

# 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) *1	Concessional	Non-Concessional	Other	Reserves	Total
Mallet, Alex Sandro Teixeira	01/08/1969	51	161,889.38	14,959.33	0.00	0.00	0.00	14,959.33
Mallet, Tania Regina	31/08/1981	39	51,813.60	11,380.43	0.00	0.00	0.00	11,380.43
<b>All Members</b>				<b>26,339.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26,339.76</b>

\*1 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
Mallet, Alex Sandro Teixeira	Concessional	14,959.33	78,717.02	63,757.69 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
	COVID-19 Re-contribution	0.00	10,000.00	10,000.00 Below Cap
Mallet, Tania Regina	Concessional	11,380.43	94,990.27	83,609.84 Below Cap
	(5 year carry forward cap available)			
	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
Mallet, Alex Sandro Teixeira							
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	733.74	23,049.24	14,959.33	
Unused Concessional Contribution	0.00	0.00	25,000.00	24,266.26	1,950.76	12,540.67	
Cumulative Carry Forward Unused	N/A	N/A	0.00	25,000.00	49,266.26	51,217.02	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	50,000.00	74,266.26	78,717.02	63,757.69 Below Cap
Total Super Balance	0.00	0.00	0.00	0.00	152,578.18	161,889.38	

Mallet, Tania Regina

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	7,509.73	11,380.43
Unused Concessional Contribution	0.00	0.00	25,000.00	25,000.00	17,490.27	16,119.57
Cumulative Carry Forward Unused	N/A	N/A	0.00	0.00	50,000.00	67,490.27
Maximum Cap Available	30,000.00	25,000.00	25,000.00	25,000.00	75,000.00	83,609.84 Below Cap
Total Super Balance	0.00	0.00	0.00	0.00	41,269.28	51,813.60

**NCC Bring Forward Caps**

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Mallet, Alex Sandro Teixeira	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered
Mallet, Tania Regina	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

**Mallet, Alex Sandro Teixeira**

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data						
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other	
20/07/2021	SuperChoice P/L PC06C009-6075896 50	Employer	1,185.27				Employer	GORDON & GOTCH		1,185.27		
19/08/2021	SuperChoice P/L PC06C009-6087618 50	Employer	1,247.65				Employer	GORDON & GOTCH		1,247.65		
24/09/2021	SuperChoice P/L PC200921- 164057835 50	Employer	1,247.65				Employer	OVATO RETAIL DISTRIBUTION PTY LTD		1,247.65		
25/10/2021	SuperChoice P/L PC191021- 101593252 50	Employer	1,247.65				Employer	OVATO RETAIL DISTRIBUTION PTY LTD		1,247.65		
24/11/2021	SuperChoice P/L PC181121- 193766338 50	Employer	1,247.65				Employer	OVATO RETAIL DISTRIBUTION PTY LTD		1,247.65		
21/12/2021	SuperChoice P/L PC151221- 149005374 50	Employer	1,247.65				Employer	OVATO RETAIL DISTRIBUTION PTY LTD		1,247.65		
24/01/2022	SuperChoice P/L PC180122- 187572851 50	Employer	1,247.65				Employer	ARE DIRECT PTY LIMITED		1,247.65		
22/02/2022	SuperChoice P/L PC160222- 145352625 50	Employer	1,247.65				Employer	ARE DIRECT PTY LIMITED		1,247.65		

23/03/2022	SuperChoice P/L PC170322- 108293085 50	Employer	1,247.65	Employer	ARE DIRECT PTY LIMITED	1,247.65	
22/04/2022	SuperChoice P/L PC140422- 182665715 50	Employer	1,247.65	Employer	ARE DIRECT PTY LIMITED	1,247.65	
20/05/2022	SuperChoice P/L PC160522- 110149322 50	Employer	1,247.65	Employer	ARE DIRECT PTY LIMITED	1,247.65	
21/06/2022	SuperChoice P/L PC150622- 109126178 50	Employer	1,297.56	Employer	ARE DIRECT PTY LIMITED	1,297.56	
<b>Total - Mallet, Alex Sandro Teixeira</b>			<b>14,959.33</b>			<b>14,959.33</b>	<b>0.00</b>

### Mallet, Tania Regina

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data					
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
08/07/2021	QUICKSUPER QUICKSPR3001606 200 50	Employer	407.34				Employer	Services Australia	407.34		
22/07/2021	QUICKSUPER QUICKSPR3010925 637 50	Employer	398.93				Employer	Services Australia	398.93		
05/08/2021	QUICKSUPER QUICKSPR3019879 426 50	Employer	399.36				Employer	Services Australia	399.36		
19/08/2021	QUICKSUPER QUICKSPR3029057 438 50	Employer	399.36				Employer	Services Australia	399.36		
08/09/2021	QUICKSUPER QUICKSPR3041618 987 50	Employer	399.36				Employer	Services Australia	399.36		
16/09/2021	QUICKSUPER QUICKSPR3047130 003 50	Employer	399.36				Employer	Services Australia	399.36		
30/09/2021	QUICKSUPER QUICKSPR3055760 346 50	Employer	436.20				Employer	Services Australia	436.20		
14/10/2021	QUICKSUPER QUICKSPR3064845 802 50	Employer	422.38				Employer	Services Australia	422.38		
28/10/2021	QUICKSUPER QUICKSPR3073915	Employer	445.40				Employer	Services Australia	445.40		

11/11/2021	QUICKSUPER QUICKSPR3083237 062 50	Employer	450.75	Employer	Services Australia	450.75
25/11/2021	QUICKSUPER QUICKSPR3092669 525 50	Employer	440.22	Employer	Services Australia	440.22
09/12/2021	QUICKSUPER QUICKSPR3102223 422 50	Employer	421.43	Employer	Services Australia	421.43
23/12/2021	QUICKSUPER QUICKSPR3111692 007 50	Employer	454.31	Employer	Services Australia	454.31
06/01/2022	QUICKSUPER QUICKSPR3119006 729 50	Employer	454.31	Employer	Services Australia	454.31
20/01/2022	QUICKSUPER QUICKSPR3128260 060 50	Employer	454.31	Employer	Services Australia	454.31
03/02/2022	QUICKSUPER QUICKSPR3137458 567 50	Employer	454.31	Employer	Services Australia	454.31
17/02/2022	QUICKSUPER QUICKSPR3147271 687 50	Employer	454.31	Employer	Services Australia	454.31
03/03/2022	QUICKSUPER QUICKSPR3157372 121 50	Employer	454.31	Employer	Services Australia	454.31
17/03/2022	QUICKSUPER QUICKSPR3167046 394 50	Employer	454.31	Employer	Services Australia	454.31
31/03/2022	QUICKSUPER QUICKSPR3176644 193 50	Employer	454.31	Employer	Services Australia	454.31
14/04/2022	QUICKSUPER QUICKSPR3186432 827 50	Employer	454.31	Employer	Services Australia	454.31
28/04/2022	QUICKSUPER QUICKSPR3194972 551 50	Employer	454.31	Employer	Services Australia	454.31
12/05/2022	QUICKSUPER QUICKSPR3205328 550 50	Employer	454.31	Employer	Services Australia	454.31
26/05/2022	QUICKSUPER QUICKSPR3215251 636 50	Employer	454.31	Employer	Services Australia	454.31
09/06/2022	QUICKSUPER QUICKSPR3225454 108 50	Employer	454.31	Employer	Services Australia	454.31
23/06/2022	QUICKSUPER	Employer	454.31	Employer	Services Australia	454.31

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**Total - Mallet, Tania Regina**

11,380.43	0.00	0.00	0.00
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11,380.43	0.00	0.00
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**Total for All Members**

26,339.76	0.00	0.00	0.00
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Atom SMSF  
 Rental Summary  
 12 Denali Street, Holmview Q 4207  
 First rented 11/11/2021

Statement no	Gross Rent	Agent Advertising Fees	Cleaning & Gardening	Internet	R&M	Stationery & postage	Water	Net Rent	Bankings
29/10/2021	1	1470							1292.79
30/11/2021	2	450	34.65		174.46	2.75		412.6	412.6
15/12/2021	3	1020	78.54			2.75		938.71	938.71
31/12/2021	4	980	75.46			2.75		601.79	601.79
17/01/2022	5	1470	113.19	300		2.75		1354.06	1354.06
31/01/2022	6	980	75.46			2.75		901.79	901.79
15/02/2022	7	980	75.46			2.75		901.79	901.79
28/02/2022	8	980	75.46			2.75		901.79	901.79
15/03/2022	9	1107.6	75.46			2.75		1029.39	1029.39
31/03/2022	10	980	75.46			2.75		901.79	901.79
14/04/2022	11	1470	113.19			2.75		1354.06	1354.06
02/05/2022	12	980	75.46			2.75		901.79	901.79
16/05/2022	13	980	75.46			2.75		901.79	901.79
31/05/2022	14	980	75.46			2.75		901.79	901.79
15/06/2022	15	980	75.46			2.75		901.79	901.79
30/06/2022	16	980	75.46			2.75		901.79	901.79

16787.6	0	0	1169.63	0	0	300	174.46	44	0	0	15099.51
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# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #1  
29 Oct 2021

Money In	\$1,470.00
Money Out	\$177.21
<b>You Received</b>	<b>\$1,292.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 1/12/2021		
Rent paid to 1/12/2021 (previously paid to 17/11/2021)		\$980.00
Smoke Alarm Compliance exp. 19.10.2022 - Capital Electrical, Data & Solar *	\$99.00	
Management fee *	\$75.46	
<b>Total</b>	<b>\$174.46</b>	<b>\$980.00</b>

### Account Transactions

Rental guarantee short fall		\$490.00
Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$1,292.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on attached expenses	\$9.00
Total Tax on agency fees	\$7.11
(* includes Tax)	

2-LA



1300 785 936

Email: electricalinfo@capitaltrades.com.au  
7/46 Smith Street, Southport QLD 4215  
A.B.N. 28154391563  
Lic. No. 7719  
Refridgeration Lic. No. AU 42500

# TAX INVOICE

**Invoice Date**  
19 Oct 2021

**Invoice No**  
S109971

ATTN: To the owner C/O-  
Oliver Hume Real Estate  
Suite 19C, Level 19, 50 Cavill Avenue,  
Surfers Paradise Qld 4217

**Reference**  
12 Denali Street 08325

## Description of Work

Silver Smoke Compliance Annual Subscription From: 19/10/2021 - To: 19/10/2022

Description	Qty	Unit Price	GST	Amount
Smoke Alarm Compliance Silver	1.00	90.00	10%	90.00
Subtotal:				90.00
GST:				9.00
<b>Total Incl. GST:</b>				<b>\$99.00</b>

**Due Date: 19 Oct 2021**

Payment details by Direct Deposit

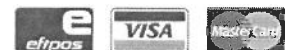
**Bank:** BOQ

**BSB:** 124 199

**Account No:** 2254 6604

**Account Name:** Capital Electrical Pty Ltd

*Please reference S109971 when making payment*



### PAYMENT ADVICE

**TERMS: STRICTLY COD** unless account application for alternate terms are pre-approved.  
Payment Options: Cash, Cheque, Efipos & Credit Card (excl. AMEX & Diners).

- \* All credit card payments incur a 1.5% surcharge.
- \* A \$35 Late Fee will apply if left unpaid within 7 days of invoice date. Capital Electrical Data & Solar Pty reserves the right to pursue legal debt collect on invoices unpaid after 14 days of the invoice date.
- \* If this occurs a fee of 30% of invoice total will be payable for costs incurred.
- \* All additional fees, solicitor charges, commissions & associated costs will be the responsibility of the client for collection of unpaid accounts.
- \* All materials, labour & workmanship provided remain the sole property of Capital Electrical Data & Solar Pty Ltd until the invoice is paid in full. Upon payment being cleared into our account possession & ownership will then pass on to the client.



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# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
 a.bowes@oliverhume.com.au  
 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #2  
 30 Nov 2021

Money In	\$450.00
Money Out	\$37.40
<b>You Received</b>	<b>\$412.60</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 8/12/2021		
Rent paid to 1/12/2021 with part payment of \$450.00 (previously paid to 1/12/2021)		\$450.00
Management fee *	\$34.65	
<b>Total</b>	<b>\$34.65</b>	<b>\$450.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$412.60	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees	\$3.40
(* includes Tax)	

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# Oliver Hume Real Estate Group (QLD) Pty Ltd

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 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #3  
 15 Dec 2021

Money In	\$1,020.00
Money Out	\$81.29
<b>You Received</b>	<b>\$938.71</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 22/12/2021		
Rent paid to 8/12/2021 (previously paid to 1/12/2021 + \$450.00)		\$40.00
Rent paid to 15/12/2021 (previously paid to 8/12/2021)		\$490.00
Rent paid to 22/12/2021 (previously paid to 15/12/2021)		\$490.00
Management fee *	\$78.54	
<b>Total</b>	<b>\$78.54</b>	<b>\$1,020.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$938.71	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees \$7.39  
 (\* includes Tax)

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# Oliver Hume Real Estate Group (QLD) Pty Ltd

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 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #4  
 31 Dec 2021

Money In	\$980.00
Money Out	\$378.21
<b>You Received</b>	<b>\$601.79</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 5/01/2022		
Rent paid to 29/12/2021 (previously paid to 22/12/2021)		\$490.00
Rent paid to 5/01/2022 (previously paid to 29/12/2021)		\$490.00
Reimburse NBN Connection Fee - Rhiannon Lee Foreman & Brandon Phillips-Martin *	\$300.00	
Management fee *	\$75.46	
<b>Total</b>	<b>\$375.46</b>	<b>\$980.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$601.79	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on attached expenses	\$27.27
Total Tax on agency fees	\$7.11
(* includes Tax)	

2.6



# Oliver Hume Real Estate Group (QLD) Pty Ltd

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 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #5  
 17 Jan 2022

Money In	\$1,470.00
Money Out	\$115.94
<b>You Received</b>	<b>\$1,354.06</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 26/01/2022		
Rent paid to 12/01/2022 (previously paid to 5/01/2022)		\$490.00
Rent paid to 19/01/2022 (previously paid to 12/01/2022)		\$490.00
Rent paid to 26/01/2022 (previously paid to 19/01/2022)		\$490.00
Management fee *	\$113.19	
<b>Total</b>	<b>\$113.19</b>	<b>\$1,470.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$1,354.06	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees \$10.54  
 (\* includes Tax)



**LIVER HUME**  
ASSET MANAGEMENT

# Oliver Hume Real Estate Group (QLD) Pty Ltd

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(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

## Tax Invoice

Account OWN03135  
Statement #6  
31 Jan 2022

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 9/02/2022		
Rent paid to 2/02/2022 (previously paid to 26/01/2022)		\$490.00
Rent paid to 9/02/2022 (previously paid to 2/02/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees	\$7.11
(* includes Tax)	

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# Oliver Hume Real Estate Group (QLD) Pty Ltd

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 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #7  
 15 Feb 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 23/02/2022		
Rent paid to 16/02/2022 (previously paid to 9/02/2022)		\$490.00
Rent paid to 23/02/2022 (previously paid to 16/02/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees \$7.11  
 (\* includes Tax)



# Oliver Hume Real Estate Group (QLD) Pty Ltd

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(w) 07 5564 3200  
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ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #8  
28 Feb 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 9/03/2022		
Rent paid to 2/03/2022 (previously paid to 23/02/2022)		\$490.00
Rent paid to 9/03/2022 (previously paid to 2/03/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees (* includes Tax)	\$7.11
--	--------



# Oliver Hume Real Estate Group (QLD) Pty Ltd

2-10

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #9  
15 Mar 2022

Money In	\$1,107.60
Money Out	\$78.21
<b>You Received</b>	<b>\$1,029.39</b>

## Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 23/03/2022		
Rent paid to 16/03/2022 (previously paid to 9/03/2022)		\$490.00
Rent paid to 23/03/2022 (previously paid to 16/03/2022)		\$490.00
water from entry to 16.2.22 read 70 @ \$4.2534 per kl		\$127.60
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$1,107.60</b>

## Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$1,029.39	
<b>Balance remaining</b>		<b>\$0.00</b>

## GST Summary

Total Tax on agency fees \$7.11  
(\* includes Tax)





# Oliver Hume Real Estate Group (QLD) Pty Ltd

2.11

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #10  
31 Mar 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

## Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 6/04/2022		
Rent paid to 30/03/2022 (previously paid to 23/03/2022)		\$490.00
Rent paid to 6/04/2022 (previously paid to 30/03/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

## Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

## GST Summary

Total Tax on agency fees	\$7.11
(* includes Tax)	

2-12



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
 a.bowes@oliverhume.com.au  
 ABN: 66158624867  
 Licence: 4263187

## Tax Invoice

Account OWN03135  
 Statement #11  
 14 Apr 2022

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

Money In	\$1,470.00
Money Out	\$115.94
<b>You Received</b>	<b>\$1,354.06</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 27/04/2022		
Rent paid to 13/04/2022 (previously paid to 6/04/2022)		\$490.00
Rent paid to 20/04/2022 (previously paid to 13/04/2022)		\$490.00
Rent paid to 27/04/2022 (previously paid to 20/04/2022)		\$490.00
Management fee *	\$113.19	
<b>Total</b>	<b>\$113.19</b>	<b>\$1,470.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$1,354.06	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees \$10.54  
 (\* includes Tax)

2-13



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #12  
2 May 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 11/05/2022		
Rent paid to 4/05/2022 (previously paid to 27/04/2022)		\$490.00
Rent paid to 11/05/2022 (previously paid to 4/05/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees \$7.11  
(\* includes Tax)

2.14



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
 a.bowes@oliverhume.com.au  
 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #13  
 16 May 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

**Details for Account OWN03135**

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 25/05/2022		
Rent paid to 18/05/2022 (previously paid to 11/05/2022)		\$490.00
Rent paid to 25/05/2022 (previously paid to 18/05/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

**Account Transactions**

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

**GST Summary**

Total Tax on agency fees	\$7.11
(* includes Tax)	

2.15



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
 a.bowes@oliverhume.com.au  
 ABN: 66158624867  
 Licence: 4263187

Atom Property Pty. Ltd.  
 31/302 Christine Ave  
 Varsity Lakes QLD 4227

**Tax Invoice**  
 Account OWN03135  
 Statement #14  
 31 May 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 8/06/2022		
Rent paid to 1/06/2022 (previously paid to 25/05/2022)		\$490.00
Rent paid to 8/06/2022 (previously paid to 1/06/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees	\$7.11
(* includes Tax)	

2.16



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #15  
15 Jun 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

## Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 22/06/2022		
Rent paid to 15/06/2022 (previously paid to 8/06/2022)		\$490.00
Rent paid to 22/06/2022 (previously paid to 15/06/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

## Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

## GST Summary

Total Tax on agency fees	\$7.11
(* includes Tax)	

2-17



# Oliver Hume Real Estate Group (QLD) Pty Ltd

(w) 07 5564 3200  
a.bowes@oliverhume.com.au  
ABN: 66158624867  
Licence: 4263187

Atom Property Pty. Ltd.  
31/302 Christine Ave  
Varsity Lakes QLD 4227

**Tax Invoice**  
Account OWN03135  
Statement #16  
30 Jun 2022

Money In	\$980.00
Money Out	\$78.21
<b>You Received</b>	<b>\$901.79</b>

### Details for Account OWN03135

	Money Out	Money In
Balance brought forward		\$0.00
<b>12 Denali Street, Holmview QLD 4207</b>		
Rented for \$490.00 per week		
Rhiannon Lee Foreman & Brandon Phillips-Martin paid to 6/07/2022		
Rent paid to 29/06/2022 (previously paid to 22/06/2022)		\$490.00
Rent paid to 6/07/2022 (previously paid to 29/06/2022)		\$490.00
Management fee *	\$75.46	
<b>Total</b>	<b>\$75.46</b>	<b>\$980.00</b>

### Account Transactions

Sundry fee *	\$2.75	
Withdrawal by EFT to owner Atom Property Pty. Ltd. [EFT Transfer to: Atom Property Pty. Ltd., (182512) - ***860]	\$901.79	
<b>Balance remaining</b>		<b>\$0.00</b>

### GST Summary

Total Tax on agency fees	\$7.11
(* includes Tax)	

**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

2-18  
residential  
tenancies  
authority**Part 1 Tenancy details**

<b>Item 1</b>	<b>1.1 Lessor</b>
	Name/trading name <b>Oliver Hume Asset Management QLD Pty Ltd on behalf of Atom Property Pty. Ltd.</b>

Address

PO BOX 1447		
BROADBEACH	QLD	Postcode 4218

<b>1.2</b> Phone	Mobile	Email
075564 3200		propertymanagementQLD@oliverhume.com.au

<b>Item 2</b>	<b>2.1 Tenant/s</b>		
	Tenant 1 Full name/s <b>Rhiannon Lee Foreman</b>		
Phone	On File	Email	On File

Tenant 2 Full name/s <b>Brandon Phillips-Martin</b>			
Phone	On File	Email	On File

Tenant 3 Full name/s	
Phone	Email

**2.2 Address for service (if different from address of the premises in item 5.1)** Attach a separate list

<b>Item 3</b>	<b>3.1 Agent</b> If applicable. See clause 43
	Full name/trading name <b>Oliver Hume Asset Management QLD Pty Ltd</b>

Address

Suite 19C, Level 19	50 Cavill Avenue	
Surfers Paradise	QLD	Postcode 4217

<b>3.2</b> Phone	Mobile	Email
07 5564 3200		propertymanagementqld@oliverhume.com.au

<b>Item 4</b>	<b>Notices may be given to</b>
	(Indicate if the email is different from item 1, 2 or 3 above)

<b>4.1 Lessor</b>	
Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>4.2 Tenant/s</b>	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> On File	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>4.3 Agent</b>	
Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> propertymanagementQLD@oliverhume.com.au	Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 07 5564 3299

<b>Item 5</b>	<b>5.1 Address of the rental premises</b>	
	12 Denali Street	
Holmview	QLD	Postcode 4207

**5.2 Inclusions provided.** For example, furniture or other household goods let with the premises. Attach list if necessary

SEE ENTRY CONDITION REPORT
----------------------------

<b>Item 6</b>	<b>6.1 The term of the agreement is</b> <input checked="" type="checkbox"/> fixed term agreement <input type="checkbox"/> periodic agreement
---------------	--

<b>6.2 Starting on</b> 11 / 11 / 2021	<b>6.3 Ending on</b> 8 / 11 / 2023
---------------------------------------	------------------------------------

Fixed term agreements only.  
For continuation of tenancy agreement, see clause 6



**General tenancy agreement (Form 18a)**

Residential Tenancies and Rooming Accommodation Act 2008

2-19

**Item 7** Rent \$ 490.00 per  week  fortnight  month See clause 8(1)

**Item 8** Rent must be paid on the Thursday day of each WEEK  
 Insert day. See clause 8(2) Insert week, fortnight or month

**Item 9** Method of rent payment Insert the way the rent must be paid. See clause 8(3)

DIRECT CREDIT / EFTPOS / BANK CHEQUE

Details for direct credit

BSB no. 084-044 Bank/building society/credit union NATIONAL AUSTRALIA BANK

Account no. 9744-1788-3 Account name QLD ASSET MANAGEMENT TRUST ACCOUNT

Payment reference TEN03162

**Item 10** Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

INTERNET / BANK OR FINANCIAL INSTITUTION

**Item 11** Rental bond amount \$ 1,960.00 See clause 13

**Item 12** 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
 Gas  Yes  No Type ALL WATER USAGE See special terms (page 8)  
 Phone  Yes  No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

 Yes  No

**Item 13** If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity N/A Any other service stated in item 12.1 N/A

Gas N/A See special terms (page 8)

Phone N/A

**Item 14** How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity DIRECT TO SERVICE PROVIDER

Gas DIRECT TO SERVICE PROVIDER

Phone DIRECT TO SERVICE PROVIDER

Any other service stated in item 12.1 ON INVOICE FROM AGENCY  
See special terms (page 8)

**Item 15** Number of persons allowed to reside at the premises 3 See clause 23

**Item 16** 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?  Yes  No  
See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22  Yes  No

**Item 17** 17.1 Pets approved  Yes  No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type Number Type Number

**Item 18** Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs Capitol Electrical Phone 5528 4449

Plumbing repairs Shark Plumbing Phone 1300 247 666

Other Phone

## Part 2 Standard Terms

### Division 1 Preliminary

#### 1 Interpretation

In this agreement -

- (a) a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- (b) a reference to a numbered section is a reference to the section in the Act with that number; and
- (c) a reference to a numbered item is a reference to the item with that number in part 1; and
- (d) a reference to a numbered clause is a reference to the clause of this agreement with that number.

#### 2 Terms of a general tenancy agreement

- (1) This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- (2) The Act also imposes duties on, and gives entitlements to, the lessor and tenant that are taken to be included as terms of this agreement.
- (3) The lessor and tenant may agree on other terms of this agreement (**special terms**).
- (4) A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
- (5) A standard term overrides a special term if they are inconsistent.

*Note* - Some breaches of this agreement may also be an offence under the Act, for example, if -

- the lessor or the lessor's agent enters the premises in contravention of the rules of entry under sections 192 to 199; or
- the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 65.

#### 3 More than 1 lessor or tenant

- (1) This clause applies if more than 1 person is named in this agreement for item 1 or 2.
- (2) Each lessor named in this agreement for item 1 must perform all of the lessor's obligations under this agreement.
- (3) Each tenant named in this agreement for item 2 -
  - (a) holds their interest in the tenancy as a tenant in common unless a special term states the tenants are joint tenants; and
  - (b) must perform all the tenant's obligations under this agreement.

### Division 2 Period of tenancy

#### 4 Start of tenancy

- (1) The tenancy starts on the day stated in this agreement for item 6.2.
- (2) However, if no day is stated or if the stated day is before the signing of this agreement, the tenancy starts when the tenant is or was given a right to occupy the premises.

#### 5 Entry condition report - s 65

- (1) The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- (2) The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- (3) The tenant must mark the copy of the report to show any parts the tenant disagrees with, and sign and return the copy to the lessor not later than 3 days after the later of the following days -
  - (a) the day the tenant is entitled to occupy the premises;
  - (b) the day the tenant is given the copy of the condition report.

*Note* - A well completed condition report can be very important to help the parties if there is a dispute about the condition of the premises when the tenancy started. For more information about condition reports, see the information statement.
- (4) After the copy of the condition report is returned to the lessor by the tenant, the lessor must copy the condition report and return it to the tenant within 14 days.

### 6 Continuation of fixed term agreement - s 70

- (1) This clause applies if -
  - (a) this agreement is a fixed term agreement; and
  - (b) none of the following notices are given, or agreements or applications made before the day the term ends (the **end day**) -
    - (i) a notice to leave;
    - (ii) a notice of intention to leave;
    - (iii) an abandonment termination notice;
    - (iv) a notice, agreement or application relating to the death of a sole tenant under section 277(7);
    - (v) a written agreement between the lessor and tenant to end the agreement.
- (2) This agreement, other than a term about this agreement's term, continues to apply after the end day on the basis that the tenant is holding over under a periodic agreement.

*Note* - For more information about the notices, see the information statement.

### 7 Costs apply to early ending of fixed term agreement

- (1) This clause applies if -
  - (a) this agreement is a fixed term agreement; and
  - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
- (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.

*Note* - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

### Division 3 Rent

#### 8 When, how and where rent must be paid - ss 83 and 85

- (1) The tenant must pay the rent stated in this agreement for item 7.
- (2) The rent must be paid at the times stated in this agreement for item 8.
- (3) The rent must be paid -
  - (a) in the way stated in this agreement for item 9; or
  - (b) in the way agreed after the signing of this agreement by -
    - (i) the lessor or tenant giving the other party a notice proposing the way; and
    - (ii) the other party agreeing to the proposal in writing; or
  - (c) if there is no way stated in this agreement for item 9 or no way agreed after the signing of this agreement - in an approved way under section 83(4).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

*Examples of an appropriate place* -

- the lessor's address for service
- the lessor's agent's office

#### 9 Rent in advance - s 87

The lessor may require the tenant to pay rent in advance only if the payment is not more than -

- (a) for a periodic agreement - 2 weeks rent; or
- (b) for a fixed term agreement - 1 month rent.

*Note* - Under section 87(2), the lessor or the lessor's agent must not require a payment of rent under this agreement in a period for which rent has already been paid.

**10 Rent increases - ss 91 and 93**

- (1) If the lessor proposes to increase the rent, the lessor must give notice of the proposal to the tenant.
- (2) The notice must state the amount of the increased rent and the day from when it is payable.
- (3) The day stated must not be earlier than the later of the following -
  - (a) 2 months after the notice is given;
  - (b) 6 months after the day the existing rent became payable by the tenant.
- (4) Subject to an order of a tribunal, the increased rent is payable from the day stated in the notice, and this agreement is taken to be amended accordingly.
- (5) However, if this agreement is a fixed term agreement, the rent may be increased before the term ends only if a special term -
  - (a) provides for a rent increase; and
  - (b) states the amount of the increase or how the amount of the increase is to be worked out.
- (6) A rent increase is payable by the tenant only if the rent is increased under this clause.

**11 Application to tribunal about excessive increase - s 92**

- (1) If a notice of proposed rent increase is given and the tenant considers the increase is excessive, the tenant may apply to a tribunal for an order setting aside or reducing the increase.
- (2) However, the application must be made -
  - (a) within 30 days after the notice is received; and
  - (b) for a fixed term agreement - before the term ends.

**12 Rent decreases - s 94**

Under section 94, the rent may decrease in certain situations.

*Note* - For details of the situations, see the information statement.

**Division 4 Rental bond****13 Rental bond required - ss 111 and 116**

- (1) If a rental bond is stated in this agreement for item 11, the tenant must pay to the lessor or the lessor's agent the rental bond amount -
  - (a) if a special term requires the bond to be paid at a stated time - at the stated time; or
  - (b) if a special term requires the bond to be paid by instalments - by instalments; or
  - (c) otherwise - when the tenant signs this agreement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
- (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

*Example* - The lessor may claim against the bond if the tenant does not leave the premises in the required condition at the end of the tenancy.

*Note* - For how to apply to the authority or a tribunal for the bond at the end of the tenancy, see the information statement and sections 125 to 141. Delay in applying may mean that payment is made on another application for payment.

**14 Increase in bond - s 154**

- (1) The tenant must increase the rental bond if -
  - (a) the rent increases and the lessor gives notice to the tenant to increase the bond; and
  - (b) the notice is given at least 11 months after -
    - (i) this agreement started; or
    - (ii) if the bond has been increased previously by a notice given under this clause - the day stated in the notice, or the last notice, for making the increase.

- (2) The notice must state the increased amount and the day by which the increase must be made.
- (3) For subclause (2), the day must be at least 1 month after the tenant is given the notice.

**Division 5 Outgoings****15 Outgoings - s 163**

- (1) The lessor must pay all charges, levies, premiums, rates or taxes for the premises, other than a service charge.

*Examples* -

body corporate levies, council general rates, sewerage charges, environment levies, land tax

- (2) This clause does not apply if -
  - (a) the lessor is the State; and
  - (b) rent is not payable under the agreement; and
  - (c) the tenant is an entity receiving financial or other assistance from the State to supply rented accommodation to persons.

**16 General service charges - ss 164 and 165**

The tenant must pay a service charge, other than a water service charge, for a service supplied to the premises during the tenancy if -

- (a) the tenant enjoys or shares the benefit of the service; and
- (b) the service is stated in this agreement for item 12.1; and
- (c) either -
  - (i) the premises are individually metered for the service; or
  - (ii) this agreement states for item 13 how the tenant's apportionment of the cost of the service is to be worked out; and
- (d) this agreement states for item 14 how the tenant must pay for the service.

*Note* - Section 165(3) limits the amount the tenant must pay.

**17 Water service charges - ss 164 and 166**

- (1) The tenant must pay an amount for the water consumption charges for the premises if -
  - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
  - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
  - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
- (2) However, the tenant does not have to pay an amount -
  - (a) that is more than the amount of the water consumption charges payable to the relevant water supplier; or
  - (b) that is a fixed charge for the water service to the premises.
- (3) Also, the tenant does not have to pay an amount for a reasonable quantity of water supplied to the premises for a period if, during the period, the premises are not water efficient for section 166.

*Note* - A water consumption charge does not include the amount of a water service charge that is a fixed charge for the water service.

*Note* - For details about water efficiency, see the information statement.

- (4) In deciding what is a reasonable quantity of water for subclause (3), regard must be had to the matters mentioned in section 169(4)(a) to (e).
- (5) The tenant must pay the amount of the charge to the lessor within 1 month of the lessor giving the tenant copies of relevant documents about the incurring of the amount.
- (6) In this clause -
 

**water consumption charge** for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

*Note* - If there is a dispute about how much water (or any other service charge) the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by conciliation. See the information statement for details.

## Division 6 Rights and obligations concerning the premises during tenancy

### Subdivision 1 Occupation and use of premises

#### 18 No legal impediments to occupation - s 181

The lessor must ensure there is no legal impediment to occupation of the premises by the tenant as a residence for the term of the tenancy if, when entering into this agreement, the lessor knew about the impediment or ought reasonably to have known about it.

*Examples of possible legal impediments -*

- if there is a mortgage over the premises, the lessor might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 1975* before the premises can lawfully be occupied
- the zoning of the land might prevent use of a building on the land as a residence

#### 19 Vacant possession and quiet enjoyment - ss 182 and 183

- (1) The lessor must ensure the tenant has vacant possession of the premises (other than a part of the premises that the tenant does not have a right to occupy exclusively) on the day the tenant is entitled to occupy the premises under this agreement.

*Editor's note -* Parts of the premises where the tenant does not have a right to occupy exclusively may be identified in a special term.

- (2) The lessor must take reasonable steps to ensure the tenant has quiet enjoyment of the premises.
- (3) The lessor or the lessor's agent must not interfere with the reasonable peace, comfort or privacy of the tenant in using the premises.

#### 20 Lessor's right to enter the premises - ss 192-199

The lessor or the lessor's agent may enter the premises during the tenancy only if the obligations under sections 192 to 199 have been complied with.

*Note -* See the information statement for details.

#### 21 Tenant's use of premises - ss 10 and 184

- (1) The tenant may use the premises only as a place of residence or mainly as a place of residence or for another use allowed under a special term.
- (2) The tenant must not -
- (a) use the premises for an illegal purpose; or
  - (b) cause a nuisance by the use of the premises; or
- Examples of things that may constitute a nuisance -*
- using paints or chemicals on the premises that go onto or cause odours on adjoining land
  - causing loud noises
  - allowing large amounts of water to escape onto adjoining land
- (c) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
- (d) allow another person on the premises to interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant.

#### 22 Units and townhouses - s 69

- (1) The lessor must give the tenant a copy of any body corporate by-laws under the *Body Corporate and Community Management Act 1997* or *Building Units and Group Titles Act 1980* applicable to -
- (a) the occupation of the premises; or
  - (b) any common area available for use by the tenant with the premises.
- (2) The tenant must comply with the by-laws.

#### 23 Number of occupants allowed

No more than the number of persons stated in this agreement for item 15 may reside at the premises.

#### 24 Pets

- (1) The tenant may keep pets on the premises only if this agreement states for item 17.1 that pets are approved.
- (2) If this agreement states for item 17.1 that pets are approved and this agreement states for item 17.2 that only -
  - (a) a particular type of pet may be kept, only that type may be kept; or
  - (b) a particular number of pets may be kept, only that number may be kept; or
  - (c) a particular number of a particular type of pet may be kept, only that number of that type may be kept.

#### Subdivision 2 Standard of premises

#### 25 Lessor's obligations - s 185

- (1) At the start of the tenancy, the lessor must ensure -
  - (a) the premises are clean; and
  - (b) the premises are fit for the tenant to live in; and
  - (c) the premises are in good repair; and
  - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
  - (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
  - (b) maintain the premises in good repair; and
  - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  - (d) keep any common area included in the premises clean.

*Note -* For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
  - (a) the lessor is the State; and
  - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
  - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
  - (d) the non-standard items are not a risk to health or safety; and
  - (e) for fixtures - the fixtures were not attached to the premises by the lessor.
- (4) In this clause -

**non-standard items** means the fixtures attached to the premises and inclusions supplied with the premises stated in this agreement for item 5.2.

**premises** include any common area available for use by the tenant with the premises.

#### 26 Tenant's obligations - s 188(2) and (3)

- (1) The tenant must keep the premises clean, having regard to their condition at the start of the tenancy.
- (2) The tenant must not maliciously damage, or allow someone else to maliciously damage, the premises.

#### Subdivision 3 The dwelling

#### 27 Fixtures or structural changes - ss 207-209

- (1) The tenant may attach a fixture, or make a structural change, to the premises only if the lessor agrees to the fixture's attachment or the structural change.
 

*Note -* Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.
- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

*Examples of terms -*

- that the tenant may remove the fixture
  - that the tenant must repair damage caused when removing the fixture
  - that the lessor must pay for the fixture if the tenant can not remove it
- (3) If the lessor does agree, the tenant must comply with the terms of the lessor's agreement.
  - (4) The lessor must not act unreasonably in failing to agree.
  - (5) If the tenant attaches a fixture, or makes a structural change, to the premises without the lessor's agreement, the lessor may -
    - (a) take action for a breach of a term of this agreement; or
    - (b) waive the breach (that is, not take action for the breach) and treat the fixture or change as an improvement to the premises for the lessor's benefit (that is, treat it as belonging to the lessor, without having to pay the tenant for it).

**28 Supply of locks and keys - s 210**

- (1) The lessor must supply and maintain all locks necessary to ensure the premises are reasonably secure.
- (2) The lessor must give the tenant, or if there is more than 1 tenant, 1 of the tenants, a key for each lock that -
  - (a) secures an entry to the premises; or
  - (b) secures a road or other place normally used to gain access to, or leave, the area or building in which the premises are situated; or
  - (c) is part of the premises.
- (3) If there is more than 1 tenant, the lessor must give the other tenants a key for the locks mentioned in subclause (2)(a) and (b).

**29 Changing locks - ss 211 and 212**

- (1) The lessor or the tenant may change locks if -
  - (a) both agree to the change; or
  - (b) there is a tribunal order permitting the change; or
  - (c) there is a reasonable excuse for making the change.

*Example of a reasonable excuse -*  
an emergency requiring the lock to be changed quickly
- (2) The lessor or tenant must not act unreasonably in failing to agree to the change of a lock.
- (3) If a lock is changed, the party changing it must give the other party a key for the changed lock unless -
  - (a) a tribunal orders that a key not be given; or
  - (b) the other party agrees to not being given a key.

**Subdivision 4 Damage and repairs****30 Meaning of emergency and routine repairs - ss 214 and 215**

- (1) **Emergency repairs** are works needed to repair any of the following -
  - (a) a burst water service or serious water service leak;
  - (b) a blocked or broken lavatory system;
  - (c) a serious roof leak;
  - (d) a gas leak;
  - (e) a dangerous electrical fault;
  - (f) flooding or serious flood damage;
  - (g) serious storm, fire or impact damage;
  - (h) a failure or breakdown of the gas, electricity or water supply to the premises;
  - (i) a failure or breakdown of an essential service or appliance on the premises for hot water, cooking or heating;
  - (j) a fault or damage that makes the premises unsafe or insecure;
  - (k) a fault or damage likely to injure a person, damage property or unduly inconvenience a resident of the premises;
  - (l) a serious fault in a staircase, lift or other common area of the premises that unduly inconveniences a resident in gaining access to, or using, the premises.
- (2) **Routine repairs** are repairs other than emergency repairs.

**31 Nominated repairer for emergency repairs - s 216**

- (1) The lessor's nominated repairer for emergency repairs of a particular type may be stated either -
  - (a) in this agreement for item 18; or
  - (b) in a notice given by the lessor to the tenant.
- (2) The nominated repairer is the tenant's first point of contact for notifying the need for emergency repairs.

**32 Notice of damage - s 217**

- (1) If the tenant knows the premises have been damaged, the tenant must give notice as soon as practicable of the damage.
- (2) If the premises need routine repairs, the notice must be given to the lessor.
- (3) If the premises need emergency repairs, the notice must be given to -
  - (a) the nominated repairer for the repairs; or
  - (b) if there is no nominated repairer for the repairs or the repairer can not be contacted - the lessor.

**33 Emergency repairs arranged by tenant - ss 218 and 219**

- (1) The tenant may arrange for a suitably qualified person to make emergency repairs or apply to the tribunal under section 221 for orders about the repairs if -
  - (a) the tenant has been unable to notify the lessor or nominated repairer of the need for emergency repairs of the premises; or
  - (b) the repairs are not made within a reasonable time after notice is given.
- (2) The maximum amount that may be incurred for emergency repairs arranged to be made by the tenant is an amount equal to the amount payable under this agreement for 2 weeks rent.  
*Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

**Division 7 Restrictions on transfer or subletting by tenant****34 General - ss 238 and 240**

- (1) Subject to clause 35, the tenant may transfer all or a part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing or if the transfer or subletting is made under a tribunal order.
- (2) The lessor must act reasonably in failing to agree to the transfer or subletting.
- (3) The lessor is taken to act unreasonably in failing to agree to the transfer or subletting if the lessor acts in a capricious or retaliatory way.
- (4) The lessor or the lessor's agent must not require the tenant to pay, or accept from the tenant, an amount for the lessor's agreement to a transfer or subletting by the tenant, other than an amount for the reasonable expenses incurred by the lessor in agreeing to the transfer or subletting.

**35 State assisted lessors or employees of lessor - s 237**

- (1) This clause applies if -
  - (a) the lessor is the State; or
  - (b) the lessor is an entity receiving assistance from the State to supply rented accommodation; or
  - (c) the tenant's right to occupy the premises comes from the tenant's terms of employment.
- (2) The tenant may transfer the whole or part of the tenant's interest under this agreement, or sublet the premises, only if the lessor agrees in writing to the transfer or subletting.

**Division 8 When agreement ends****36 Ending of agreement - s 277**

- (1) This agreement ends only if -
  - (a) the tenant and the lessor agree in writing; or

- (b) the lessor gives a notice to leave the premises to the tenant and the tenant hands over vacant possession of the premises to the lessor on or after the handover day; or
- (c) the tenant gives a notice of intention to leave the premises to the lessor and hands over vacant possession of the premises to the lessor on or after the handover day; or
- (d) a tribunal makes an order terminating this agreement; or
- (e) the tenant abandons the premises; or
- (f) after receiving a notice from a mortgagee under section 317, the tenant vacates, or is removed from, the premises.

*Note* - For when a notice to leave or a notice of intention to leave may be given and its effect and when an application for a termination order may be made to a tribunal, see the information statement.

- (2) Also, if a sole tenant dies, this agreement terminates in accordance with section 277(7) or (8).

*Note* - See the information statement for details.

### 37 Condition premises must be left in - s 188(4)

At the end of the tenancy, the tenant must leave the premises, as far as possible, in the same condition they were in at the start of the tenancy, fair wear and tear excepted.

*Examples of what may be fair wear and tear -*

- wear that happens during normal use
- changes that happen with ageing

### 38 Keys

At the end of the tenancy, the tenant must return to the lessor all keys for the premises.

### 39 Tenant's forwarding address - s 205(2)

- (1) When handing over possession of the premises, the tenant must, if the lessor or the lessor's agent asks the tenant in writing to state the tenant's new residential address, tell the lessor or the agent the tenant's new residential address.
- (2) However, subclause (1) does not apply if the tenant has a reasonable excuse for not telling the lessor or agent the new address.

### 40 Exit condition report - s 66

- (1) As soon as practicable after this agreement ends, the tenant must prepare, in the approved form, and sign a condition report for the premises and give 1 copy of the report to the lessor or the lessor's agent.
 

*Example of what might be as soon as practicable* - when the tenant returns the keys to the premises to the lessor or the lessor's agent

*Note* - For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.
- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
  - (a) sign the copy; and
  - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
  - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

### 41 Goods or documents left behind on premises - ss 363 and 364

- (1) The tenant must take all of the tenant's belongings from the premises at the end of the tenancy.
- (2) The lessor may not treat belongings left behind as the lessor's own property, but must deal with them under sections 363 and 364.
 

*Note* - For details of the lessor's obligations under sections 363 and 364, see the information statement. They may include an obligation to store goods and may allow the lessor to sell goods and pay the net sale proceeds (after storage and selling costs) to the public trustee.

## Division 9 Miscellaneous

### 42 Supply of goods and services - s 171

- (1) The lessor or the lessor's agent must not require the tenant to buy goods or services from the lessor or a person nominated by the lessor or agent.
- (2) Subclause (1) does not apply to a requirement about a service charge.

*Note* - See section 164 for what is a service charge.

### 43 Lessor's agent

- (1) The name and address for service of the lessor's agent is stated in this agreement for item 3.
- (2) Unless a special term provides otherwise, the agent may -
  - (a) stand in the lessor's place in any application to a tribunal by the lessor or the tenant; or
  - (b) do any thing else the lessor may do, or is required to do, under this agreement.

### 44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
 

*Note* - Download approved forms via the RTA website [rta.qld.gov.au](http://rta.qld.gov.au).
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
  - (a) by giving it to the party or agent personally; or
  - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
  - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2007*; or
  - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2007*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
  - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
  - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
  - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
  - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.

**Part 3 Special terms** Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland.

SEE ATTACHED ANNEXURE

The lease start date is subject and conditional on successful completion and hand over from the builder of the property. Every effort will be taken to ensure the tenancy can commence on time.

Tenants have been offered 1 weeks free rent for a 2 year lease, this will be applied at the start of the tenancy, you will still need to pay the 4 weeks bond + 2 weeks rent prior to the lease start date.

DS  
BPM

DS  
RL7

Names of Approved Occupants:

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

**Signature of lessor/agent**

Name/trading name

Oliver Hume Asset Management QLD Pty Ltd

Signature

DocuSigned by:  
*Rachael Folland*  
E9C61F295499433...

Date 16-10-2021 | 21:22 AEDT

**Signature of tenant 1**

Print name

Rhiannon Lee Foreman

Signature

DocuSigned by:  
*Rhiannon Lee Foreman*  
FBCF47168EB245D...

Date 16-10-2021 | 11:12

**Signature of tenant 2**

Print name

Brandon Phillips-Martin

Signature

DocuSigned by:  
*Brandon Phillips-Martin*  
BEC66DD974B3411...

Date 16-10-2021 | 11:08 AEDT

**Signature of tenant 3**

Print name

Signature

Date / /

## Special Terms

*These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.*

### 45 Occupation and use of premises

The tenant must not permit persons other than the persons nominated in the special terms to reside at the premises without the written consent of the lessor. The lessor must act reasonably in exercising the lessor's discretion when determining whether or not to consent to a request by the tenant for any change to the approved tenants or occupants.

### 46 Subletting via online home sharing platforms

The use of online home sharing platforms, such as AirBnB, which grant exclusive possession of the property, or any part thereof, to guests, shall be deemed to be subletting of the property and require compliance with clause 34.

### 47 Care of the premises by the tenant

- (1) During the tenancy, the tenant must-
  - (a) not do anything that might block any plumbing or drains on the premises;
  - (b) keep all rubbish in the bin provided by the local authority in an area designated by the lessor or as the local authority may require;
  - (c) put the bin out for collection on the appropriate day for collection and return the bin to its designated place after the rubbish has been collected;
  - (d) maintain the lawns and gardens at the premises having regard to their condition at the commencement of the tenancy, including mowing the lawns, weeding the gardens and watering the lawns and gardens (subject to council water restrictions);
  - (e) keep the premises free from pests and vermin;
  - (f) keep the walls, floors, doors and ceilings of the premises free of nails, screws or adhesive substances, unless otherwise agreed to by the lessor in accordance with clause 27;
  - (g) not intentionally or negligently damage the premises and inclusions;
  - (h) only hang clothing and other articles outside the premises in areas designated by the lessor or the lessor's agent;
  - (i) keep the swimming pool, filter and spa equipment (if any) clean and at the correct chemical levels having regard to their condition at the start of the tenancy;
  - (j) not interfere with nor make non-operational any facility that may be provided with the premises (eg. smoke alarms, fire extinguishers, garden sprinkler systems, hoses etc).
  - (k) where the lessor has consented to animals being kept at the premises, the tenant must ensure all animals are kept in accordance with relevant local laws, state laws and federal laws including but not limited to, the *Animal Management (Cats & Dogs) Act 2008* and the *Animal Care and Protection Act 2001* where applicable.
- (2) The obligations of the tenant at the end of the occupancy regarding the conditions of the premises include-
  - (a) if the carpets were cleaned to a certain standard at the start of the tenancy, the tenant must ensure the carpets are cleaned to the same standard, fair wear and tear excepted, at the end of the tenancy;
  - (b) if the property was free of pests at the start of the tenancy, the tenant must ensure the property meets the same standard at the end of the tenancy;
  - (c) repairing the tenant's intentional or negligent damage to the premises or inclusions;
  - (d) returning the swimming pool, filter and spa equipment (if any) to a clean condition with correct chemical levels having regard to their condition at the start of the tenancy;
  - (e) removing rubbish;
  - (f) replacing inclusions damaged during the tenancy having regard to their condition at the start of the tenancy, fair wear and tear excepted;
  - (g) mowing lawns, weeding gardens having regard to their condition at the start of the tenancy;
  - (h) remove all property other than that belonging to the lessor or on the premises at the start of the tenancy.
- (3) If the tenant does not meet the tenant's obligations at the end of the tenancy the lessor or the lessor's agent may pay for this to be done and claim the cost of doing so from the rental bond.

### 48 Photographs of the property during an inspection

- (1) The tenant consents to photographs being taken of the property during an inspection arranged by the lessor or the lessor's agent in accordance with section 192(1)(a), for the purposes of documenting the condition of the property at the time of the inspection.
- (2) For the sake of clarity, if any photographs taken during an inspection of the property show something belonging to the tenant, the lessor or lessor's agent must obtain the tenant's written consent in order to use the photographs in an advertisement for the property in accordance with section 203.

### 49 Locks and keys and remote controls

- (1) The lessor may claim from the tenant costs incurred by the lessor as a result of the tenant losing any key, access keycard or remote control relating to the premises which has been provided to the tenant (by the lessor, a body corporate or other person), including costs in connection with:
  - (a) replacing the key, access keycard or remote control; and
  - (b) gaining access to the premises.
- (2) The tenant acknowledges that the lessor's agent may retain a duplicate set of keys.
- (3) The tenant must return all keys, access keycards and/or any remote controls to the lessor or the lessor's agent at the end of the tenancy.

### 50 Early termination by tenant

If the tenancy is breached before the end of the tenancy specified in item 6 despite other provisions of this agreement the lessor may claim from the tenant-

- (a) the rent and service charges until the lessor re-lets the premises or the end of the tenancy as specified in item 6 whichever is the earlier; and

**INITIALS** (Note: initials not required if signed with Electronic Signature)

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## Special Terms *continued...*

*These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.*

- (b) the reasonable costs (including advertising costs) of re-letting and attempting to re-let the premises. (Sections 173(2) and 420).

### 51 Liability excluded

The tenant shall be liable for and shall indemnify and defend the lessor or the lessor's agent, its directors, officers, employees, and agents, from, and against, any and all losses, claims, demands, actions, suits (including costs and legal fees on an indemnity basis), and damages, including, but not limited to:

- (a) injury, bodily or otherwise, or death of any person, including the tenant or an approved occupant; or
- (b) loss, damage to, or destruction of, property whether real or personal, belonging to any person, including the tenant or an approved occupant;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

### 52 Lessor's insurance

- (1) If the lessor does have insurance cover the tenant must not do, or allow anything to be done, that would invalidate the lessor's insurance policy for the premises or increase the lessor's premium in relation to that policy.

- (2) The lessor may claim from the tenant -

- (a) any increase in the premium of the lessor's insurance; and
- (b) any excess on claim by the lessor on the lessor's insurance; and
- (c) any other cost and expenses incurred by the lessor;

as a direct or indirect result of the tenant's negligent acts or omissions or breach of this agreement or obligations under the Act.

### 53 Tenant's insurance

It is the tenant's and approved occupant's responsibility to adequately insure their own property and possessions.

### 54 Smoke alarm obligations

The tenant must-

- (1) Test each smoke alarm in the premises-
  - (a) at least once every 12 months; or
  - (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
    - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
    - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.
- (2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;
- (3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and
 

*Note:* In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.
- (4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:
  - (a) at least once every 12 months; or
  - (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this clause, such engagement shall be at the tenant/s' own cost and expense.
- (5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

### 55 Portable pool obligations

- (1) The tenant must-
  - (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
  - (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.
- (2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:
  - (a) Maintain and repair the portable pool at the tenant's own expense;
  - (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
  - (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
  - (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.
- (3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.

---

## Special Terms *continued...*

*These Special Terms have been adopted and approved by The Real Estate Institute of Queensland Ltd.*

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### **56 Electronic Signing**

- (1) Electronic Signature means an electronic method of signing that identifies the person and indicates their intention to sign this agreement;
- (2) If this agreement is signed by any party or the lessor's agent using an Electronic Signature, the tenant and the lessor:
  - (a) agree to enter into this agreement in electronic form; and
  - (b) consent to either, or both parties, or the lessor's agent signing this agreement using an Electronic Signature.

**INITIALS** (Note: initials not required if signed with Electronic Signature)

000020438724

## Annexure A

### Smoke Alarms and your legislative obligations as a tenant in Queensland

The Fire and Emergency Services Act 1990 requires that tenant/s clean and test all smoke alarms that are in their rental home. This must be done at least once during a twelve (12) month tenancy. The cleaning and testing of alarms by tenants applies to tenancies of 12 months or longer, or if your tenancy is, or becomes a periodic tenancy of 12 months or longer.

If a tenancy is less than 12 months, the Lessor is required to clean and test all alarms only if the tenancy is renewed. For example, you have a 6 month tenancy now, and an offer of renewal is provided in 6 months time and you accept, the Lessor has to have all alarms cleaned and tested. If the tenancy renewal is not offered or renewed, it then reverts to a periodic tenancy. The Lessor's obligation does not extend to this situation.

It is also a requirement that Tenants change the battery in any smoke alarm/s when it is flat, or almost flat. If you become aware that a smoke alarm has failed or is about to fail, other than because of a flat battery, please advise our agency immediately.

If you are unable to fulfil your legislative duties personally, our agency can supply a list of preferred contractors that can carry out the work for you at your expense. Or, if you prefer, you can appoint your own contractor. It is strongly recommended that you ensure that any contractors that are appointed on your own behalf carry adequate qualification (if required) and hold Public Liability insurance.

### Rent Arrears Procedure

Because we value your business, we like to keep you informed of our office procedure in the event a tenant fails to pay rent. Please find following the procedure that is adhered to within our office for rent arrears.

1-4 days in arrears      Courtesy call, sms or email reminder to our customer

8 days in arrears      RTA Form 11 Notice to Remedy Breach will be served on the tenant and a copy forwarded to the lessor for their records. This notice allows the tenant 7 days notice to remedy the breach.

Expiry of the Form 11      RTA Form 12 Notice to Lease will be served on the tenant to terminate the tenancy and a copy forwarded to the lessor for their records. The notice period for this form is 7 days.

Expiry of the Form 12      Customer is to handover possession of the property to the Agent. Failure to do so may result in the agent lodging an urgent tribunal application for termination/warrant of possession.

We encourage open lines of communication and urge you to contact us immediately if you are unable to meet your rental payment commitments at any stage of the tenancy.

### Tenant's Acknowledgement

In accordance with Section 58 of the Residential Tenancies and Rooming Accommodation Act 2008

The Tenant acknowledges that they have been given the Form 18a (General Tenancy Agreement) including all standard terms and any special terms, prior to entering into the General Tenancy Agreement.

The tenant/s were given the Form 18a prior to monies being paid for the property.

INITIALS (Note: initials not required if signed with Electronic Signature)

000020438724

3-1

# Atom SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Accountancy Fees (30100)</b>					
<u>Accountancy Fees (30100)</u>					
12/04/2022	MALLAS1 031445 TD		2,170.00	3-2	2,170.00 DR
12/04/2022	MALLAC1 031514 TD		253.00	3-3	2,423.00 DR
10/06/2022	032339 MALLAC2 TD		253.00	3-4	2,676.00 DR
			<b>2,676.00</b>		<b>2,676.00 DR</b>

**Total Debits: 2,676.00**

**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

The Trustees  
Atom SMSF  
31/302 Christine Avenue  
VARSITY LAKES QLD 4227

**Tax Invoice**  
**031445**  
  
Ref: MALLAS1  
5 April, 2022

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2021 including the following:-  - 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  - Preparation of Member's Statements  - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	2,272.73
Acc - 2170 Audit - 330	
2,272.73	
<b>GST: \$ 227.27</b>	
<b>Amount Due: \$ 2,500.00</b>	
<b>Please note that this invoice is now due.</b>	

*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**  
 Account Name Simmons Livingstone & Associates  
 BSB: 064 445 Account: 1052 7520  
 Ref: MALLAS1  
 Invoice: 031445  
 5 April, 2022  
**Amount Due: \$ 2,500.00**

**Credit Card** (Please indicate type)  Mastercard  Visa **Card CCV**

Card Number:

Cardholder ..... Signature ..... Expiry ...../.....

Liability limited by a scheme approved under Professional Standards Legislation



Alex & Tania Mallet  
Atom SMSF Pty Ltd  
31/302 Christine Avenue  
UNIVERSITY LAKES QLD 4227

**Tax Invoice**  
**031514**  
  
Ref: MALLAC1  
11 April, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> <li>Atom SMSF Pty Ltd</li> </ul> <p>The following gives details of the work undertaken:</p> <p><b>Atom SMSF Pty Ltd</b></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities &amp; Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	230.00
<b>Please note that this invoice is now due.</b>	
<b>GST: \$ 23.00</b> <b>Amount Due: \$ 253.00</b>	

*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"/> <b>(EFT) - Transfer to our account</b> Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MALLAC1 Invoice: 031514 11 April, 2022 <b>Amount Due: \$ 253.00</b>
<input type="checkbox"/> <b>Credit Card</b> (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		
Cardholder ..... Signature .....		Expiry ...../.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		



Alex & Tania Mallet  
Atom Property Pty Ltd  
43 Yodelay Street  
VARSITY LAKES QLD 4227

**Tax Invoice**  
**032339**  
  
Ref: MALLAC2  
31 May, 2022

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> <li>Atom Property Pty Ltd</li> </ul> <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 &amp; Investments Commission (ASIC):</p> <ul style="list-style-type: none"> <li>Attendance to ASIC company statements and review documentation on your behalf;</li> <li>Checking and comparison of your company information with ASIC registers;</li> <li>Preparation of annual company minutes as required by the Corporations Law;</li> <li>Attendance to address changes throughout the year;</li> <li>Provision of registered office address and maintenance of legislated ASIC opening hours;</li> <li>Assurance your company files are up to date and compliant with current Corporations Law and associated legislation;</li> <li>Acting as registered agent of the company.</li> </ul>	230.00
230.00	
Please note that this invoice is now due.	
<b>GST: \$</b>	23.00
<b>Amount Due: \$</b>	<b>253.00</b>

*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"/> <b>(EFT) - Transfer to our account</b> Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MALLAC2 Invoice: 032339 31 May, 2022 <b>Amount Due: \$ 253.00</b>
<input type="checkbox"/> <b>Credit Card</b> (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>		<input type="text"/> <input type="text"/> <input type="text"/>
Cardholder ..... Signature .....		Expiry ...../.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		

ATOM SMSF

4-1

Formation Costs

SLA Invoice 20195

\$2,000.00 establishment costs

Year

2021	400.00	1,600.00
2022	400.00	1,200.00
2023	400.00	800.00
2024	400.00	400.00
2025	400.00	0.00



**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:** 2 April 2022

**Recipient:** Atom Super Fund

**Address:** C/- PO Box 806, Oxenford QLD 4210

**Description of Services**

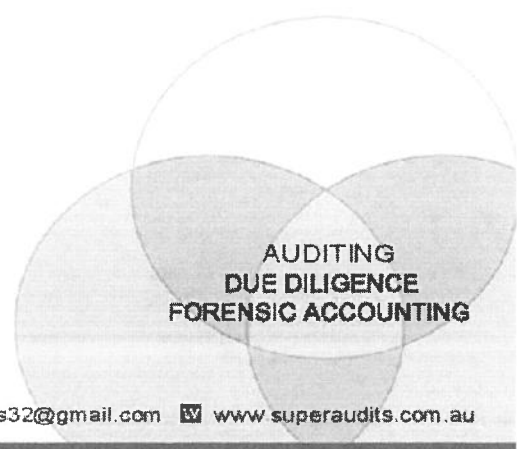
Statutory audit of the Atom Super Fund for the financial year ending 30 June 2021.

**Fee:** \$300.00

**GST:** \$30.00

**Total:** \$330.00

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.



6-1

# Atom SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>ASIC Fees (30800)</b>					
<u>ASIC Fees (30800)</u>					
10/06/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		276.00		276.00 DR
14/06/2022	BPAY TO AUSTRALIAN SECURITIES & INV BP		56.00		332.00 DR
			<b>332.00</b>		<b>332.00 DR</b>

6-2

6-5

**Total Debits: 332.00**  
**Total Credits: 0.00**



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

6-2

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

ATOM PROPERTY PTY LTD  
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L  
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 24 May 22

**ATOM PROPERTY PTY LTD**

ACN 650 427 099

Account No. 22 650427099

**Summary**

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$276.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	<b>\$0.00</b>
By 24 Jul 22	<b>\$276.00</b>

*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

**ATOM PROPERTY PTY LTD**

ACN 650 427 099

Account No: 22 650427099



22 650427099

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	<b>\$0.00</b>
By 24 Jul 22	<b>\$276.00</b>

*Payment options are listed on the back of this payment slip*



**Bill**er Code:17301  
**Ref:** 2296504270994



\*814 129 0002296504270994 45

# Transaction details:

page 2 of 2

6.3

	Transactions for this period	ASIC reference	\$ Amount
2022-05-24	Annual Review - Pty Co	4X0003896480B A	\$276.00
	<b>Outstanding transactions</b>		
2022-05-24	Annual Review - Pty Co	4X0003896480B A	\$276.00

---

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2296 5042 7099 445

### 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](http://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: 2296504270994**

**Telephone & Internet Banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



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Company: ATOM PROPERTY PTY LTD ACN 650 427 099

**Company details**

Date company registered 24-05-2021  
 Company next review date 24-05-2023  
 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**

43 YODELAY STREET , VARSITY LAKES QLD 4227

**Officeholders**

MALLET, ALEX SANDRO TEIXEIRA  
 Born 01-08-1969 at RIO DE JANEIRO BRAZIL  
 43 YODELAY STREET , VARSITY LAKES QLD 4227  
 Office(s) held: Director, appointed 24-05-2021

MALLET, TANIA REGINA  
 Born 31-08-1981 at PIANALTO BRAZIL  
 43 YODELAY STREET , VARSITY LAKES QLD 4227  
 Office(s) held: Director, appointed 24-05-2021  
 Secretary, appointed 24-05-2021

**Company share structure**

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

**Members**

MALLET , ALEX SANDRO TEIXEIRA		43 YODELAY STREET , VARSITY LAKES QLD 4227		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

MALLET , TANIA REGINA		43 YODELAY STREET , VARSITY LAKES QLD 4227		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

**Document history**

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

Received	Number	Form	Description	Status
25-05-2022	5EGE23708	484	CHANGE TO COMPANY DETAILS	Processed and imaged
25-05-2022	5EGE23709	484	CHANGE TO COMPANY DETAILS	Processed and imaged
24-05-2021	2EGU10581	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

6-5



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

ATOM SMSF PTY. LTD.  
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L  
PO BOX 806 OXENFORD QLD 4210

**INVOICE STATEMENT**

Issue date 07 Apr 22

**ATOM SMSF PTY. LTD.**

ACN 640 181 442

Account No. 22 640181442

**Summary**

Opening Balance	\$0.00
New items	\$56.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$56.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

**Please pay**

Immediately	<b>\$0.00</b>
By 07 Jun 22	<b>\$56.00</b>

*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**  
**ATOM SMSF PTY. LTD.**

ACN 640 181 442 Account No: 22 640181442



22 640181442

<b>TOTAL DUE</b>	<b>\$56.00</b>
<b>Immediately</b>	<b>\$0.00</b>
<b>By 07 Jun 22</b>	<b>\$56.00</b>

*Payment options are listed on the back of this payment slip*



**Bill**er Code: 17301  
**Ref:** 2296401814423



\*814 129 0002296401814423 80

6.6

## Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-04-07	Annual Review - Special Purpose Pty Co	3X9613315480P A	\$56.00
	<b>Outstanding transactions</b>		
2022-04-07	Annual Review - Special Purpose Pty Co	3X9613315480P A	\$56.00

---

### PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2296 4018 1442 380

#### 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](http://postbillpay.com.au) to pay by Mastercard or Visa

#### Mail

Mail this payment slip and cheque (do not staple) to ASIC,  
Locked Bag 5000, Gippsland Mail Centre VIC 3841

**Biller Code:** 17301  
**Ref:** 2296401814423

**Telephone & Internet Banking – BPAY\***  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



Company: ATOM SMSF PTY. LTD. ACN 640 181 442

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**Company details**

Date company registered 07-04-2020  
 Company next review date 07-04-2023  
 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**

43 YODELAY STREET , VARSITY LAKES QLD 4227

**Officeholders**

MALLET, ALEX SANDRO TEIXEIRA  
 Born 01-08-1969 at RIO DE JANEIRO BRAZIL  
 43 YODELAY STREET , VARSITY LAKES QLD 4227  
 Office(s) held: Director, appointed 07-04-2020

MALLET, TANIA REGINA  
 Born 31-08-1981 at PLANALTO BRAZIL  
 43 YODELAY STREET , VARSITY LAKES QLD 4227  
 Office(s) held: Director, appointed 07-04-2020  
 Secretary, appointed 07-04-2020

**Company share structure**

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

**Members**

MALLET , ALEX SANDRO TEIXEIRA		43 YODELAY STREET , VARSITY LAKES QLD 4227		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

MALLET , TANIA REGINA		43 YODELAY STREET , VARSITY LAKES QLD 4227		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	

**Document history**

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

Received	Number	Form	Description	Status
25-05-2022	5EGE23712	484	CHANGE TO COMPANY DETAILS	Processed and imaged
25-05-2022	5EGE23713	484	CHANGE TO COMPANY DETAILS	Processed and imaged
07-04-2020	1EGS05359	201	APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged



28th September 2022

Atom Smsf Pty Ltd Atf Atom Smsf  
43 Yodelay Street  
VARSITY LAKES QLD 4227

Dear Trustee

**2022 Annual Statement Insurance through Superannuation**  
**Policy number: 1844316**

We're pleased to provide an update about your policy for the year ended 30 June 2022.

Your Annual Statement contains a summary of your policy and details of your insurance benefits. This statement is for general information only and does not constitute an annual statement for the purposes of Section 1017D of the *Corporations Act 2001 (Cth)*.

**Important**

Please note that this statement outlines details of your insurance through superannuation only.

**Are your contact details up to date?**

The email address we have on file for you is alexstmallet@yahoo.com.au. If your email or any other contact details have changed, please let us know and we'll update them for you.

**More information**

If you have any questions or would like more information, please contact your financial adviser Samuel Young by phone on 07 5561 8800 or by email to sam@simmonsivingstone.com.au. You can also get in touch with us directly by phone on 1300 209 088, or by email to customerservice@tal.com.au.

Thank you for choosing TAL for your insurance needs.

Yours sincerely

TAL Customer Service

**POSTED**

**TAL Life Limited**

ABN 70 050 109 450 | AFSL 237848  
GPO Box 5380, Sydney NSW 2001  
Level 16, 363 George Street  
Sydney NSW 2000

**Customer Service**  
P 1300 209 088  
F 1300 351 133  
E customerservice@tal.com.au

W tal.com.au

**Superannuation****Annual Statement****1 July 2021 to 30 June 2022**

Life Insured	: Alex Sandro Teixeira Mallet	Commencement date	: 01/06/2020
Policy number	: 1844316		
Adviser	: Samuel Young		
Adviser number	: 81352		
Policy Owner	: Atom Smsf Pty Ltd Atf Atom Smsf		
Issuer	: TAL Life Limited		
AFSL	: 237848	ABN	: 70 050 109 450

**Insurance Benefits as at 30 June 2022**

Alex Sandro Teixeira Mallet's Benefits	\$
Death Sum Insured	468562.50
Total and Permanent Disablement Sum Insured	468562.50

**Summary**

	\$
Withdrawal Value as at 01/07/2021	0.00
Total Premiums and Rollovers	2238.06
Total Insurance Premiums	( 2238.06 )
Withdrawal Value as at 30/06/2022	0.00
Total Policy Fees (included in total insurance premiums paid)	84.81

**TAL Life Limited**ABN 70 050 109 450 | AFSL 237848  
GPO Box 5380, Sydney NSW 2001  
Level 16, 363 George Street  
Sydney NSW 2000**Customer Service**  
P 1300 209 088  
F 1300 351 133  
E customerservice@tal.com.au

W tal.com.au

**Superannuation****Annual Statement**

Life Insured : Alex Sandro Teixeira Mallet

Policy number : 1844316

**Transaction listing**

<b>Date</b>	<b>Transaction</b>	<b>Amount</b> \$
01/06/2022	Premium	2238.06
01/06/2022	Insurance Premium	( 2238.06 )

## **Important information**

This statement has been prepared by TAL Life Limited, ABN 70 050 109 450 (TAL). It outlines the value of the benefits that your insurance provided as at 30 June 2022 and the transactions that occurred during the prior twelve month period. This statement is for information purposes and should be read in conjunction with the disclosure documents you received when you commenced this insurance.

TAL has taken reasonable care in preparing this statement but reserves the right to make amendments in the event of an error. The information contained within this statement is of a general nature only and does not take into account your particular objectives, financial situation and needs. You should obtain appropriate independent financial and tax advice and read the Product Disclosure Statement (or, if applicable, other disclosure documents) before making a decision about your insurance.

### **Your insurance benefits**

TAL allows you the flexibility to alter your insurance benefits as your personal circumstances change. You should seek advice from your financial adviser about the appropriate level of insurance cover for your individual circumstances.

### **Assets of the fund**

Under superannuation law you should be aware that assets of the self-managed superannuation fund (SMSF) remain the responsibility of the trustee of the SMSF and should be kept separate from your personal assets.

We act on instructions from the trustee of your SMSF in relation to the life risk policies insured.

### **Additional explanation of policy fees and costs**

For full details on the fees, expenses and charges applicable to your insurance cover, please refer to the disclosure documents.

### **Withdrawal value**

This statement relates to your life insurance which does not acquire a withdrawal value. If you terminate this insurance at any time (when you are not eligible to make a claim) no cash value will be payable.

### **Complaints**

If you have an issue or complaint, please contact our Customer Service Team on 1300 209 088, Monday to Friday, between 8.00am - 7.00pm (AEST/AEDT). Alternatively, you may wish to address your complaint in writing to:

Mail: Internal Dispute Resolution, GPO BOX 5380, Sydney NSW 2001  
Email: [IDRcomplaints@tal.com.au](mailto:IDRcomplaints@tal.com.au)

We aim to resolve all complaints quickly and fairly. If you are not satisfied with our final response to your complaint, or you have not received our final response to your complaint within 45 days or 90 days in relation to death benefit distributions of the date we received your complaint, you may lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA is an external dispute resolution scheme that provides a fair and independent complaint resolution service that is free to consumers:

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

Phone: 1800 931 678 (free call within Australia)

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

Time limits may apply to complain to AFCA, so you should act quickly. Please consult the AFCA website, or call them, to find out if or when the time limit relevant to your circumstances expires. AFCA has authority to hear certain complaints and can advise if they can assist you.

### **Your privacy**

In this section, the words 'we' and 'our' refer to both TAL and the Trustee.

The way in which we collect, secure, hold, use and disclose personal and sensitive information (your information) is explained in our privacy policies. These policies can be obtained online at [www.tal.com.au/privacy-policy](http://www.tal.com.au/privacy-policy) (all policies) and [www.mercer.com.au/privacy.html](http://www.mercer.com.au/privacy.html) (TAL Super policies only) or by contacting us.

If you have any questions about the way in which your information is managed, or would like a paper copy of our privacy policies, please contact us by phone on 1300 209 088 or by email to [customerservice@tal.com.au](mailto:customerservice@tal.com.au).

### **Contacting TAL**

If you have any questions or would like more information about your TAL product, you can contact us by phone on 1300 209 088 or by email to [customerservice@tal.com.au](mailto:customerservice@tal.com.au). You can also write to us at TAL Life Limited, GPO Box 5380 Sydney NSW 2001.

If you have a question specific to your individual circumstances, please contact your financial adviser. If you do not have a financial adviser, please call us and we'll put you in touch with one.

28th September 2022

Atom Smsf Pty Ltd Atf Atom Smsf  
43 Yodelay Street  
VARSITY LAKES QLD 4227

Dear Trustee

**2022 Annual Statement Insurance through Superannuation**  
**Policy number: 1844317**

We're pleased to provide an update about your policy for the year ended 30 June 2022.

Your Annual Statement contains a summary of your policy and details of your insurance benefits. This statement is for general information only and does not constitute an annual statement for the purposes of Section 1017D of the *Corporations Act 2001 (Cth)*.

**Important**

Please note that this statement outlines details of your insurance through superannuation only.

**Are your contact details up to date?**

The email address we have on file for you is alexstmallet@yahoo.com.au. If your email or any other contact details have changed, please let us know and we'll update them for you.

**More information**

If you have any questions or would like more information, please contact your financial adviser Samuel Young by phone on 07 5561 8800 or by email to sam@simmonsivingstone.com.au. You can also get in touch with us directly by phone on 1300 209 088, or by email to customerservice@tal.com.au.

Thank you for choosing TAL for your insurance needs.

Yours sincerely

TAL Customer Service

**POSTED**

**TAL Life Limited**

ABN 70 050 109 450 | AFSL 237848  
GPO Box 5380, Sydney NSW 2001  
Level 16, 363 George Street  
Sydney NSW 2000

**Customer Service**

**P** 1300 209 088  
**F** 1300 351 133  
**E** customerservice@tal.com.au

**W** tal.com.au

## Superannuation

### Annual Statement

1 July 2021 to 30 June 2022

Life Insured	: Tania Regina Mallet	Commencement date	: 01/06/2020
Policy number	: 1844317		
Adviser	: Samuel Young		
Adviser number	: 81352		
Policy Owner	: Atom Smsf Pty Ltd Atf Atom Smsf		
Issuer	: TAL Life Limited		
AFSL	: 237848	ABN	: 70 050 109 450

### Insurance Benefits as at 30 June 2022

Tania Regina Mallet's Benefits	\$
Death Sum Insured	468562. 50
Total and Permanent Disablement Sum Insured	468562. 50

### Summary

	\$
Withdrawal Value as at 01/07/2021	0. 00
Total Premiums and Rollovers	442. 42
Total Insurance Premiums	( 442. 42 )
Withdrawal Value as at 30/06/2022	0. 00
Total Policy Fees (included in total insurance premiums paid)	0. 00

#### TAL Life Limited

ABN 70 050 109 450 | AFSL 237848  
 GPO Box 5380, Sydney NSW 2001  
 Level 16, 363 George Street  
 Sydney NSW 2000

**Customer Service**  
 P 1300 209 088  
 F 1300 351 133  
 E customerservice@tal.com.au

W tal.com.au

**Superannuation****Annual Statement**

Life Insured : Tania Regina Mallet

Policy number : 1844317

**Transaction listing**

<b>Date</b>	<b>Transaction</b>	<b>Amount</b> \$
01/06/2022	Premium	442.42
01/06/2022	Insurance Premium	( 442.42 )



## **Important information**

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### **Assets of the fund**

Under superannuation law you should be aware that assets of the self-managed superannuation fund (SMSF) remain the responsibility of the trustee of the SMSF and should be kept separate from your personal assets.

We act on instructions from the trustee of your SMSF in relation to the life risk policies insured.

### **Additional explanation of policy fees and costs**

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Mail: Internal Dispute Resolution, GPO BOX 5380, Sydney NSW 2001  
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We aim to resolve all complaints quickly and fairly. If you are not satisfied with our final response to your complaint, or you have not received our final response to your complaint within 45 days or 90 days in relation to death benefit distributions of the date we received your complaint, you may lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA is an external dispute resolution scheme that provides a fair and independent complaint resolution service that is free to consumers:

Online: [www.afca.org.au](http://www.afca.org.au)

Email: [info@afca.org.au](mailto:info@afca.org.au)

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If you have any questions about the way in which your information is managed, or would like a paper copy of our privacy policies, please contact us by phone on 1300 209 088 or by email to [customerservice@tal.com.au](mailto:customerservice@tal.com.au).

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If you have a question specific to your individual circumstances, please contact your financial adviser. If you do not have a financial adviser, please call us and we'll put you in touch with one.

Atom SMSF  
General Ledger



As at 30 June 2022

9-1

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Council Rates (41960)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
20/10/2021	T/up settlement adjustments Rates \$512.18 Water -\$186.45 Land tax \$1889.15		512.18		512.18 DR
20/10/2021	T/up settlement adjustments Rates \$512.18 Water -\$186.45 Land tax \$1889.15			186.45	325.73 DR
15/02/2022	BPAY TO LOGAN CITY RATES BP		838.42		1,164.15 DR
17/05/2022	BPAY TO LOGAN CITY RATES BP		1,030.56		2,194.71 DR
			<b>2,381.16</b>	<b>186.45</b>	<b>2,194.71 DR</b>
<b>Property Expenses - Insurance Premium (41980)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
01/10/2021	BPAY TO DEFT INSURANCE BP		1,857.44		1,857.44 DR
18/10/2021	Insurance House Ins House Insight 50			1,722.71	134.73 DR
19/10/2021	BPAY TO DEFT INSURANCE BP		1,350.19		1,484.92 DR
			<b>3,207.63</b>	<b>1,722.71</b>	<b>1,484.92 DR</b>
<b>Property Expenses - Interest on Loans (42010)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
25/11/2021	Regular interest charge		1,312.65		1,312.65 DR
25/12/2021	Regular interest charge		1,268.04		2,580.69 DR
25/01/2022	Interest		1,307.96		3,888.65 DR
25/02/2022	Interest		1,305.28		5,193.93 DR
25/03/2022	Interest		1,177.04		6,370.97 DR
25/04/2022	Interest		1,300.64		7,671.61 DR
25/05/2022	Interest		1,276.67		8,948.28 DR
25/06/2022	Interest		1,415.41		10,363.69 DR
			<b>10,363.69</b>		<b>10,363.69 DR</b>
<b>Property Expenses - Land Tax (42020)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
20/10/2021	T/up settlement adjustments Rates \$512.18 Water -\$186.45 Land tax \$1889.15		1,889.15		1,889.15 DR
			<b>1,889.15</b>		<b>1,889.15 DR</b>
<b>Property Expenses - Repairs Maintenance (42060)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
30/06/2022	T/up agent statement		174.46		174.46 DR
			<b>174.46</b>		<b>174.46 DR</b>
<b>Property Expenses - Stationery, Phone and Postage (42090)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
30/06/2022	T/up agent statement		44.00		44.00 DR
			<b>44.00</b>		<b>44.00 DR</b>
<b>Property Expenses - Sundry Expenses (42110)</b>					
<u>12 Denali Street, Holmview QLD, Australia (12Denali)</u>					
30/06/2022	T/up agent statement		300.00		300.00 DR

9-2

# Atom SMSF General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
			300.00		300.00 DR
<b>Property Expenses - Borrowing costs (42200)</b>					
	12 Denali Street, Holmview QLD, Australia (12Denali)				
30/06/2022	Write off 2022 year borrowing costs		53.33		53.33 DR
			53.33		53.33 DR

**Total Debits: 18,413.42**

**Total Credits: 1,909.16**

# Rate Notice

January - March 2022

Logan City Council ABN 21627 796 435



154510/A/020962

D-041

**ATOM PROPERTY PTY LTD**  
 31/302 Christine Ave  
 VARSITY LAKES QLD 4227

**Assessment number** 11188799

**Billing period** 01 Jan 2022 - 31 Mar 2022

**Issue date** 14 Jan 2022

**Due date** 18 Feb 2022

**Amount if paid on or before 18 Feb 2022** \$838.42

**Amount if paid after 18 Feb 2022** \$865.10

Compounding interest of 8.03% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on plan	Rating category	Rateable valuation
12 Denali Street, HOLMVIEW QLD 4207	Lot 47 SP 302728	Residential 2	\$192,500

## Summary of charges

Balance brought forward	\$	20.86
Council rates and charges	\$	533.25
State government charges	\$	57.45
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	253.54
<b>Total amount (inc. brought forward amount)</b>	<b>\$</b>	<b>865.10</b>
<b>Less council discount for prompt payment</b>	<b>\$</b>	<b>26.68 CR</b>
<b>Amount payable if paid by 18 Feb 2022</b>	<b>\$</b>	<b>838.42</b>

### Go paperless!

Register now to receive your next rate notice delivered directly to your inbox.



[myportal.logan.qld.gov.au](http://myportal.logan.qld.gov.au)

### Having trouble paying your rates?

If you are experiencing financial hardship, contact Council to discuss a payment plan.

Rate notice information was processed as at 5 Jan 2022

See over the page for a breakdown and more payment options

 <b>Payment online</b>  Use your credit or debit card to pay 24 hours, 7 days per week <b>Ref No: 1118 8799</b> <a href="http://logan.qld.gov.au/online-payment">logan.qld.gov.au/online-payment</a>	 <b>Payment by Bpay</b>  <b>Bill Code: 17392</b> <b>Ref: 5 1118 8799</b> <b>Telephone &amp; Internet Banking - BPAY®</b> <small>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a></small>	 <b>Payment by phone</b> <b>Bill Code: 17392</b> <b>Ref: 5 1118 8799</b> Phone <b>1300 276 468</b> or from overseas <b>+61 1300 276 468</b>	 <b>Payment at Australia Post</b>   *0459 11188799 <small>Minimum payment \$50.00 unless the amount shown on the current rate notice is less.</small>
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Breakdown of January to March 2022 rates and charges	Amount	Total
<b>Council rates and charges</b>		
General Rate - Residential 2	\$ 298.75	
Garbage Charge - 240W+140R or 240R or 360R	\$ 73.50	
Supplementary Garbage Charge	\$ 39.95	
Environmental Charge	\$ 20.10	
Community Services Charge	\$ 100.95	\$ 533.25
<b>State government charges</b>		
State Emergency Levy Group 2	\$ 57.45	\$ 57.45
<b>Water and wastewater (sewerage) charges</b>		
Water Service Charge - Res	\$ 75.54	
Wastewater (Sewerage) Charge	\$ 178.00	\$ 253.54
<b>Total rates and charges for January to March 2022</b>		<b>\$ 844.24</b>

Council will receive an annual payment of **\$11,006,819** from the State Government to mitigate any direct impacts of the waste levy on households.

## Council contact details

### Logan City Council Administration Centre and Customer Service Centres

150 Wembley Rd, Logan Central

Postal Address:

PO Box 3226, Logan City DC Qld 4114

Open: 8am–5pm Monday to Friday (AEST)

Rates enquiries: **07 3412 5230**

Email: **council@logan.qld.gov.au**

Website: **logan.qld.gov.au**

### Beenleigh Customer Service

105 George St, Beenleigh

(Cnr of George St and City Rd)

Open: 8am–4.45pm Monday to Friday (AEST)

### Jimboomba Customer Service

18–22 Honora St, Jimboomba

Open: 8am–4.45pm Monday to Friday (AEST)

Council offices are closed on public holidays

## Other ways to pay your rates



### In person

**Logan City Council Administration Centre or Customer Service Centres**

cash; cheque; money order; debit card; credit card

### AusPost app

Download the Australia Post app available on the App Store or Google Play. Use the app to pay your rates.



### Direct debit

To arrange automatic payment from your bank account, visit [logan.qld.gov.au/rates/payment-options](http://logan.qld.gov.au/rates/payment-options). Your application must be received at least seven days before the next due date. **NOTE:** Direct Debit can not be set up on a credit card account.



### By mail

Make your cheque or money order payable to Logan City Council and post it with details of your property address and rates assessment number to the postal address on this page.

## Water and Wastewater Account Information

Distribution and retail charges for the period **01/01/2022 to 31/03/2022** have been totalled and are detailed below

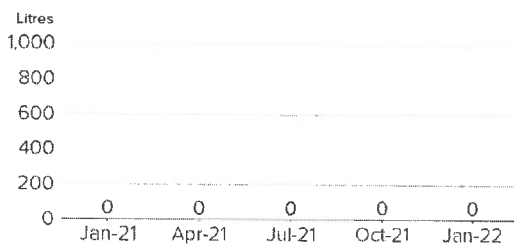
Property location	Lot on plan
12 Denali Street, HOLMVIEW QLD 4207	Lot 47 SP 302728

### Local Government Distribution and Retail Charges

Water Service Charge - Res - amount charged to maintain the water network	\$	75.54
Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network	\$	178.00
	<b>\$</b>	<b>253.54</b>

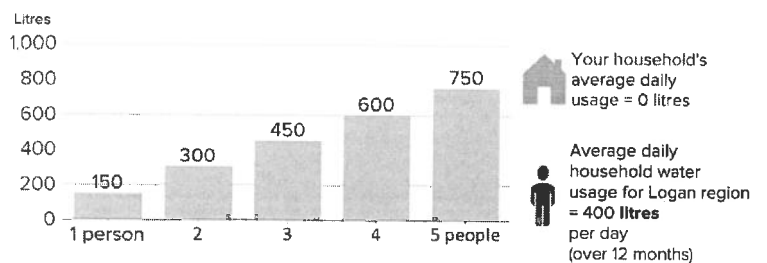
## Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit: [rta.qld.gov.au](http://rta.qld.gov.au) and search for 'Water charging fact sheet'.

You are using more water than the average Logan household, there are many simple ways for you to use less water. Check out our water saving tips on the next page to see how small changes can make a big difference.

# Rate Notice

April - June 2022

Logan City Council ABN 21 627 796 435



155095/A/078635

D-041

**ATOM PROPERTY PTY LTD**  
 43 Yodelay St  
 VARSITY LAKES QLD 4227

**Assessment number** 11188799

**Billing period** 01 Apr 2022 - 30 Jun 2022

**Issue date** 14 Apr 2022

**Due date** **20 May 2022**

**Amount if paid on or before 20 May 2022** **\$1,030.56**

**Amount if paid after 20 May 2022** **\$1,055.24**

Compounding interest of 8.03% pa is charged daily on rates and charges which remain unpaid 7 days after the rate notice due date.

Property location	Lot on plan	Rating category	Rateable valuation
12 Denali Street, HOLMVIEW QLD 4207	Lot 47 SP 302728	Residential 2	\$192,500

## Summary of charges

Balance brought forward	\$	0.00
Council rates and charges	\$	493.30
State government charges	\$	57.45
Water and wastewater (sewerage) charges This total consists of services and usage charges, refer to page 3	\$	504.49
<b>Total amount (inc. brought forward amount)</b>	<b>\$</b>	<b>1,055.24</b>
<b>Less council discount for prompt payment</b>	<b>\$</b>	<b>24.68 CR</b>
<b>Amount payable if paid by 20 May 2022</b>	<b>\$</b>	<b>1,030.56</b>

Rate notice information was processed as at 6 Apr 2022

### Go paperless!

Register now to receive your next rate notice delivered directly to your inbox.



[myportal.logan.qld.gov.au](http://myportal.logan.qld.gov.au)

### Thank you!

Thank you for keeping your rates payments up to date.

### Increased water usage

Your average daily water usage is higher than the previous period. See pages 3 & 4 for more information and for tips on how to save water.

**See over the page for a breakdown and more payment options**

 <b>Payment online</b>  Use your credit or debit card to pay 24 hours, 7 days per week <b>Ref No: 1118 8799</b> <a href="http://logan.qld.gov.au/online-payment">logan.qld.gov.au/online-payment</a>	 <b>Payment by Bpay</b>  <b>Billers Code: 17392</b> <b>Ref: 5 1118 8799</b> <b>Telephone &amp; Internet Banking - Bpay®</b> <small>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</small>	 <b>Payment by phone</b> <b>Billers Code: 17392</b> <b>Ref: 5 1118 8799</b> Phone <b>1300 276 468</b> or from overseas <b>+61 1300 276 468</b>	 <b>Payment at Australia Post</b>   <b>*0459 11188799</b> <small>Minimum payment \$50.00 unless the amount shown on the current rate notice is less.</small>
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10-5

Breakdown of April to June 2022 rates and charges	Amount	Total
<b>Council rates and charges</b>		
General Rate - Residential 2	\$ 298.75	
Garbage Charge - 240W+140R or 240R or 360R	\$ 73.50	
Environmental Charge	\$ 20.10	
Community Services Charge	\$ 100.95	\$ 493.30
<b>State government charges</b>		
State Emergency Levy Group 2	\$ 57.45	\$ 57.45
<b>Water and wastewater (sewerage) charges</b>		
Water Service Charge - Res	\$ 75.54	
Wastewater (Sewerage) Charge	\$ 178.00	
Water Usage	\$ 250.95	\$ 504.49
<b>Total rates and charges for April to June 2022</b>		<b>\$ 1,055.24</b>

Council will receive an annual payment of \$11,006,819 from the State Government to mitigate any direct impacts of the waste levy on households.

### Council contact details

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### Other ways to pay your rates



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cash; cheque; money order; debit card; credit card

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#### Direct debit

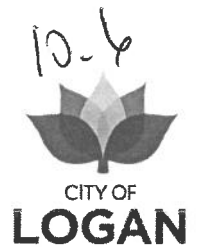
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# Water and Wastewater Account Information



Distribution and retail charges for the period **01/04/2022 to 30/06/2022** have been totalled and are detailed below

Property location	Lot on plan
12 Denali Street, HOLMVIEW QLD 4207	Lot 47 SP 302728

### Local Government Distribution and Retail Charges

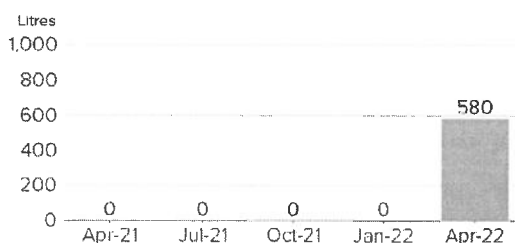
Water Service Charge - Res - amount charged to maintain the water network	\$	75.54
Wastewater (Sewerage) Charge - amount charged to maintain the wastewater network	\$	178.00
Water Usage	\$	250.95
	<b>\$</b>	<b>504.49</b>

Meter No.	Previous read date	Previous meter reading	Current read date	Current meter reading	Usage	No. of days	Avg. daily usage (kL)
21V003007	01 Oct 2021	0	11 Jan 2022	59	59	102	0.578
Council Water Usage Charge			59.00 @ 1.0224 per kl			\$	60.32
State Govt Bulk Water Charge			59.00 @ 3.2310 per kl			\$	190.63
						<b>\$</b>	<b>250.95</b>

**Water usage detail** (PLEASE NOTE: Meters that have zero usage during the period are not shown)

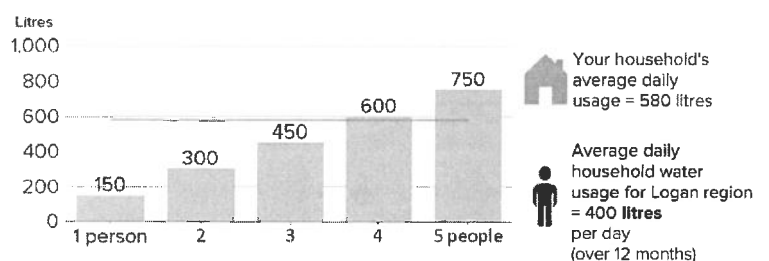
## Your water usage comparison

Compare your average daily usage over time



1 kilolitre = 1,000 litres

Compare your current daily usage with others in the Logan region



Please refer to the RTA for advice on the charges that can be passed on to tenants. Visit: [rta.qld.gov.au](http://rta.qld.gov.au) and search for 'Water charging fact sheet'.

You are using more water than the average Logan household, there are many simple ways for you to use less water. Check out our water saving tips on the next page to see how small changes can make a big difference.

**TAX INVOICE I4221480**

Atom Property Pty. Ltd.  
C/- Oliver Hume RE Group (Qld)  
PO Box 1447  
BROADBEACH QLD 4218

Invoice Date : 16.10.2021  
Client Number : EBM RCP AH476  
Invoice Ref : I4221480 Cover No : 1500817/000  
Class : RentCover Platinum  
Placement with/by : Various Insurers  
Period : 01.11.2021 to 01.11.2022  
Agent Name : Oliver Hume Real Estate Group (Qld)

Premium 1,084.61  
Stamp Duty 107.38  
Admin Fee 45.22  
SubTotal Excl. GST 1,237.21  
GST Total 112.98  
**Total Amount \$ 1,350.19**

**TRANSACTION DESCRIPTION**

\*\* NEW COVER \*\*

INSURED  
Atom Property Pty. Ltd.

PROPERTY INSURED  
12 Denali Street HOLMVIEW

----- cut here -----

**PAYMENT OPTIONS (our credit terms are 30 days)**

Client Number : EBM RCP AH476 Client Name : Atom Property Pty. Ltd.  
Invoice No : I4221480 Cover No : 1500817/000 Brief Description: 12 Denali Street HOLMVIEW  
Agent Name : Oliver Hume Real Estate Group (Qld) Agent Code : OH01/OH01



Billor Code: 20362  
Reference: 4027 4330 1540 95845

**Total Amount \$ 1,350.19**

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



\*498 402743 30154095845



**COVER SUMMARY**

<b>CLIENT</b>	<b>PLACEMENT WITH/BY</b>	16.10.21
Alex Mallet Atom Property Pty. Ltd. C/- Oliver Hume RE Group (Qld) PO Box 1447 BROADBEACH QLD 4218	Various Insurers	

<b>CLASS OF RISK</b>	<b>PERIOD OF INSURANCE</b>
RentCover Platinum  Policy No : 34-PL20146-HHH	From: 1st November 2021 To : 1st November 2022 at 4.00pm Local Time  Our Ref : EBM RCP AH476 1500817/000

**COVER SUMMARY** This summary is not a policy document and is only an outline of the cover. The terms, conditions and limitations of the Insurer's policy shall prevail at all times.

RENTCOVER SECTION:	243.88
BUILDING & CONTENTS SECTION:	1,056.57
	-----
Broker Fee	49.74
Total Premium	1,350.19
	=====

**INSURED DETAILS:**

INSURED : Atom Property Pty. Ltd.  
SITUATION : 12 Denali Street HOLMVIEW  
POSTCODE : 4207  
DWELLINGS : 1  
CONSTRUCTION: Brick  
YEAR BUILT : 2021  
MORTGAGEE : Perpetual Corporate Trust Limited

**RENTCOVER SECTION:**

POLICY DETAILS

11-3

**COVER SUMMARY**

For full details of cover, please refer to the PDS and Policy Wording

Section 1 : Cover for your Premises and Contents (Fixtures & Fittings)  
- Tenant and Accidental Damage

Sum Insured: \$ 65,000

Excesses : Section 1  
Malicious damage by tenant \$400 per claim  
Theft by tenant \$400 per claim  
Accidental damage \$400 per event

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency HAWTHORN EAST VIC 3123	34-AG48632-SRP	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

**BUILDING & CONTENTS SECTION:**

Section 2 : Cover for your Premises - Insured Events

Sum Insured: \$ 400,000

Section 3 : Cover for your Contents - Insured Events

Sum Insured: \$ 65,000

Accidental & Malicious Damage by Tenant to Non-Fixed Contents Not Insured

Excesses : Sections 2 and 3  
Earthquake or Tsunami \$250 per event  
Cyclone \$500 per event  
all other claims \$200 per event

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency HAWTHORN EAST VIC 3123	34-PL20146-HHH	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

**SPECIAL ENDORSEMENTS:**

Section 4 : Cover for Rent and legal Expenses

Sum Insured  
Up to \$1,500 per week loss of rent

11-4

**COVER SUMMARY**

Legal Expenses  
Up to \$5,000

Section 5 : Cover for your Legal Liability - Property owners

Limit of Liability  
\$30,000,000 any one occurrence plus approved legal costs

Section 6 : Cover for your Taxation Audit

Sum Insured  
1) Up to \$1,000 any one audit  
2) Up to \$2,000 any one policy period  
3) Up to \$4,000 in total for all policies you have insured with us.

Excesses : Sections 4, 5 and 6  
Nil excess applicable

Special Extension : Domestic Workers Compensation included, Western Australia only, As Per Act and Common Law

Special Notice : Please note that we have placed, renewed or varied this policy of insurance under an authority given to us by the Insurers and will therefore be effecting the contract as agents of the Insurers and not as your agent.

Bushfire Notice : There will be no cover provided under this policy in respect to any loss or damage arising out of or in connection with bush fires for a period of 72 hours from:

- the commencement date of this insurance (if a new policy);
- or
- the date any additional covers or increases in sums insured or loss limits added by endorsements.

Policy Wording : QM2178-0221

**Premium Details :**

Premium	1,084.61
Stamp Duty	107.38
Broker Fee	45.22
GST	112.98
<b>TOTAL</b>	<b>1,350.19</b>

11-5



**GENERAL ADVICE NOTICE**

<b>CLIENT</b>	<b>PLACEMENT WITH/BY</b>	<b>16.10.21</b>
Alex Mallet Atom Property Pty. Ltd. C/- Oliver Hume RE Group (Qld) PO Box 1447 BROADBEACH QLD 4218	Various Insurers	
<b>Your account is managed by:</b> UNIT23 Queensland		

<b>CLASS OF RISK</b>	<b>PERIOD OF INSURANCE</b>
RentCover Platinum	From: 1st November 2021 To : 1st November 2022 at 4.00pm Local Time
Policy No : 34-PL20146-HHH	Our Ref : EBM RCP AH476 1500817/000/01

**GENERAL ADVICE NOTICE**

In respect to this transaction, we have provided general advice only and not personal advice. In giving this advice we have not taken into account your personal circumstances, objectives, financial situation or needs.

Please read the policy documentation, including any Product Disclosure Statement to ensure the policy satisfies your requirements.

If you have any queries or require a copy of the Product Disclosure Statement or our Financial Services Guide, please contact your EBM Account Manager or Representative.



Insurance House Pty Ltd  
390 High St  
Echuca VIC 3564

11-6  
Ph: 03 5483 1066  
Fax: 1800 636 221  
insurancehouse.com.au

Alex Mallet  
Unit 31  
302 Christione Avenue  
VARSITY LAKES QLD 4227

**Relationship manager:** Carol Cartwright  
Phone: 0354831037  
Mobile: 0400 105 545  
Email: carol.cartwright@ihgroup.com.au

## RECEIPT

Tran. Number	Tran. Date	Class of Risk	Policy Number	Payment Method	Amount
425290	04-Oct-2021	Landlords Insurance	06L4400197	DEFT	\$1,857.44
<b>Total</b>					<b>\$1,857.44</b>
					RECEIPT TOTAL



Alex Mallet  
Unit 31  
302 Christione Avenue  
VARSITY LAKES QLD 4227Relationship Manager: Carol Cartwright  
Mobile: 0400 105 545  
Email: carol.cartwright@ihgroup.com.au

## Cancellation Tax Invoice

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Thank you for your advice that you require the cancellation of your insurance policy.

We confirm that we have transacted this request and the details are set out below for your reference.

Should you wish to reinstate cover, or we can assist you with any other insurance requirements, please do not hesitate to ask as we are more than happy to facilitate.

Invoice Date 15/10/2021  
Invoice No 434227  
Policyholder Atom Property Pty Ltd  
Class of policy Landlords Insurance  
Policy Number 06L4400197  
Policy of Insurance 01/10/2021 to 01/10/2022  
Effective Date 15/10/2021  
Insurer Insurance Aust Limited (t/as CGU)

Summary Cancellation of insurance for 12 Denali Street Holmview QLD 4207

Insurance House are proudly supporting Free 3D Hands.  
Free 3D Hands design & print assistive devices for people living with a hand difference, many of whom are kids, and give them away for free.  
To learn more or to donate directly visit [www.free3Dhands.org](http://www.free3Dhands.org)

Premium	-\$1,436.79
Underwriter Fee	\$0.00
F & ES Levy	\$0.00
Stamp Duty	-\$142.24
Broker Fee	\$0.00
GST	-\$143.68
<b>TOTAL</b>	<b>-\$1,722.71</b>



STEADFAST LANDLORDS RESIDENTIAL INSURANCE

Reason for Cancellation - Insured elsewhere

Insured Name(s) - Atom Property Pty Ltd

INTERESTED PARTIES:

Name	Nature of Interest
Perpetual Corporate Trust Limited	First Mortgage - 12 DENALI ST HOLMVIEW, QLD 4207

Situation 1 - 12 DENALI ST, HOLMVIEW, QLD 4207

	SUM INSURED
	-----
BUILDINGS	CANCELLED
LOSS OF RENT	CANCELLED
RENT DEFAULT AND THEFT BY A TENANT	CANCELLED
LIABILITY	CANCELLED

-----  
 IMPORTANT NOTICE  
 -----

12-1

ATOM SMSF

Borrowing costs

\$400.00 Better Mortgage loan  
commencement date

25/10/2021

Year

2022	53.33	346.67
2022	80.00	266.67
2023	80.00	186.67
2024	80.00	106.67
2025	80.00	26.67
2026	26.67	0.00

POSTED



# Macquarie Cash Management Account

MACQUARIE BANK LIMITED  
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310  
transact@macquarie.com  
www.macquarie.com.au

GPO Box 2520  
Sydney, NSW 2001



ATOM SMSF PTY LTD  
31/302 CHRISTINE AVENUE  
VARSITY LAKES QLD 4227

1 Shelley Street  
Sydney, NSW 2000

account balance **\$39,527.81**  
as at 31 Dec 21

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			26,024.40
02.07.21	Deposit SMA OPERATIONS SMA00389568		189,393.88	215,418.28
08.07.21	Deposit QUICKSUPER QUICKSPR3001606200		407.34	215,825.62
20.07.21	Deposit SuperChoice P/L PC06C009-6075896		1,185.27	217,010.89
22.07.21	Deposit QUICKSUPER QUICKSPR3010925637		398.93	217,409.82
05.08.21	Deposit QUICKSUPER QUICKSPR3019879426		399.36	217,809.18
19.08.21	Deposit SuperChoice P/L PC06C009-6087618		1,247.65	219,056.83
19.08.21	Deposit QUICKSUPER QUICKSPR3029057438		399.36	219,456.19
08.09.21	Deposit QUICKSUPER QUICKSPR3041618987		399.36	219,855.55
08.09.21	Funds transfer TRANSACT FUNDS TFR TO BETTER MORTGAGE MA	400.00		219,455.55
16.09.21	Deposit QUICKSUPER QUICKSPR3047130003		399.36	219,854.91
24.09.21	Deposit SuperChoice P/L PC200921-164057835		1,247.65	221,102.56

## how to make a transaction

online  
Log in to [www.macquarie.com.au/personal](http://www.macquarie.com.au/personal)

by phone  
Call 133 275 to make a phone transaction

transfers from another bank account  
Transfer funds from another bank to this account:  
BSB 182 512  
ACCOUNT NO. 967892860

deposits using BPay  
From another bank



Bill code: 667022  
Ref: 967 892 860

continued on next

13-2



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

transaction	description	debits	credits	balance
20.12.21	Direct debit Origin MMS 49374862-400092022	456.62		37,680.68
21.12.21	Deposit SuperChoice P/L PC151221-149005374		1,247.65	38,928.33
23.12.21	Deposit QUICKSUPER QUICKSPR3111692007		454.31	39,382.64
29.12.21	Direct debit Origin MMS 49487918-400092022	456.62		38,926.02
31.12.21	Deposit Oliver Hume Real 12 Denali Street H		601.79	39,527.81
	CLOSING BALANCE AS AT 31 DEC 21	195,651.56	209,154.97	39,527.81

\* Stepped interest rates for the period 1 July to 31 December: balances \$0.00 to \$4,999.99 earned 0.00%  
balances \$5,000.00 and above earned 0.00% pa (184 days)



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
YOUNG SAMUEL J SLG FINANCIAL SERVICES	Enquiry authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

### Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

### We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

### About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at [macquarie.com.au](http://macquarie.com.au) or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to [macquarie.com.au/feedback-and-complaints](http://macquarie.com.au/feedback-and-complaints).

### Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

### Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

### Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit [help.macquarie.com](http://help.macquarie.com)

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



The Apple logo is a trademark of Apple Inc, registered in the U.S. and other countries.  
App Store is a service mark of Apple Inc. Google Logo is a trademark of Google LLC.



# Macquarie Cash Management Account

MACQUARIE BANK LIMITED  
ABN 46 008 583 542 AFSL 237502

enquiries 1800 806 310  
transact@macquarie.com  
www.macquarie.com.au

GPO Box 2520  
Sydney, NSW 2001



ATOM SMSF PTY LTD  
31/302 CHRISTINE AVENUE  
VARSITY LAKES QLD 4227

1 Shelley Street  
Sydney, NSW 2000

account balance **\$39,919.89**  
as at 30 Jun 22

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			39,527.81
04.01.22	Direct debit Origin MMS 49569100-400092022	456.62		39,071.19
06.01.22	Deposit QUICKSUPER QUICKSPR3119006729		454.31	39,525.50
10.01.22	Direct debit Origin MMS 49647021-400092022	456.62		39,068.88
17.01.22	Deposit Oliver Hume Real 12 Denali Street H		1,354.06	40,422.94
17.01.22	Direct debit Origin MMS 49746205-400092022	456.62		39,966.32
20.01.22	Deposit QUICKSUPER QUICKSPR3128260060		454.31	40,420.63
24.01.22	Deposit SuperChoice P/L PC180122-187572851		1,247.65	41,668.28
24.01.22	Direct debit Origin MMS 49842840-400092022	456.62		41,211.66
31.01.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	42,113.45
31.01.22	Direct debit Origin MMS 49935641-400092022	456.62		41,656.83
03.02.22	Deposit QUICKSUPER QUICKSPR3137458567		454.31	42,111.14

## how to make a transaction

online  
Log in to [www.macquarie.com.au/personal](http://www.macquarie.com.au/personal)

by phone  
Call 133 275 to make a phone transaction

transfers from another bank account  
Transfer funds from another bank to this account:  
BSB 182 512  
ACCOUNT NO. 967892860

deposits using BPay  
From another bank



Bill code: 667022  
Ref: 967 892 860

continued on next





## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

transaction	description	debits	credits	balance
07.02.22	Direct debit Origin MMS 50026335-400092022	456.62		41,654.52
14.02.22	Direct debit Origin MMS 50113889-400092022	456.62		41,197.90
15.02.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	42,099.69
15.02.22	BPAY BPAY TO LOGAN CITY RATES	838.42		41,261.27
17.02.22	Deposit QUICKSUPER QUICKSPR3147271687		454.31	41,715.58
21.02.22	Direct debit Origin MMS 50222758-400092022	456.62		41,258.96
22.02.22	Deposit SuperChoice P/L PC160222-145352625		1,247.65	42,506.61
28.02.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	43,408.40
28.02.22	Direct debit Origin MMS 50327379-400092022	456.62		42,951.78
03.03.22	Deposit QUICKSUPER QUICKSPR3157372121		454.31	43,406.09
07.03.22	Direct debit Origin MMS 50440261-400092022	456.62		42,949.47
14.03.22	Direct debit Origin MMS 50529791-400092022	456.62		42,492.85
15.03.22	Deposit Oliver Hume Real 12 Denali Street H		1,029.39	43,522.24
17.03.22	Deposit QUICKSUPER QUICKSPR3167046394		454.31	43,976.55
21.03.22	Direct debit Origin MMS 50640957-400092022	456.62		43,519.93
23.03.22	Deposit SuperChoice P/L PC170322-108293085		1,247.65	44,767.58
28.03.22	Direct debit Origin MMS 50738311-400092022	456.62		44,310.96
31.03.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	45,212.75
31.03.22	Deposit QUICKSUPER QUICKSPR3176644193		454.31	45,667.06
04.04.22	Direct debit Origin MMS 50839140-400092022	456.62		45,210.44
11.04.22	Direct debit Origin MMS 50928830-400092022	456.62		44,753.82
12.04.22	BPAY BPAY TO AUSTRALIAN TAXATION OFFICE	5,124.30		39,629.52
12.04.22	Funds transfer MALLAC1 031514	253.00		39,376.52
12.04.22	Funds transfer MALLAS1 031445	2,500.00		36,876.52
14.04.22	Deposit Oliver Hume Real 12 Denali Street H		1,354.06	38,230.58
14.04.22	Deposit QUICKSUPER QUICKSPR3186432827		454.31	38,684.89
19.04.22	Direct debit Origin MMS 51039047-400092022	456.62		38,228.27

continued on next



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

transaction	description	debits	credits	balance
22.04.22	Deposit SuperChoice P/L PC140422-182665715		1,247.65	39,475.92
26.04.22	Direct debit Origin MMS 51146588-400092022	456.62		39,019.30
28.04.22	Deposit QUICKSUPER QUICKSPR3194972551		454.31	39,473.61
02.05.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	40,375.40
02.05.22	Direct debit Origin MMS 51242885-400092022	456.62		39,918.78
09.05.22	Direct debit Origin MMS 51341741-400092022	456.62		39,462.16
12.05.22	Deposit QUICKSUPER QUICKSPR3205328550		454.31	39,916.47
16.05.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	40,818.26
16.05.22	Direct debit Origin MMS 51480499-400092022	456.62		40,361.64
17.05.22	BPAY BPAY TO LOGAN CITY RATES	1,030.56		39,331.08
20.05.22	Deposit SuperChoice P/L PC160522-110149322		1,247.65	40,578.73
23.05.22	Direct debit Origin MMS 51585701-400092022	456.62		40,122.11
26.05.22	Deposit QUICKSUPER QUICKSPR3215251636		454.31	40,576.42
30.05.22	Direct debit Origin MMS 51693367-400092022	456.62		40,119.80
31.05.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	41,021.59
01.06.22	Direct debit TAL Life Limited 1844316-C1778022	2,680.48		38,341.11
06.06.22	Direct debit Origin MMS 51798585-400092022	456.62		37,884.49
09.06.22	Deposit QUICKSUPER QUICKSPR3225454108		454.31	38,338.80
10.06.22	Funds transfer 032339 MALLAC2	253.00		38,085.80
10.06.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	276.00		37,809.80
14.06.22	BPAY BPAY TO AUSTRALIAN SECURITIES & INV	56.00		37,753.80
14.06.22	Direct debit Origin MMS 51938733-400092022	456.62		37,297.18
15.06.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	38,198.97
20.06.22	Direct debit Origin MMS 52045204-400092022	468.24		37,730.73
21.06.22	Deposit SuperChoice P/L PC150622-109126178		1,297.56	39,028.29
23.06.22	Deposit QUICKSUPER QUICKSPR3235723077		454.31	39,482.60
27.06.22	Direct debit Origin MMS 52148472-400092022	468.24		39,014.36



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
 account no. 967892860

transaction	description	debits	credits	balance
30.06.22	Interest MACQUARIE CMA INTEREST PAID*		3.74	39,018.10
30.06.22	Deposit Oliver Hume Real 12 Denali Street H		901.79	39,919.89
	CLOSING BALANCE AS AT 30 JUN 22	24,907.12	25,299.20	39,919.89

\* Stepped interest rates for the period 1 January to 16 June: balances \$0.00 to \$4,999.99 earned 0.00%  
 balances \$5,000.00 and above earned 0.00% pa (167 days); 17 June to 30 June: balances \$0.00 to \$4,999.99  
 earned 0.25% balances \$5,000.00 and above earned 0.25% pa (14 days)



## Macquarie Cash Management Account

enquiries 1800 806 310

account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

Please note the following financial services companies and/or financial advisers have authority on your account.

Name	Authority Type
YOUNG SAMUEL J SLG FINANCIAL SERVICES	Enquiry authority
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

### Authority descriptions

Enquiry authority - you authorise the third party to have access to information about your account.

Please consider carefully who you appoint as a third party authority on your account as we may follow their instructions as if they were yours. It is important that you understand this risk and carefully consider what level of authority you give to them. For more information on third party authority levels search 'Macquarie Help' in your browser to find our Help Centre.

### annual interest summary 2021/2022

INTEREST PAID	3.74
TOTAL INCOME PAID	3.74

## Macquarie Cash Management Account

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account name ATOM SMSF PTY LTD ATF ATOM SMSF  
account no. 967892860

### We offer several options that allow you to make payments and view transactions free of charge

- Electronic funds transfers up to \$5,000 a day using online banking.
- Increase your limit to \$100,000 using the Macquarie Authenticator App or nominate an account for unlimited transfers by contacting us.
- BPAY payments (subject to BPAY biller code limits) free of charge via online and mobile banking.
- Make the switch to free online statements by updating your preference online.

### About your account

- Interest is calculated on daily balances and paid monthly. The interest rate is variable and may change at any time without prior notice.
- For more information about your account including fees and charges, mistaken payments or unauthorised transactions, please read the terms and conditions for your product, available at [macquarie.com.au](http://macquarie.com.au) or by contacting us. If you have a complaint about our service, or to find out more about our dispute resolution procedures, please refer to [macquarie.com.au/feedback-and-complaints](http://macquarie.com.au/feedback-and-complaints).

### Protect your account

- Please check each entry on this statement. If you think there is an error or unauthorised transaction, please contact us right away.
- If you have new contact details, please contact us to update them.
- This statement should be kept in a safe place at all times. Please read the Product Information Statement for more details about keeping your account secure.

### Access to and sharing your data

- We may provide access to or share an electronic copy of your data (account details, balance, transaction history and personal information) with other parties at your or your Financial Services Professional's request. This includes people who work with or for your Financial Services Professional such as accountants, consultants, technology platform owner/operators and others, some of whom may not be in Australia.
- Please refer to the current offer document for more information and speak with your Financial Services Professional if you have questions about how your data may be used, disclosed and/or protected.

### Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit [help.macquarie.com](http://help.macquarie.com)

Download the Macquarie Mobile Banking app

- The Macquarie Mobile Banking app makes managing your money simple and convenient.



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