court
WEST WODONGA VIC 3690



17 November 2022

M & B Roberts Property Pty Ltd ATF Roberts family SMSF

Dear Sir/Madam,

Thank you for selecting BMT Tax Depreciation to complete your Capital Allowance and Tax Depreciation Schedule.

This document outlines the relevant information, legislation and methodology used in the assessment of the potential capital works deductions for 1 Lanark Court, WEST WODONGA VIC 3690.

For your convenience we have included an explanation and summary of the calculations used in this schedule.

We trust our service and the deductions outlined in the following schedules will exceed your expectations. BMT strive for excellence and appreciate any feedback you may have.

Our commitment to the continuous development of our service ensures you receive the maximum depreciation deductions you're entitled to.

We invite you to register for our online portal MyBMT. MyBMT allows you to view and update your schedule, access and download existing schedules, upload property files including photos and receipts, add members of your investment team and share your schedule with your Accountant or Tax Adviser all in one convenient location. For more information and to register visit www.mybmt.bmtqs.com.au.

To learn more about property depreciation visit www.bmtqs.com.au. We have a range of free tools and resources to assist you on your property investing journey.

Should you require any further information or clarification, please contact one of our depreciation experts or our Chief Executive Officer, Mr Bradley Beer.

Once again, thank you for choosing BMT Tax Depreciation and we look forward to working with you in the future.

Yours sincerely,



BMT Tax Depreciation Pty Ltd
Quantity Surveyors
AIQS, RICS, AVAA, Tax Agent: 53712009



Maximising Property
Tax Depreciation Deductions

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BMT Capital Allowance and Tax Depreciation Schedule overview

The following is a summary of the information used by BMT Tax Depreciation when preparing this Capital Allowance and Tax Depreciation Schedule. The ownership details and structure play a significant part in the methodology that is used and subsequently changes the results of the schedule and the calculations used within it. Any changes to the ownership entity or structure may make this report inaccurate. To update your details please contact the expert team at BMT Tax Depreciation on 1300 728 726 or log in to MyBMT at www.mybmt.bmtqs.com.au.

Schedule prepared for:	M & B Roberts Property Pty Ltd ATF Roberts family SMSF
Property address:	1 Lanark Court, WEST WODONGA VIC 3690
Ownership interest:	100 per cent

Co-owners must divide the income and expenses for the rental property in line with their 'interest' in the property. The two co-owner structures are:

- Joint tenants - each holds an equal interest in the property, or
- Tenants in common - may hold unequal interests in the property, for example, one may hold a 20 per cent interest and the other an 80 per cent interest

Co-owned depreciating assets, as outlined in section 40-35 of the Income Tax Assessment Act 1997 (ITAA 1997), are able to be calculated and deducted based on each owner's interest in the asset, and not the whole asset. For example, joint tenants with an equal 50 per cent share can claim an immediate write-off for items costing \$600 or less as each co-owner's share is no more than \$300 each. When an owner's share of an asset is valued at less than \$1,000, it can be added to a low-value pool assuming there is no immediate write-off.

Property type:	Residential
Purchase price:	\$435,000
Settlement date:	8 September 2021
Schedule start date:	8 September 2021
Date available to provide income:	8 September 2021

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Methodology

The Capital Allowance and Tax Depreciation Schedule prepared for M & B Roberts Property Pty Ltd ATF Roberts family SMSF on 1 Lanark Court, WEST WODONGA VIC 3690 has been prepared and calculated in accordance with the legislation applicable on 12 October 2021.

The Capital Allowance and Tax Depreciation Schedule is based on BMT Tax Depreciation's understanding of the Commissioner of Taxation's assumed intent and the interpretation of the relevant tax rulings and supportive documents:

- Capital allowances in accordance with Division 10D ITAA 1936, (Sections 124ZEB-ZM and Section 124ZFB), Division 40 and 43 ITAA 1997

It is a requirement to advise BMT Tax Depreciation when any actual costs in whole or part thereof are available prior to the preparation of the Capital Allowance and Tax Depreciation Schedule. Where costs have been provided, they have been used and noted accordingly in this schedule. In the event that costs are not available, BMT Tax Depreciation use estimating procedures and methodology to adjust estimates to that on the historical date in which the actual construction or installation took place.

The construction expenditure has been determined on the basis of the estimated cost incurred in relation to the construction of a building including fixed elements, extensions, alterations and structural improvements.

Construction expenditure calculated includes:

- Preliminary expenses such as professional Architect, Engineer and Surveyor's fees and the cost of foundation excavations
- Builder's or Contractor's margin
- Allowance for contingencies

Construction expenditure calculated excludes:

- Site clearance, earthworks that are permanent, can be economically maintained and are not integral to the installation or construction of a structure
- Demolition of existing structures
- Soft landscaping
- Cost of acquiring land
- Developer's profit and overheads

The following additional information has been used in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- Written and verbal information provided by M & B Roberts Property Pty Ltd ATF Roberts family SMSF
- Verbal information provided by Wodonga City Council
- Site inspection conducted by BMT Tax Depreciation on 22 September 2021
- Purchase price of \$435,000

The following assumptions have been made in the preparation of the Capital Allowance and Tax Depreciation Schedule:

- That you are not entitled to input tax credits and therefore GST is included in the appropriate items within the schedule
- That no schedule of capital allowances existed or formed a condition of the purchase documentation
- Qualifying expenditure and capital allowance rates have been calculated with the understanding that the property is used for the production of assessable income, excluding short-term traveller's accommodation or non-residential usage
- No additional actual costs in whole or part thereof are available at this time
- The owners are not carrying on a rental property business

Owners are advised to discuss and confirm the above assumptions with their Tax Adviser prior to using the Capital Allowance and Tax Depreciation Schedule.

Recent law changes were made relating to plant and equipment deductions (i.e., depreciation deductions).

The amendments to the ITAA 1997 will generally affect asset holders who acquired depreciating assets after 7:30pm on 9 May 2017, and will additionally affect some asset holders who acquired assets before this time, but were not using the asset for a taxable purpose at anytime during the 2017 income year. For completeness, the amendments should not affect asset holders who are using the assets in the course of carrying on a business. Additionally, the amendments should not apply to certain entity classes, such as corporate tax entities.

The key changes include the following:

- Subsequent owners (those who purchase a second-hand residential property) who exchange contracts after 9 May 2017 will not be able to claim depreciation on existing plant and equipment assets
- Any qualifying additional assets added to a property can be depreciated as normal if the only use at that time will be or has been for a taxable purpose
- Owners of brand new properties will generally be able to depreciate plant and equipment assets within the property if the only use at that time will be or has been for a taxable purpose
- Investors will still be eligible to claim qualifying capital works deductions, which are deductions available on the structure of the building. This includes any additional capital works carried out by themselves or a previous owner. The capital works deduction is available on residential properties whose construction commenced after 16 September 1987; and structural improvements are claimable for alterations whose construction commenced after 26 February 1992
- Under the changes, existing residential property investments will be grandfathered. This means that any investor who exchanged contracts for the acquisition of a property prior to 7.30pm 9 May 2017 can still claim plant and equipment depreciation (for assets within the property) per normal. However, if the property was not used for a taxable purpose at all during the 2017 income year and became income producing after 1 July 2017 then the amendments will apply.

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Disclaimer

The contents of this page and the totality of this document are subject to this disclaimer. The information contained within this document has been prepared by BMT Tax Depreciation Pty Ltd on the basis of estimated costs and information provided to BMT Tax Depreciation Pty Ltd. This document is intended for use by the client only. No information in this document may be interpreted as legal, accounting or taxation advice. Individuals should consult with their legal, accounting or taxation advisers before relying on any part of this document. This document is prepared in accordance with legislation in force at the time the asset was acquired and the date this document was produced.

Should the client not elect to use the pooling system, then the total cost figure can be used and the applicable depreciation rates applied. All pooled items have been depreciated at 18.75 per cent in the year of acquisition and 37.5 per cent each year thereafter. The cumulative capital loss total row of figures displays the amount of division 40 deductions that have not been able to be claimed during ownership up until the end of the financial year.

BMT Tax Depreciation Pty Ltd is not responsible for the result of any actions taken on the basis of the information provided in this document or any error in or omission from this document. BMT Tax Depreciation Pty Ltd does not accept any liability, in any form, for any consequences, loss, or damage as a result of any person acting upon or relying upon the information contained in this document. This document has been prepared for depreciation purposes only and it is not suitable for any other purpose. Neither the whole nor any part of this document may be provided to any party without the express prior written approval of BMT Tax Depreciation Pty Ltd.

Experience and qualifications

Quantity Surveyors are recognised by the Commissioner of Taxation to have appropriate construction costing skills to estimate building costs for the purpose of determining your capital works and tax depreciation deductions (see Tax Ruling 97/25).

Please find below BMT Tax Depreciation's relevant qualifications and associations with governing bodies:

- **AIQS - Australian Institute of Quantity Surveyors**

As a member of the AIQS, a professional standards body, BMT Tax Depreciation upholds its professionalism and standards to the highest level. The institute plays an important role by ensuring that industry standards and information are continuously updated.

- **RICS - Royal Institute of Chartered Surveyors**

BMT Tax Depreciation are proud members of RICS, allowing us access to the latest methodology used by Surveyors across Australia and the world.

- **AVAA - Auctioneers & Valuers Association of Australia**

BMT Tax Depreciation is also a member of the AVAA. The AVAA works to elevate and maintain the standards of professional knowledge and sound practice relating to accurately valuing a variety of plant and equipment.

- **PIPA - Property Investment Professionals of Australia**

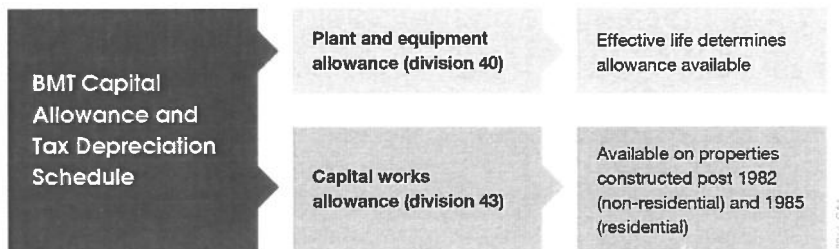
As a member of PIPA, BMT Tax Depreciation are committed to maintaining high levels of professional standards through their work in educating property investors on the benefits of tax depreciation.

- **Registered Tax Agent**

BMT Tax Depreciation are registered Tax Agents qualified to prepare depreciation schedules for any rental, commercial or investment property under the Tax Agents Services Act 2009. **Our Tax Agents number is 53712009.**

Summary of capital expenditure

Purchase price	\$435,000
Division 43 - expenditure after purchase	\$0
Total expenditure	\$435,000



Division 43 – capital works allowance total as at 8 September 2021 \$111,740

Division 43 – original capital works allowance total \$0

Division 43 as outlined in ITAA 1997, allows a deduction for capital expenditure incurred in the construction of any capital works. The deduction claimed as a capital works allowance depends on the type of construction and the date construction commenced. See the definition of division 43 within the glossary of key terms for further clarification on the qualifying dates for capital works deductions. The deductible amount for division 43 excludes both division 40 and any non qualifying balance of capital expenditure.

Division 40 - plant and equipment

The owner of the property exchanged contracts after 7.30pm 9 May 2017 or were not using the property for a taxable purpose prior to 1 July 2017. Therefore, the owner of this property is unable to claim depreciation under division 40 in relation to existing plant and equipment assets (within the property). However, the owner is able to claim any qualifying plant and equipment assets they add to the property after purchase (which are used for a taxable purpose and not second hand) and an updated schedule should be prepared when this occurs.

Balance of capital expenditure \$323,260

This represents all items included in the purchase price that do not qualify for capital works deductions or decline in value and any capital works deductions which are already exhausted. Construction expenditure that cannot be claimed (as per Australian Taxation Office (ATO) guidelines) include:

- Land
- Expenditure on clearing the land prior to construction
- Earthworks that are permanent, and are not integral to the construction
- Expenditure on soft landscaping
- Demolition

Division 43 – capital works allowance

The table below outlines the division 43 building write-off allowance available to be claimed for additional works completed to this property. The depreciation calculated has been deemed to be on structural elements only completed after the legislated dates.

Works	Date	Rate	Original cost (\$)
Additional works	11-May-01	2.5%	45,331
Additional works	9-Jan-11	2.5%	103,853
Additional works	11-Apr-14	2.5%	8,624
Additional works	14-Jan-19	2.5%	6,697

Calculation for write-off provision:

Years 1-21		Years 22-41	
Period	Division 43	Period	Division 43
8-Sep-21 to 30-Jun-22	3,336	1-Jul-42 to 30-Jun-43	2,979
1-Jul-22 to 30-Jun-23	4,112	1-Jul-43 to 30-Jun-44	2,979
1-Jul-23 to 30-Jun-24	4,112	1-Jul-44 to 30-Jun-45	2,979
1-Jul-24 to 30-Jun-25	4,112	1-Jul-45 to 30-Jun-46	2,979
1-Jul-25 to 30-Jun-26	4,112	1-Jul-46 to 30-Jun-47	2,979
1-Jul-26 to 30-Jun-27	4,112	1-Jul-47 to 30-Jun-48	2,979
1-Jul-27 to 30-Jun-28	4,112	1-Jul-48 to 30-Jun-49	2,979
1-Jul-28 to 30-Jun-29	4,112	1-Jul-49 to 30-Jun-50	2,979
1-Jul-29 to 30-Jun-30	4,112	1-Jul-50 to 30-Jun-51	1,757
1-Jul-30 to 30-Jun-31	4,112	1-Jul-51 to 30-Jun-52	383
1-Jul-31 to 30-Jun-32	4,112	1-Jul-52 to 30-Jun-53	383
1-Jul-32 to 30-Jun-33	4,112	1-Jul-53 to 30-Jun-54	322
1-Jul-33 to 30-Jun-34	4,112	1-Jul-54 to 30-Jun-55	167
1-Jul-34 to 30-Jun-35	4,112	1-Jul-55 to 30-Jun-56	167
1-Jul-35 to 30-Jun-36	4,112	1-Jul-56 to 30-Jun-57	167
1-Jul-36 to 30-Jun-37	4,112	1-Jul-57 to 30-Jun-58	167
1-Jul-37 to 30-Jun-38	4,112	1-Jul-58 to 30-Jun-59	105
1-Jul-38 to 30-Jun-39	4,112	1-Jul-59 to 30-Jun-60	0
1-Jul-39 to 30-Jun-40	4,112	1-Jul-60 to 30-Jun-61	0
1-Jul-40 to 30-Jun-41	3,959	1-Jul-61 to 30-Jun-62	0
1-Jul-41 to 30-Jun-42	2,979	Total	111,740

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Prime cost method schedule (years 1 - 5)

Tax grouping	Total cost @ 8-Sep-21 (\$)	Depreciation allowance					TW/DV @ 1-Jul-26 (\$)
		8-Sep-21 30-Jun-22 Year 1 (\$)	1-Jul-22 30-Jun-23 Year 2 (\$)	1-Jul-23 30-Jun-24 Year 3 (\$)	1-Jul-24 30-Jun-25 Year 4 (\$)	1-Jul-25 30-Jun-26 Year 5 (\$)	
Division 43 - capital works allowance							
Total division 43 (Page 10)	111,740	3,336	4,112	4,112	4,112	4,112	91,956

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Prime cost method schedule (years 6 - 10)

Tax grouping	Total cost @ 1-Jul-26 (\$)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
		1-Jul-26 30-Jun-27 Year 6 (\$)	1-Jul-27 30-Jun-28 Year 7 (\$)	1-Jul-28 30-Jun-29 Year 8 (\$)	1-Jul-29 30-Jun-30 Year 9 (\$)	1-Jul-30 30-Jun-31 Year 10 (\$)	
Division 43 - capital works allowance							
Total division 43 (Page 10)	91,956	4,112	4,112	4,112	4,112	4,112	71,396

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Prime cost method schedule (years 11 - 15)

Tax grouping	Total cost @ 1-Jul-31 (\$)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
		1-Jul-31 30-Jun-32 Year 11 (\$)	1-Jul-32 30-Jun-33 Year 12 (\$)	1-Jul-33 30-Jun-34 Year 13 (\$)	1-Jul-34 30-Jun-35 Year 14 (\$)	1-Jul-35 30-Jun-36 Year 15 (\$)	
Division 43 - capital works allowance							
Total division 43 (Page 10)	71,396	4,112	4,112	4,112	4,112	4,112	50,836

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Prime cost method schedule (years 16 - 20)

Tax grouping	Total cost @ 1-Jul-36 (\$)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
		1-Jul-36 30-Jun-37 Year 16 (\$)	1-Jul-37 30-Jun-38 Year 17 (\$)	1-Jul-38 30-Jun-39 Year 18 (\$)	1-Jul-39 30-Jun-40 Year 19 (\$)	1-Jul-40 30-Jun-41 Year 20 (\$)	
Division 43 - capital works allowance							
Total division 43 (Page 10)	50,836	4,112	4,112	4,112	4,112	3,959	30,429

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Appendix - capital loss (plant and equipment)

Capital Gains Tax (CGT) is a form of income tax which a property owner is liable to pay within the financial year that they sell their property.

Introduced on 20 September 1985, CGT is the tax payable on the difference between what it cost you to purchase an asset and the amount you received when you disposed of it.

Selling price minus transaction costs	Minus	Original purchase price plus associated transaction costs	Equals	Capital gain (or loss)
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When you sell a property this triggers a 'CGT event'. Investors may not be liable for paying CGT if they fall within any of the exemption rules provided by the ATO. This includes a main residence exemption, and the CGT discount available to those who sell a property they have held for longer than twelve months. For further details, refer to www.bmtqs.com.au/capital-gains-tax

The recent law changes affecting claims for plant and equipment in a residential investment property allow a capital loss to be calculated when an asset is disposed of (e.g., scrapped or sold as part of the sale of the property) for less than its original cost, and depreciation claims for the asset were denied because of the changes. Under the CGT rules, a capital loss can generally be offset against a capital gain and if there is no capital gain in the current year, the capital loss can generally be carried forward and offset against a future capital gain.

In order to calculate a capital loss on disposal, the original value or cost of the asset would need to have been determined at the time of purchase. The asset's termination value (e.g., selling price or scrap value) would then need to be determined on the disposal of the asset. The capital loss as outlined above would be calculated as the difference between the asset's termination value and its original value or cost, assuming no depreciation amounts for the asset were allowed as deductions.

The calculation of a capital loss is particularly relevant in certain situations, including when an asset is scrapped, where there is a partial or full CGT main residence exemption, and where the contract date and settlement date for the sale of the property occur in separate financial years.

The capital loss amount on the disposal of an asset will include the depreciation amount that could not be claimed by the owner (as a result of the recent changes). Further, the capital loss on disposal should be equal to the depreciation amount that could not be claimed in relation to the asset, where the termination value happens to be equal to the asset's written down value. However, in accordance with ATO guidelines, an asset's termination value does not necessarily equate to its selling or market value.

The following tables allow a property investor to calculate a capital loss when a depreciating asset (affected by the recent changes) is disposed of, by providing information on the values of such assets at the time of purchase. The tables also provide information on the depreciation amount that could not be claimed for each affected asset as a result of the recent changes. We recommend that property investors speak with an Accountant or Tax Adviser when using these tables and completing the above calculation process.

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Original division 40 cost

\$29,414

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Capital loss as @	Capital loss division 40 diminishing value (\$)	Cumulative capital loss division 40 diminishing value (\$)	Capital loss division 40 prime cost (\$)	Cumulative capital loss division 40 prime cost (\$)
8-Sep-21 to 30-Jun-22	5,264	5,264	3,154	3,154
1-Jul-22 to 30-Jun-23	5,683	10,947	2,864	6,018
1-Jul-23 to 30-Jun-24	4,169	15,116	2,864	8,882
1-Jul-24 to 30-Jun-25	3,004	18,120	2,864	11,746
1-Jul-25 to 30-Jun-26	2,807	20,927	2,864	14,610
1-Jul-26 to 30-Jun-27	1,947	22,874	2,326	16,936
1-Jul-27 to 30-Jun-28	1,487	24,361	2,198	19,134
1-Jul-28 to 30-Jun-29	1,040	25,401	2,198	21,332
1-Jul-29 to 30-Jun-30	749	26,150	1,584	22,916
1-Jul-30 to 30-Jun-31	555	26,705	1,443	24,359
1-Jul-31 to 30-Jun-32	664	27,369	1,103	25,462
1-Jul-32 to 30-Jun-33	453	27,822	1,030	26,492
1-Jul-33 to 30-Jun-34	313	28,135	688	27,180
1-Jul-34 to 30-Jun-35	484	28,619	618	27,798
1-Jul-35 to 30-Jun-36	301	28,920	618	28,416
1-Jul-36 to 30-Jun-37	188	29,108	249	28,665
1-Jul-37 to 30-Jun-38	117	29,225	181	28,846
1-Jul-38 to 30-Jun-39	73	29,298	181	29,027
1-Jul-39 to 30-Jun-40	45	29,343	181	29,208
1-Jul-40 to 30-Jun-41	27	29,370	181	29,389
1-Jul-41 to 30-Jun-42	16	29,386	25	29,414
1-Jul-42 to 30-Jun-43	10	29,396	0	29,414
1-Jul-43 to 30-Jun-44	7	29,403	0	29,414
1-Jul-44 to 30-Jun-45	4	29,407	0	29,414
1-Jul-45 to 30-Jun-46	3	29,410	0	29,414
1-Jul-46 to 30-Jun-47	2	29,412	0	29,414
1-Jul-47 to 30-Jun-48	1	29,413	0	29,414
1-Jul-48 to 30-Jun-49	1	29,414	0	29,414
1-Jul-49 to 30-Jun-50	0	29,414	0	29,414
1-Jul-50 to 30-Jun-51	0	29,414	0	29,414
1-Jul-51 to 30-Jun-52	0	29,414	0	29,414
1-Jul-52 to 30-Jun-53	0	29,414	0	29,414
1-Jul-53 to 30-Jun-54	0	29,414	0	29,414
1-Jul-54 to 30-Jun-55	0	29,414	0	29,414
1-Jul-55 to 30-Jun-56	0	29,414	0	29,414
1-Jul-56 to 30-Jun-57	0	29,414	0	29,414
1-Jul-57 to 30-Jun-58	0	29,414	0	29,414
1-Jul-58 to 30-Jun-59	0	29,414	0	29,414
1-Jul-59 to 30-Jun-60	0	29,414	0	29,414
1-Jul-60 to 30-Jun-61	0	29,414	0	29,414
1-Jul-61 to 30-Jun-62	0	29,414	0	29,414

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Capital loss diminishing value method schedule (years 1 - 5)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 8-Sep-21 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-26 (\$)
				8-Sep-21 30-Jun-22 Year 1 (\$)	1-Jul-22 30-Jun-23 Year 2 (\$)	1-Jul-23 30-Jun-24 Year 3 (\$)	1-Jul-24 30-Jun-25 Year 4 (\$)	1-Jul-25 30-Jun-26 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	446	10	37.5%	0*	0	0	0	0	55
Air Conditioning - Evaporative Cooler	4,060	15	13.3%	439	483	418	363	314	2,043
Bathroom Accessories - Freestanding	217	3	100.0%	217	0	0	0	0	0
Blinds	3,113	10	37.5%	0*	0	0	0	0	386
Carpet	4,603	8	25.0%	933	918	688	516	387	1,161
Ceiling Fans	891	5	37.5%	0*	0	0	0	0	110
Cooktops	793	12	37.5%	0*	0	0	0	0	98
Dishwashers	1,436	8	25.0%	291	286	0*	0	0	210
Furniture - Outdoor A	159	5	100.0%	159	0	0	0	0	0
Garbage Bins	298	10	100.0%	298	0	0	0	0	0
Garden Sheds Freestanding	834	15	37.5%	0*	0	0	0	0	104
Heat, Light & Exhaust Units	565	10	37.5%	0*	0	0	0	0	70
Heating Gas - Ducted Central Unit	3,610	20	10.0%	293	332	299	269	242	2,175
Hot Water Systems	1,675	12	16.7%	226	242	201	168	0*	524
Light Fittings and Shades	2,442	5	37.5%	0*	0	0	0	0	302
Ovens	1,833	12	16.7%	248	264	220	184	0*	573
Rangehoods	635	12	37.5%	0*	0	0	0	0	79
Smoke Alarms	159	6	100.0%	159	0	0	0	0	0
Water Tanks - Polyethylene	1,645	15	13.3%	178	196	169	147	0*	597
Subtotal	29,414			3,441	2,721	1,995	1,647	943	8,487
Total division 40 - plant	19,695			3,441	2,721	1,995	1,647	943	5,379
Total division 40 - pooled plant (Page 21)	9,719			1,823	2,962	2,174	1,357	1,864	3,108
Total division 40	29,414			5,264	5,683	4,169	3,004	2,807	8,487
Cumulative capital loss total				5,264	10,947	15,116	18,120	20,927	

*Low cost assets and low value assets have been allocated to the low value pooling table.

Capital loss diminishing value method schedule (years 6 - 10)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-26 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 6 (\$)	1-Jul-27 30-Jun-28 Year 7 (\$)	1-Jul-28 30-Jun-29 Year 8 (\$)	1-Jul-29 30-Jun-30 Year 9 (\$)	1-Jul-30 30-Jun-31 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	55	10	37.5%	0	0	0	0	0	5
Air Conditioning - Evaporative Cooler	2,043	15	13.3%	272	236	205	177	154	999
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	386	10	37.5%	0	0	0	0	0	37
Carpet	1,161	8	25.0%	290	0*	0	0	0	132
Ceiling Fans	110	5	37.5%	0	0	0	0	0	11
Cooktops	98	12	37.5%	0	0	0	0	0	9
Dishwashers	210	8	37.5%	0	0	0	0	0	20
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	104	15	37.5%	0	0	0	0	0	10
Heat, Light & Exhaust Units	70	10	37.5%	0	0	0	0	0	7
Heating Gas - Ducted Central Unit	2,175	20	10.0%	218	196	176	159	143	1,283
Hot Water Systems	524	12	37.5%	0	0	0	0	0	49
Light Fittings and Shades	302	5	37.5%	0	0	0	0	0	29
Ovens	573	12	37.5%	0	0	0	0	0	54
Rangehoods	79	12	37.5%	0	0	0	0	0	7
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	597	15	37.5%	0	0	0	0	0	57
Subtotal	8,487			780	432	381	336	297	2,709
Total division 40 - plant	5,379			780	432	381	336	297	1,283
Total division 40 - pooled plant (Page 22)	3,108			1,167	1,055	659	413	258	1,426
Total division 40	8,487			1,947	1,487	1,040	749	555	2,709
Cumulative capital loss total				22,874	24,361	25,401	26,150	26,705	

*Low cost assets and low value assets have been allocated to the low value pooling table.

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Capital loss diminishing value method schedule (years 11 - 15)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-31 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 11 (\$)	1-Jul-32 30-Jun-33 Year 12 (\$)	1-Jul-33 30-Jun-34 Year 13 (\$)	1-Jul-34 30-Jun-35 Year 14 (\$)	1-Jul-35 30-Jun-36 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	5	10	37.5%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	999	15	37.5%	0*	0	0	0	0	95
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	37	10	37.5%	0	0	0	0	0	4
Carpet	132	8	37.5%	0	0	0	0	0	12
Ceiling Fans	11	5	37.5%	0	0	0	0	0	0
Cooktops	9	12	37.5%	0	0	0	0	0	0
Dishwashers	20	8	37.5%	0	0	0	0	0	1
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	10	15	37.5%	0	0	0	0	0	0
Heat, Light & Exhaust Units	7	10	37.5%	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	1,283	20	10.0%	128	116	104	0*	0	365
Hot Water Systems	49	12	37.5%	0	0	0	0	0	4
Light Fittings and Shades	29	5	37.5%	0	0	0	0	0	2
Ovens	54	12	37.5%	0	0	0	0	0	5
Rangehoods	7	12	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	57	15	37.5%	0	0	0	0	0	6
Subtotal	2,709			128	116	104	0	0	494
Total division 40 - plant	1,283			128	116	104	0	0	0
Total division 40 - pooled plant (Page 23)	1,426			536	337	209	484	301	494
Total division 40	2,709			664	453	313	484	301	494
Cumulative capital loss total				27,369	27,822	28,135	28,619	28,920	

*Low cost assets and low value assets have been allocated to the low value pooling table.

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Capital loss diminishing value method schedule (years 16 - 20)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-36 (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 16 (\$)	1-Jul-37 30-Jun-38 Year 17 (\$)	1-Jul-38 30-Jun-39 Year 18 (\$)	1-Jul-39 30-Jun-40 Year 19 (\$)	1-Jul-40 30-Jun-41 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	37.5%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	95	15	37.5%	0	0	0	0	0	9
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	0	0	0	0	0	0
Carpet	12	8	37.5%	0	0	0	0	0	0
Ceiling Fans	0	5	37.5%	0	0	0	0	0	0
Cooktops	0	12	37.5%	0	0	0	0	0	0
Dishwashers	1	8	37.5%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	37.5%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	37.5%	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	365	20	37.5%	0	0	0	0	0	35
Hot Water Systems	4	12	37.5%	0	0	0	0	0	0
Light Fittings and Shades	2	5	37.5%	0	0	0	0	0	0
Ovens	5	12	37.5%	0	0	0	0	0	0
Rangehoods	0	12	37.5%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	6	15	37.5%	0	0	0	0	0	0
Subtotal	494			0	0	0	0	0	44
Total division 40 - plant	0			0	0	0	0	0	0
Total division 40 - pooled plant (Page 24)	494			188	117	73	45	27	44
Total division 40	494			188	117	73	45	27	44
Cumulative capital loss total				29,108	29,225	29,298	29,343	29,370	

*Low cost assets and low value assets have been allocated to the low value pooling table.

Capital loss diminishing value method pooling schedule (years 1 - 5)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-26 (\$)
				8-Sep-21 30-Jun-22 Year 1 (\$)	1-Jul-22 30-Jun-23 Year 2 (\$)	1-Jul-23 30-Jun-24 Year 3 (\$)	1-Jul-24 30-Jun-25 Year 4 (\$)	1-Jul-25 30-Jun-26 Year 5 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	446	10	37.5%	84	136	85	53	33	55
Air Conditioning - Evaporative Cooler	*999	15	0.0%	0	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	3,113	10	37.5%	584	948	593	371	231	386
Carpet	*871	8	0.0%	0	0	0	0	0	0
Ceiling Fans	891	5	37.5%	167	272	170	106	66	110
Cooktops	793	12	37.5%	149	242	151	94	59	98
Dishwashers	*859	8	37.5%	0	0	322	201	126	210
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Garden Sheds Freestanding	834	15	37.5%	156	254	159	99	62	104
Heat, Light & Exhaust Units	565	10	37.5%	106	172	108	67	42	70
Heating Gas - Ducted Central Unit	*935	20	0.0%	0	0	0	0	0	0
Hot Water Systems	*838	12	37.5%	0	0	0	0	314	524
Light Fittings and Shades	2,442	5	37.5%	458	744	465	291	182	302
Ovens	*917	12	37.5%	0	0	0	0	344	573
Rangehoods	635	12	37.5%	119	194	121	75	47	79
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	*955	15	37.5%	0	0	0	0	358	597
Subtotal	9,719			1,823	2,962	2,174	1,357	1,864	3,108
Total - pooled items	9,719			1,823	2,962	2,174	1,357	1,864	3,108
Cumulative capital loss total				1,823	4,785	6,959	8,316	10,180	

Items marked by an * are allocated to the low-value pool in later years.

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Capital loss diminishing value method pooling schedule (years 6 - 10)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 6 (\$)	1-Jul-27 30-Jun-28 Year 7 (\$)	1-Jul-28 30-Jun-29 Year 8 (\$)	1-Jul-29 30-Jun-30 Year 9 (\$)	1-Jul-30 30-Jun-31 Year 10 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	55	10	37.5%	21	13	8	5	3	5
Air Conditioning - Evaporative Cooler	*999	15	0.0%	0	0	0	0	0	999
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	386	10	37.5%	145	90	57	35	22	37
Carpet	*871	8	37.5%	0	327	204	128	80	132
Ceiling Fans	110	5	37.5%	41	26	16	10	6	11
Cooktops	98	12	37.5%	37	23	14	9	6	9
Dishwashers	210	8	37.5%	79	49	31	19	12	20
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Garden Sheds Freestanding	104	15	37.5%	39	24	15	10	6	10
Heat, Light & Exhaust Units	70	10	37.5%	26	17	10	6	4	7
Heating Gas - Ducted Central Unit	*935	20	0.0%	0	0	0	0	0	0
Hot Water Systems	524	12	37.5%	197	123	77	48	30	49
Light Fittings and Shades	302	5	37.5%	113	71	44	28	17	29
Ovens	573	12	37.5%	215	134	84	53	33	54
Rangehoods	79	12	37.5%	30	18	12	7	5	7
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	597	15	37.5%	224	140	87	55	34	57
Subtotal	3,108			1,167	1,055	659	413	258	1,426
Total - pooled items	3,108			1,167	1,055	659	413	258	1,426
Cumulative capital loss total				11,347	12,402	13,061	13,474	13,732	

Items marked by an * are allocated to the low-value pool in later years.

Capital loss diminishing value method pooling schedule (years 11 - 15)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 11 (\$)	1-Jul-32 30-Jun-33 Year 12 (\$)	1-Jul-33 30-Jun-34 Year 13 (\$)	1-Jul-34 30-Jun-35 Year 14 (\$)	1-Jul-35 30-Jun-36 Year 15 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	5	10	37.5%	2	1	1	1	0	0
Air Conditioning - Evaporative Cooler	999	15	37.5%	375	234	146	92	57	95
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	37	10	37.5%	14	9	5	3	2	4
Carpet	132	8	37.5%	50	31	19	12	8	12
Ceiling Fans	11	5	37.5%	4	3	2	1	1	0
Cooktops	9	12	37.5%	3	2	2	1	1	0
Dishwashers	20	8	37.5%	8	5	3	2	1	1
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Garden Sheds Freestanding	10	15	37.5%	4	2	2	1	1	0
Heat, Light & Exhaust Units	7	10	37.5%	3	2	1	1	0	0
Heating Gas - Ducted Central Unit	*935	20	37.5%	0	0	0	351	219	365
Hot Water Systems	49	12	37.5%	18	12	7	5	3	4
Light Fittings and Shades	29	5	37.5%	11	7	4	3	2	2
Ovens	54	12	37.5%	20	13	8	5	3	5
Rangehoods	7	12	37.5%	3	2	1	1	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	57	15	37.5%	21	14	8	5	3	6
Subtotal	1,426			536	337	209	484	301	494
Total - pooled items	1,426			536	337	209	484	301	494
Cumulative capital loss total				14,268	14,605	14,814	15,298	15,599	

Items marked by an * are allocated to the low-value pool in later years.

The contents of this page are subject to and must be read in conjunction with the disclaimer on page 7

Capital loss diminishing value method pooling schedule (years 16 - 20)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ Pooling start (\$)	Effective life (Years)	Basic rate (DV)	Depreciation allowance					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 16 (\$)	1-Jul-37 30-Jun-38 Year 17 (\$)	1-Jul-38 30-Jun-39 Year 18 (\$)	1-Jul-39 30-Jun-40 Year 19 (\$)	1-Jul-40 30-Jun-41 Year 20 (\$)	
Division 40 - plant & equipment (Based on pooling rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	0.0%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	95	15	37.5%	36	22	14	9	5	9
Bathroom Accessories - Freestanding	0	3	0.0%	0	0	0	0	0	0
Blinds	4	10	37.5%	2	1	1	0	0	0
Carpet	12	8	37.5%	5	3	2	1	1	0
Ceiling Fans	0	5	0.0%	0	0	0	0	0	0
Cooktops	0	12	0.0%	0	0	0	0	0	0
Dishwashers	1	8	37.5%	1	0	0	0	0	0
Furniture - Outdoor A	0	5	0.0%	0	0	0	0	0	0
Garbage Bins	0	10	0.0%	0	0	0	0	0	0
Garden Sheds Freestanding	0	15	0.0%	0	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	0.0%	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	365	20	37.5%	137	86	53	33	21	35
Hot Water Systems	4	12	37.5%	2	1	1	0	0	0
Light Fittings and Shades	2	5	37.5%	1	1	0	0	0	0
Ovens	5	12	37.5%	2	1	1	1	0	0
Rangehoods	0	12	0.0%	0	0	0	0	0	0
Smoke Alarms	0	6	0.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	6	15	37.5%	2	2	1	1	0	0
Subtotal	494			188	117	73	45	27	44
Total - pooled items	494			188	117	73	45	27	44
Cumulative capital loss total				15,787	15,904	15,977	16,022	16,049	

Items marked by an * are allocated to the low-value pool in later years.

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Capital loss prime cost method schedule (years 1 - 5)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 8-Sep-21 (\$)	Effective life (Years)	Basic rate (PC)	Deferred depreciation					TWDV @ 1-Jul-26 (\$)
				8-Sep-21 30-Jun-22 Year 1 (\$)	1-Jul-22 30-Jun-23 Year 2 (\$)	1-Jul-23 30-Jun-24 Year 3 (\$)	1-Jul-24 30-Jun-25 Year 4 (\$)	1-Jul-25 30-Jun-26 Year 5 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	446	10	10.0%	36	45	45	45	45	230
Air Conditioning - Evaporative Cooler	4,060	15	6.7%	219	271	271	271	271	2,757
Bathroom Accessories - Freestanding	217	3	100.0%	217	0	0	0	0	0
Blinds	3,113	10	10.0%	252	311	311	311	311	1,617
Carpet	4,603	8	12.5%	467	575	575	575	575	1,836
Ceiling Fans	891	5	20.0%	145	178	178	178	178	34
Cooktops	793	12	8.3%	54	66	66	66	66	475
Dishwashers	1,436	8	12.5%	146	180	180	180	180	570
Furniture - Outdoor A	159	5	100.0%	159	0	0	0	0	0
Garbage Bins	298	10	100.0%	298	0	0	0	0	0
Garden Sheds Freestanding	834	15	6.7%	45	56	56	56	56	565
Heat, Light & Exhaust Units	565	10	10.0%	46	57	57	57	57	291
Heating Gas - Ducted Central Unit	3,610	20	5.0%	146	181	181	181	181	2,740
Hot Water Systems	1,675	12	8.3%	113	140	140	140	140	1,002
Light Fittings and Shades	2,442	5	20.0%	396	488	488	488	488	94
Ovens	1,833	12	8.3%	124	153	153	153	153	1,097
Rangehoods	635	12	8.3%	43	53	53	53	53	380
Smoke Alarms	159	6	100.0%	159	0	0	0	0	0
Water Tanks - Polyethylene	1,645	15	6.7%	89	110	110	110	110	1,118
Subtotal	29,414			3,154	2,864	2,864	2,864	2,864	14,804
Total division 40	29,414			3,154	2,864	2,864	2,864	2,864	14,804
Cumulative capital loss total				3,154	6,018	8,882	11,746	14,610	

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Capital loss prime cost method schedule (years 6 - 10)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-26 (\$)	Effective life (Years)	Basic rate (PC)	Deferred depreciation					TWDV @ 1-Jul-31 (\$)
				1-Jul-26 30-Jun-27 Year 6 (\$)	1-Jul-27 30-Jun-28 Year 7 (\$)	1-Jul-28 30-Jun-29 Year 8 (\$)	1-Jul-29 30-Jun-30 Year 9 (\$)	1-Jul-30 30-Jun-31 Year 10 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	230	10	10.0%	45	45	45	45	45	5
Air Conditioning - Evaporative Cooler	2,757	15	6.7%	271	271	271	271	271	1,402
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	1,617	10	10.0%	311	311	311	311	311	62
Carpet	1,836	8	12.5%	575	575	575	111	0	0
Ceiling Fans	34	5	20.0%	34	0	0	0	0	0
Cooktops	475	12	8.3%	66	66	66	66	66	145
Dishwashers	570	8	12.5%	180	180	180	30	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	565	15	6.7%	56	56	56	56	56	285
Heat, Light & Exhaust Units	291	10	10.0%	57	57	57	57	57	6
Heating Gas - Ducted Central Unit	2,740	20	5.0%	181	181	181	181	181	1,835
Hot Water Systems	1,002	12	8.3%	140	140	140	140	140	302
Light Fittings and Shades	94	5	20.0%	94	0	0	0	0	0
Ovens	1,097	12	8.3%	153	153	153	153	153	332
Rangehoods	380	12	8.3%	53	53	53	53	53	115
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	1,116	15	6.7%	110	110	110	110	110	566
Subtotal	14,804			2,326	2,198	2,198	1,584	1,443	5,055
Total division 40	14,804			2,326	2,198	2,198	1,584	1,443	5,055
Cumulative capital loss total				16,936	19,134	21,332	22,916	24,359	

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Capital loss prime cost method schedule (years 11 - 15)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-31 (\$)	Effective life (Years)	Basic rate (PC)	Deferred depreciation					TWDV @ 1-Jul-36 (\$)
				1-Jul-31 30-Jun-32 Year 11 (\$)	1-Jul-32 30-Jun-33 Year 12 (\$)	1-Jul-33 30-Jun-34 Year 13 (\$)	1-Jul-34 30-Jun-35 Year 14 (\$)	1-Jul-35 30-Jun-36 Year 15 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	5	10	10.0%	5	0	0	0	0	0
Air Conditioning - Evaporative Cooler	1,402	15	6.7%	271	271	271	271	271	47
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	62	10	10.0%	62	0	0	0	0	0
Carpet	0	8	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5	20.0%	0	0	0	0	0	0
Cooktops	145	12	8.3%	66	66	13	0	0	0
Dishwashers	0	8	12.5%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	285	15	6.7%	56	56	56	56	56	5
Heat, Light & Exhaust Units	6	10	10.0%	6	0	0	0	0	0
Heating Gas - Ducted Central Unit	1,835	20	5.0%	181	181	181	181	181	930
Hot Water Systems	302	12	8.3%	140	140	22	0	0	0
Light Fittings and Shades	0	5	20.0%	0	0	0	0	0	0
Ovens	332	12	8.3%	153	153	26	0	0	0
Rangehoods	115	12	8.3%	53	53	9	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	566	15	6.7%	110	110	110	110	110	16
Subtotal	5,055			1,103	1,030	688	618	618	998
Total division 40	5,055			1,103	1,030	688	618	618	998
Cumulative capital loss total				25,462	26,492	27,180	27,798	28,416	

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Capital loss prime cost method schedule (years 16 - 20)

These values are only claimable as a capital loss and are not claimable under division 40 (see page 9)

Tax grouping	Total cost @ 1-Jul-36 (\$)	Effective life (Years)	Basic rate (PC)	Deferred depreciation					TWDV @ 1-Jul-41 (\$)
				1-Jul-36 30-Jun-37 Year 16 (\$)	1-Jul-37 30-Jun-38 Year 17 (\$)	1-Jul-38 30-Jun-39 Year 18 (\$)	1-Jul-39 30-Jun-40 Year 19 (\$)	1-Jul-40 30-Jun-41 Year 20 (\$)	
Division 40 - plant & equipment (Based on effective life rates)									
Existing unit specific									
Air Conditioner - Room Units	0	10	10.0%	0	0	0	0	0	0
Air Conditioning - Evaporative Cooler	47	15	6.7%	47	0	0	0	0	0
Bathroom Accessories - Freestanding	0	3	100.0%	0	0	0	0	0	0
Blinds	0	10	10.0%	0	0	0	0	0	0
Carpet	0	8	12.5%	0	0	0	0	0	0
Ceiling Fans	0	5	20.0%	0	0	0	0	0	0
Cooktops	0	12	8.3%	0	0	0	0	0	0
Dishwashers	0	8	12.5%	0	0	0	0	0	0
Furniture - Outdoor A	0	5	100.0%	0	0	0	0	0	0
Garbage Bins	0	10	100.0%	0	0	0	0	0	0
Garden Sheds Freestanding	5	15	6.7%	5	0	0	0	0	0
Heat, Light & Exhaust Units	0	10	10.0%	0	0	0	0	0	0
Heating Gas - Ducted Central Unit	930	20	5.0%	181	181	181	181	181	25
Hot Water Systems	0	12	8.3%	0	0	0	0	0	0
Light Fittings and Shades	0	5	20.0%	0	0	0	0	0	0
Ovens	0	12	8.3%	0	0	0	0	0	0
Rangehoods	0	12	8.3%	0	0	0	0	0	0
Smoke Alarms	0	6	100.0%	0	0	0	0	0	0
Water Tanks - Polyethylene	16	15	6.7%	16	0	0	0	0	0
Subtotal	998			249	181	181	181	181	25
Total division 40	998			249	181	181	181	181	25
Cumulative capital loss total				28,665	28,846	29,027	29,208	29,389	

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Glossary of terms

Building first use

Refers to a new property which has not been previously used. Capital works deductions can be claimed for forty years from the construction completion date. When a purchaser becomes the first owner of a brand new investment property, they are entitled to claim both the capital works deduction and depreciation of plant and equipment assets as long as they own the property and it is being used to produce income for a taxable purpose.

Building cost index

The building cost index is a statistical based method of measuring building price movements over time. It is a composite index with weighted factors on an industry-wide basis.

Division 40 - plant and equipment

Division 40 refers to the plant and equipment assets contained within the property. These assets are deemed to be mechanical or easily removed from the property as opposed to items that are permanently fixed to the structure of the building. These are assets which are also listed as recognised plant and equipment assets by the ATO. Unlike deductions available for division 43, depreciation of plant and equipment is not limited by its age. It is the condition and quality of each item as well as the individual effective life of the asset as set by the ATO which contributes to the depreciable amount. Examples of plant and equipment assets include carpet, blinds, ovens as well as less obvious items such as door closers.

For an easy way to search for all depreciable plant and equipment assets in residential properties download our app BMT Resi Rates. Alternatively, to search for plant and equipment assets in other property types download our app BMT Rate Finder. Both of these apps are available free of charge in the App Store™ and Google Play™.

Division 43

Division 43 refers to a deduction available for the structural element of a building and assets that are fixed to the building. This is commonly referred to as a capital works deduction. A deduction can be claimed for the building, structural improvements and fixed assets of a property at a rate of either 2.5 per cent or 4 per cent each year depending on the classification of the property's use and the property's construction commencement date.

Current ATO legislation states that a property owner is eligible to claim a deduction for the division 43 on income producing properties that commenced construction after the 15th of September 1987 and the present time. The capital works deduction can only be claimed for a maximum of forty years after the construction completion date. Examples of assets that will qualify for division 43 include walls, roof, tiles, built in robes, cabinets, fixed bathroom fittings and vanities.

Property owners may also be able to claim building write-off for renovations that have been completed to a property, even if these renovations were completed by a previous owner of the property.

Diminishing value method

The diminishing value method is one of two methods used to claim depreciation for plant and equipment assets. Under the diminishing value method the decline in value is calculated using the asset's base value. The base value of an asset is, broadly, its cost plus any costs incurred on the asset since you first held it less the decline in value of the asset up to the end of the prior year.

The formulas for the diminishing value method are:

Diminishing value method				
For depreciating assets you started to hold on or after 10th May 2006				
Base value*	X	Days held ----- 365	X	200 per cent ----- asset's effective life
For depreciating assets you started to hold prior to 10th May 2006				
Base value*	X	Days held ----- 365	X	150 per cent ----- asset's effective life

* For the income year in which an asset is first used or installed ready for use for any purpose, the **base value** is the asset's cost. For a later income year, the base value is the asset's opening adjustable value plus any amounts included in the asset's second element of cost for that year.

This method assumes that the decline in value each year is a constant proportion of the amount not yet written off and produces a progressively smaller decline in value over time.

This method results in a higher rate of depreciation deductions in the first five to ten years of owning the property.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Effective life

The effective life of depreciable assets is set by the Tax Commissioner and is used to show how long an asset is likely to last and be effective. Legislation in place at the time this schedule is completed provides an effective life for each individual asset claimable as plant and equipment. The value of depreciation is determined based upon this effective life.

Immediate write-off

Individual assets which cost \$300 or less can usually be written off as an immediate deduction in the year of their acquisition. This means an investor can claim 100 per cent of the value of an asset in the same financial year as its purchase so long as the asset meets certain criteria as set by the ATO.

To be eligible for the immediate write-off, an asset must be used for the purpose of producing assessable income that was not income from carrying out a business. The asset also cannot be part of a set of assets acquired in the income year that together cost more than \$300. The cost of individual assets that have been acquired after the 1 July 2001 that are the same asset type (or are considered to be identical or substantially identical in accordance with ATO legislation) must be added together when applying the \$300 threshold. If their combined total cost is more than \$300, they cannot be written off in the year of purchase (unless there are multiple owners and their interest in the asset is less than \$300). Alternatively, you may be able to allocate the asset to a low-value pool.

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Low-value pooling

From 1 July 2000, an optional low-value pooling arrangement for plant was introduced. This applied to certain plant and equipment costing less than \$1,000 or having an undeducted cost of less than \$1,000.

Under Uniform Capital Allowance (UCA) rules, you can allocate low-cost assets and low value assets to a low-value pool.

You work out the decline in value of an asset you hold jointly with others based on the cost of your interest in the asset. This means if you hold an asset jointly and the cost of your interest in the asset or the opening adjustable value of your interest is less than \$1,000, you can allocate your interest in the asset to your low-value pool. Once you choose to create a low-value pool and allocate a low-cost asset to it, you must pool all other low-cost assets you start to hold in that income year and in later income years. However, this rule does not apply to low-value assets. You can decide whether to allocate low-value assets to the pool on an asset-by-asset basis.

Assets which are placed into a low-value pool are able to be claimed by the property owner at an accelerated rate of 18.75 per cent in the year of purchase and 37.5 per cent every year thereafter.

Low-cost assets

A low-cost asset is a depreciable asset that has an opening value of less than \$1,000 in the year of acquisition.

Low-value assets

A low-value asset is a depreciable asset that has a written down value of less than \$1,000. That is, the value of the asset may have been greater than \$1,000 in the year of acquisition however the value remaining after a previous year's depreciation deduction is less than \$1,000.

Non-depreciable components

Examples of non-depreciable components include land value, market premiums, rates, taxes, holding costs and assets which have not been deemed to be depreciable according to current legislation, for example soft landscaping.

Preliminaries

Construction preliminaries refers to the associated expenses or costs that contractors incur in the completion of a project, for example a site office or temporary fencing, rather than the actual materials and fees used during construction such as bricks and mortar and labour costs.

Prime cost method

The prime cost method is one of two methods used to claim depreciation for plant and equipment. Under the prime cost method the decline in value is generally calculated as a constant percentage of the asset's cost and reflects a uniform decline in value over time. The formula is:

Prime cost method				
Asset's cost	X	Days held	X	100 per cent
		-----		-----
		365		asset's effective life

* The cost of an asset includes both the amount you pay for it as well as any additional amounts you spend on transporting it and installing it. Cost also includes amounts you spend on improving the asset.

Once a method has been chosen, this cannot be changed. For this reason, it is recommended that the property owner consult with an Accountant or a Financial Adviser for advice on which method will best suit their individual investment strategy and to ensure the best results are obtained.

Pro-rata calculations

Pro-rata calculations are used to show a portion of a total quantity. When an investment property is rented partway through a year, capital works deductions and plant and equipment depreciation deductions are required to be based on a pro-rata calculation of the time that the property (or asset acquired and installed within the property) was income producing.

Substantial renovations

Substantial renovations of a building is defined under Section 195-1 of the GST Act as renovations in which all, or substantially all, of a building is removed or replaced. However, the renovations need not involve removal or replacement of foundations, external walls, interior supporting walls, floors, roof or staircases.

Split schedule

Ownership structures influence how depreciation deductions are calculated. Properties with multiple owners can create a complex tax situation. A BMT Tax Depreciation Schedule makes the process easier for Accountants by splitting depreciation deductions to ensure the owners' claims are maximised. BMT Tax Depreciation can take into account any number of owners and ownership percentages from two owners at 60:40 or even four owners at 70:15:10:5.

Disclaimer

The contents of this page and the totality of this document are subject to this disclaimer. The information contained within this document has been prepared by BMT Tax Depreciation Pty Ltd on the basis of estimated costs and information provided to BMT Tax Depreciation Pty Ltd. This document is intended for use by the client only. No information in this document may be interpreted as legal, accounting or taxation advice. Individuals should consult with their legal, accounting or taxation advisers before relying on any part of this document. This document is prepared in accordance with legislation in force at the time the asset was acquired and the date this document was produced.

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1300 728 726

bmtqs.com.au

Sydney

Level 33, 264 George Street
Sydney NSW 2000
Ph: 02 8265 5500

Parramatta

Hobart Corporate Centre
Level 1, Suite F 110 George Street
Parramatta NSW 2150
Ph: 02 9633 5830

Brisbane

Level 7, 320 Adelaide Street
Brisbane QLD 4000
Ph: 07 3513 7400

Gold Coast

Suite 30610, Level 6 Southport
Central 3, 9 Lawson Street
Southport QLD 4215
Ph: 07 5526 3520

Newcastle

19 Brunner Road
Broadmeadow NSW 2292
Ph: 02 4978 6477

Melbourne

Level 50, 120 Collins Street
Melbourne VIC 3000
Ph: 03 9296 6200

Darwin

Level 1, Paspalis Centrepoint
48-50 Smith Street
Darwin NT 0800
Ph: 08 8924 8200

Perth

Level 28, 140
St Georges Terrace
Perth WA 6000
Ph: 08 6318 8700

Cairns

181 Mulgrave Road
Cairns QLD 4870
Ph: 07 4031 5699

Canberra

Level 5, 15 Moore Street
Canberra ACT
Ph: 02 6257 4800

Adelaide

Level 5, 121 King William Street
Adelaide SA 5000
Ph: 08 8193 5900

Hobart

Hobart Corporate Centre
Level 3, 85 Macquarie Street
Hobart TAS 7000
Ph: 03 6231 7100

BMT Tax Depreciation
QUANTITY SURVEYORS

37500

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 50, 120 Collins Street
Melbourne VIC 3000
GPO Box 4260
Melbourne VIC 3001
t 03 9296 6200 e info@bmtqs.com.au
f 03 9654 2244 w www.bmtqs.com.au
AUSTRALIA WIDE SERVICE ABN 44 115 282 392

9-1

Tax Receipt

Job No: 765332

To: M & B Roberts Property Pty Ltd
48 Coral Crescent, KELLYVILLE NSW 2155

Date	Description	Amount
14/10/2021	Capital Allowance & Tax Depreciation Report for 1 Lanark Court, WEST WODONGA VIC 3690	\$650.00
	Goods and Services Tax	\$65.00
	Amount Paid	\$715.00

If you have additional investment properties that you would like a free opinion on, please contact us today.

Invoice Paid in Full - Thank you.

Yours Sincerely,

BMT Tax Depreciation Pty Ltd
Quantity Surveyors

Maximising Property Tax Depreciation Deductions

41950

10.1



Apollo Support Services
Complete range of services
Cleaning • Gardening • Pest Control

TAX INVOICE

Melanie
2/560 David St
ALBURY NSW 2640
AUSTRALIA

Invoice Date
24 Oct 2021
Invoice Number
INV-0213
ABN
85 652 076 947

Apollo Support Services
Pty Ltd
Unit 2
395 Dick Rd
LAVINGTON NSW 2641
AUSTRALIA

Description	Amount AUD
1 Lanark Court, West Wodonga VIC 3690	220.00
Work Order Number :#376 Job Number: 00376	
Domestic Cleaning Service- Monday the 27th of September 2021	
	Subtotal 220.00
	TOTAL AUD 220.00

Due Date: 26 Oct 2021

We accept payment by Cash, Cheque or EFT.
Payments by EFT can be made to:

Account Name: Apollo Support Services Pty Ltd.

BSB :082-690
Account :210564402

CONTACT DETAILS:
Krishna.
Mobile:0421 602 524
E-Mail:apollo.au@outlook.com

12-1

Roberts Family SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Insurance Premium (41980)					
<u>1 Lanark Court, West Wodonga VIC, Australia (1Lanark)</u>					
30/08/2021	TRANSACT FUNDS TFR TO Brooke and Matthew TD [TRANSACT FUNDS TFR TO Brooke and Matthew BSB: 814282 A/C: 31040472 - Invest Insurance \$1129.63 - Insurance for investment property (\$359 Landlord Insurance / \$770.63 Building Insurance)]		1,129.63		1,129.63 DR
			1,129.63		1,129.63 DR

Total Debits: 1,129.63

Total Credits: 0.00

12-2
1
12-4

Policy Schedule

Landlord Preferred Policy

12-2

PAID

26 August 2021

M & B Roberts Property Pty Ltd
48 Coral Crescent
KELLYVILLE NSW 2155

POLICY NUMBER: TS2029203LPP
AMOUNT DUE: \$ 0.00
DUE DATE: 03/10/2021

Insured: M & B Roberts Property Pty Ltd

Insured Address: 1 Lanark Court, WEST WODONGA VIC 3690

Premium Type

New Business

Period of Insurance

03/09/2021 until 12:01am 03/09/2022

Managing Agent

Leasing Albury

Property Details

The land size is less than 2 acres.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium

\$359.00

Includes GST of \$29.67 and Stamp Duty of \$32.64 and ESL of \$0.00

Please turn over and read Your duty to us: no misrepresentation. This Policy Schedule is based on the information you gave us, please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

Please turn over for important policy information and payment details

TS2029203LPP

12.3

Insured details

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your duty to us: no misrepresentation

Before you buy, make changes to or reinstate this consumer insurance contract we will ask you questions. Your answers will be used to decide if we can insure you and on what terms.

You have a duty to us under the Insurance Contracts Act to take reasonable care not to make a misrepresentation. To make sure that you meet this duty to us, it is important that you answer all questions truthfully and accurately.

If you give us information that is not true and accurate, we may be able to reduce or refuse to pay a claim or cancel your policy, or both.

If your failure is fraudulent, we may be able to refuse to pay a claim and treat the contract as if it never existed.

It is important that you check the information provided on your Policy Schedule. These details have been recorded based on the information you have given to us. If any details are incorrect or have changed, please contact us.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terriscbeer.com.au/privacy or call us on 1800 804 016.

***Property maintenance and condition**

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

This document will be a tax invoice for GST when you make payment

M & B Roberts Property Pty Ltd - 1 Lanark Court, WEST WODONGA VIC 3690

Amount Payable

\$0.00

Due Date

03/10/2021

Policy Number

TS2029203LPP

Payment Reference No

720292036

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461

Ref: 720292036



Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app. More info: www.bpay.com.au

41980

Policy Schedule

12.4

Landlord Residential Building Insurance

PAID

26 August 2021

M & B Roberts Property Pty Ltd
48 Coral Crescent
KELLYVILLE NSW 2155

POLICY NUMBER: TS3227374RBI
AMOUNT DUE: \$ 0.00
DUE DATE: 03/10/2021

Insured: M & B Roberts Property Pty Ltd

Insured Address: 1 Lanark Court, WEST WODONGA VIC 3690

Premium Type

New Business

Sum Insured

Building \$390,000
Liability to Other \$20,000,000
Weekly rent \$400

Period of Insurance

03/09/2021 until 12:01am 03/09/2022

Managing Agent

Leasing Albury

Excess per claim

Loss of rent, Liability to others,
or any Add. benefits in Sect 1 \$0
Tenant damage \$500
Earthquake or Tsunami \$500
Building damage \$500

Property Details

It is a permanent rental.
It is a House.
Construction type is brick veneer.
The land size is less than 2 acres.
It was built in approximately 1970.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Mortgagee: Secure Funding Pty Ltd

Please turn over and read Your duty to us: no misrepresentation. This Policy Schedule is based on the information you gave us, please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Annual Premium

\$770.63

Includes GST of \$63.69 and Stamp Duty of \$70.06 and ESL of \$0.00

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Includes: Combined Policy Discount

Special Conditions/Additional Information

Please turn over for important policy information and payment details

TS/0003/01/03/14 A

Insured details

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your duty to us: no misrepresentation

Before you buy, make changes to or reinstate this consumer insurance contract we will ask you questions. Your answers will be used to decide if we can insure you and on what terms.

You have a duty to us under the Insurance Contracts Act to take reasonable care not to make a misrepresentation. To make sure that you meet this duty to us, it is important that you answer all questions truthfully and accurately.

If you give us information that is not true and accurate, we may be able to reduce or refuse to pay a claim or cancel your policy, or both.

If your failure is fraudulent, we may be able to refuse to pay a claim and treat the contract as if it never existed.

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Privacy

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***Property maintenance and condition**

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

This document will be a tax invoice for GST when you make payment

M & B Roberts Property Pty Ltd - 1 Lanark Court, WEST WODONGA VIC 3690

Amount Payable
\$0.00

Due Date
03/10/2021

Policy Number
TS3227374RBI

Payment Reference No
832273742

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billor Code: 63461
Ref: 832273742



Telephone & Internet Banking - BPAY®

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More Info: www.bpay.com.au