

R & T Di Lizio Superannuation Fund

# Statement of Financial Position

As at 30 June 2021

	Note	2021 \$	2020 \$
<b>INVESTMENTS</b>			
Property - Residential	7	550,000 <sup>70</sup>	550,000
		<b>550,000</b>	<b>550,000</b>
<b>OTHER ASSETS</b>			
Fixtures & Fittings	8	950	950
Accumulated Depreciation	9	(34,817)	(25,504)
Cash at Bank	10	51,700 <sup>70</sup>	46,195
		<b>17,833</b>	<b>21,641</b>
<b>TOTAL ASSETS</b>			
		<b>567,833</b>	<b>571,641</b>
<b>LIABILITIES</b>			
Provisions for Tax - Fund	11	11,524 <sup>69</sup>	12,358
Loans	12	206,822 <sup>69</sup>	213,069
		<b>218,346</b>	<b>225,427</b>
<b>TOTAL LIABILITIES</b>			
		<b>218,346</b>	<b>225,427</b>
<b>NET ASSETS AVAILABLE TO PAY BENEFITS</b>			
		<b>349,487</b>	<b>346,214</b>
<b>REPRESENTED BY: LIABILITY FOR MEMBERS' BENEFITS</b>			
Allocated to Members' Accounts	13	349,487	346,214
		<b>349,487</b>	<b>346,214</b>

This Statement is to be read in conjunction with the notes to the Financial Statements

R & T Di Lizio Superannuation Fund

# Operating Statement

For the year ended 30 June 2021

	Note	2021 \$	2020 \$
<b>REVENUE</b>			
<b>Investment Revenue</b>			
Property - Residential	2	17,944	17,944
		<b>17,944</b>	<b>17,944</b>
<b>Contribution Revenue</b>			
Employer Concessional Contributions		11,524	19,444
		<b>11,524</b>	<b>19,444</b>
<b>Other Revenue</b>			
Market Movement Non-Realised	3	-	122,558
		-	<b>122,558</b>
<b>Total Revenue</b>		<b>29,468</b>	<b>159,946</b>
<b>EXPENSES</b>			
<b>General Expense</b>			
Fund Administration Expenses	4	2,051	1,900
Property / Real Estate Expenses	5	23,568	25,698
		<b>25,619</b>	<b>27,598</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS BEFORE INCOME TAX</b>		<b>3,849</b>	<b>132,348</b>
<b>Tax Expense</b>			
Fund Tax Expenses	6	577	13,724
		<b>577</b>	<b>13,724</b>
<b>BENEFITS ACCRUED AS A RESULT OF OPERATIONS</b>		<b>3,272</b>	<b>118,624</b>

This Statement is to be read in conjunction with the notes to the Financial Statements

R & T DI Lizio Superannuation Fund

# Member Account Balances

For the year ended 30 June 2021

Member Accounts	Opening Balance	Transfers & Tax Free Contributions	Taxable Contributions	Transfers to Pension Membership	Less: Member Tax	Less: Member Expenses	Less: Withdrawals	Distributions	Closing Balance
<b>DI Lizio, Renato (46)</b>									
<b>Accumulation</b>									
Accum (00001)	180,630.48	-	6,000.00	-	900.00	-	-	(3,403.28)	182,327.20
	<b>180,630.48</b>	<b>-</b>	<b>6,000.00</b>	<b>-</b>	<b>900.00</b>	<b>-</b>	<b>-</b>	<b>(3,403.28)</b>	<b>182,327.20</b>
<b>DI Lizio, Tania (46)</b>									
<b>Accumulation</b>									
Accum (00002)	165,583.71	-	5,524.41	-	828.66	-	-	(3,119.79)	167,159.67
	<b>165,583.71</b>	<b>-</b>	<b>5,524.41</b>	<b>-</b>	<b>828.66</b>	<b>-</b>	<b>-</b>	<b>(3,119.79)</b>	<b>167,159.67</b>
<b>Reserve</b>	-	-	-	-	-	-	-	-	-
<b>TOTALS</b>	<b>346,214.19</b>	<b>-</b>	<b>11,524.41</b>	<b>-</b>	<b>1,728.66</b>	<b>-</b>	<b>-</b>	<b>(6,523.07)</b>	<b>349,486.87</b>

CALCULATED FUND EARNING RATE: (1.8841)%  
 APPLIED FUND EARNING RATE: (1.8841)%

## Trial Balance

As at 30 June 2021

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
<b>125</b>	<b>Accumulation Member Balance</b>					
125 00001	Di Lizio, Renato			180,630.48		119,929.88
125 00002	Di Lizio, Tania			165,583.71		103,710.24
<b>211</b>	<b>Property - Residential</b>					
211 0005	Property - Residential Account 5		550,000.00			550,000.00
<b>232</b>	<b>Fixtures &amp; Fittings</b>					
232 0001	Fixtures & Fittings Account 1		950.00			950.00
<b>233</b>	<b>Accumulated Depreciation</b>					
233 0001	Accumulated Depreciation Account 1		(34,817.00)			(25,504.00)
<b>290</b>	<b>Cash at Bank</b>					
290 0003	Cash at Bank		51,700.10			46,195.10
<b>450</b>	<b>Provisions for Tax - Fund</b>					
450 0006	Provision for Deferred Tax (Fund)			12,255.72		12,255.72
450 0009	Provision for Income Tax (Fund)			(731.65)		101.85
<b>495</b>	<b>Loans</b>					
495 0001	Loans - Other			206,822.16		213,069.34
<b>611</b>	<b>Property - Residential</b>					
611 0005	Property - Residential Account 5			17,944.32		17,944.32
<b>702</b>	<b>Employer Concessional Contributions</b>					
702 00001	Di Lizio, Renato			6,000.00		7,000.00
702 00002	Di Lizio, Tania			5,524.41		12,444.44
<b>705</b>	<b>Member Rollovers Received</b>					
705 00002	Di Lizio, Tania			-		3,949.71
<b>780</b>	<b>Market Movement Non-Realised</b>					
780 0013	Market Movement Non-Realised - Real Property			-		122,558.00
<b>801</b>	<b>Fund Administration Expenses</b>					
801 0004	Administration Fee		144.00			-
801 0011	Professional Fees		1,320.00			1,320.00
801 0019	Subscriptions and Registrations (Admin)		587.00			580.00
<b>804</b>	<b>Property / Real Estate Expenses</b>					
804 0003	Property - Body Corporate Fees		2,590.00			2,616.00
804 0005	Property - Depreciation		9,313.00			9,807.00
804 0009	Property - Insurance		369.00			319.00
804 0010	Property - Interest		9,400.82			11,110.50
804 0016	Property - Rates		1,175.17			984.36
804 0020	Property - Sundry Rental Expenses		-			144.00
804 0023	Property - Water Charges		719.71			717.47
<b>860</b>	<b>Fund Tax Expenses</b>					
860 0004	Income Tax Expense		577.35			1,468.35
860 0008	Tax Accrued During Period (Deferred Tax)		-			12,255.72

# Trial Balance

As at 30 June 2021

---

Account Number	Account Description	Units	2021		2020	
			Debit \$	Credit \$	Debit \$	Credit \$
			594,029.15	594,029.15	612,963.50	612,963.50

---

# Tax Reconciliation

For the year ended 30 June 2021

<b>INCOME</b>		
<b>Gross Interest Income</b>		-
<b>Gross Dividend Income</b>		-
Imputation Credits	-	-
Franked Amounts	-	-
Unfranked Amounts	-	-
<b>Gross Rental Income</b>		17,944.00
<b>Gross Foreign Income</b>		-
<b>Gross Trust Distributions</b>		-
<b>Gross Assessable Contributions</b>		-
Employer Contributions/Untaxed Transfers	11,524.00	-
Member Contributions	-	11,524.00
<b>Gross Capital Gain</b>		-
Net Capital Gain	-	-
Pension Capital Gain Revenue	-	-
<b>Non-arm's length income</b>		-
<b>Net Other Income</b>		-
<b>Gross Income</b>		<b>29,468.00</b>
Less Exempt Current Pension Income		-
<b>Total Income</b>		<b>29,468.00</b>
<b>LESS DEDUCTIONS</b>		
<b>Other Deduction</b>		25,619.00
<b>Total Deductions</b>		<b>25,619.00</b>
<b>TAXABLE INCOME</b>		<b>3,849.00</b>
Gross Income Tax Expense (15% of Standard Component) (45% of Non-arm's length income)		577.35
Less Foreign Tax Offset	-	-
Less Other Tax Credit	-	-
<b>Tax Assessed</b>		<b>577.35</b>
Less Imputed Tax Credit		-
Less Amount Already paid (for the year)		-
<b>TAX DUE OR REFUNDABLE</b>		<b>577.35</b>
<b>Supervisory Levy</b>		<b>259.00</b>
<b>AMOUNT DUE OR REFUNDABLE</b>		<b>836.35</b>

2020 Inst (627.35  
+ 102  
2021 Tax (729.35

## R & T Di Lizio Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

---

### Note 1: Summary of Significant Accounting Policies

---

The trustees have prepared the financial statements on the basis that the superannuation fund is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and accompanying Regulations, the trust deed of the fund and the needs of members.

The financial statements have also been prepared on a cash basis unless otherwise stated and are based on historical costs, except for investments, which have been measured at market values.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

#### a. Measurement of Investments

The fund initially recognises:

- i. an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered the date on which control of the future economic benefits attributable to the asset passes to the fund; and
- ii. a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the fund have been measured at their market values, which is the amount that a willing buyer of the asset could reasonably be expected to pay to acquire the asset from a willing seller if the following assumptions were made:

- that the buyer and seller deal with each other at arm's length in relation to the sale;
- that the sale occurred after proper marketing of the asset; and
- that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market values have been determined as follows:

- i. shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- ii. units in managed funds by reference to the unit redemption price at the end of the reporting period;
- iii. fixed interest securities by reference to the redemption price at the end of the reporting period; and
- iv. investment properties at trustees' assessment of their realisable value.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the reporting date. The trustees have determined that the gross values of the fund's financial liabilities are equivalent to their market values. Any remeasurement changes in the gross values of non-current financial liabilities (including liabilities for members accrued benefits) are recognised in the operating statement in the periods in which they occur.

#### b. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and are subject to an insignificant risk of change in value.

#### c. Revenue

Revenue is recognised at the market value of the consideration received or receivable.

#### Interest revenue

## R & T Di Lizio Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

---

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised upon receipt.

### Dividend revenue

Dividend revenue is recognised when the dividend has been paid or, in the case of dividend reinvestment schemes, when the dividend is credited to the benefit of the fund.

### Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

### Distribution revenue

Distributions from trusts are recognised as at the date the unit value is quoted ex-distributions and if not received at the end of the reporting period, are reflected in the statement of financial position as a receivable.

### Contributions and Transfers

Contributions received and transfers in are recognised when the control and the benefits from the revenue is transferred to the fund. Contributions and transfers in are recognised gross of any taxes.

### Remeasurement changes in market values

Remeasurement changes in the market values of assets are recognised as income and are determined as the difference between the market value at year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if the investment was acquired during the period).

### d. Expenses

Expense are recognised and reflected in the operating statement when they are incurred.

### e. Benefits Paid

Benefits are recognised when a valid withdrawal notice is received and approved by the trustee(s) in accordance with the fund's Trust Deed.

### f. Liability for Accrued Benefits

The liability for accrued benefits represents the fund's present obligation to pay benefits to members and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

### g. Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (revenue) and deferred income tax expense (revenue).

Current income tax expense charged to the profit or loss is the tax payable (refundable) on taxable income. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (refunded from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

Except for business combinations, no deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.



## R & T Di Lizio Superannuation Fund

# Notes to the Financial Statements

For the year ended 30 June 2021

---

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled and their measurement also reflects the manner in which the trustees expect to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Current tax assets and liabilities are offset where a legally enforceable right of set-off exists and it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur. Deferred tax assets and liabilities are offset where:

(a) a legally enforceable right of set-off exists; and

(b) the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities, where it is intended that net settlement or simultaneous realisation and settlement of the respective asset and liability will occur in future periods in which significant amounts of deferred tax assets or liabilities are expected to be recovered or settled.

The rate of tax used to determine income tax expense (revenue) and current tax liabilities (assets) is 15%, the applicable rate for a complying superannuation fund. This rate is applied to taxable income, after any claim for exempt current pension income, where applicable. The top personal marginal tax rate is applied to a non-complying superannuation fund and to non-arm's length income (NALI).

#### h. Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

#### i. Critical Accounting Estimates and Judgments

The preparation of financial statements requires the trustees to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

#### j. Events Subsequent to Balance Date

The superannuation fund is an Accumulation fund and consequently any reduction or increment in market value of the fund is a reduction in member benefits. Any significant movement in the market value of investments after balance date has not been brought to account. Investments are in principle held for the long term and it is not appropriate to bring any subsequent reduction or increment in market values to account as at year end. Net movement in market values subsequent to balance date will be recognised in the next financial year.

In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the impact this will have on the superannuation fund.

**R & T Di Lizio Superannuation Fund**  
**Notes to the Financial Statements**  
For the year ended 30 June 2021

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
<b>Note 2: Property - Residential</b>		
Property - Residential Account 5	17,944 <sup>50</sup>	17,944
	<b>17,944</b>	<b>17,944</b>
<b>Note 3: Market Movement Non-Realised</b>		
Market Movement Non-Realised - Real Property	-	122,558
	<b>-</b>	<b>122,558</b>
<b>Note 4: Fund Administration Expenses</b>		
Administration Fee	144	-
Professional Fees	1,320	1,320
Subscriptions and Registrations (Admin)	587	580
	<b>2,051</b>	<b>1,900</b>
<b>Note 5: Property / Real Estate Expenses</b>		
Property - Body Corporate Fees	2,590	2,616
Property - Depreciation	9,313	9,807
Property - Insurance	369	319
Property - Interest	9,401	11,111
Property - Rates	1,175	984
Property - Sundry Rental Expenses	-	144
Property - Water Charges	720	717
	<b>23,568</b>	<b>25,698</b>
<b>Note 6: Fund Tax Expenses</b>		
Income Tax Expense	577	1,468
Tax Accrued During Period (Deferred Tax)	-	12,256
	<b>577</b>	<b>13,724</b>
<b>Note 7: Property - Residential</b>		
Property - Residential Account 5	550,000 <sup>57</sup>	550,000
	<b>550,000</b>	<b>550,000</b>
<b>Note 8: Fixtures &amp; Fittings</b>		
Fixtures & Fittings Account 1	950	950
	<b>950</b>	<b>950</b>
<b>Note 9: Accumulated Depreciation</b>		
Accumulated Depreciation Account 1	(34,817) <sup>55</sup>	(25,504)
	<b>(34,817)</b>	<b>(25,504)</b>
<b>Note 10: Cash at Bank</b>		
Cash at Bank	51,700 <sup>1</sup>	46,195
	<b>51,700</b>	<b>46,195</b>

**R & T Di Lizio Superannuation Fund**  
**Notes to the Financial Statements**  
For the year ended 30 June 2021

	<b>2021</b>	<b>2020</b>
	<b>\$</b>	<b>\$</b>
<b>Note 11: Provisions for Tax - Fund</b>		
Provision for Deferred Tax (Fund)	12,256 <i>62.</i>	12,256
Provision for Income Tax (Fund)	(732) <i>74.</i>	102
	<b>11,524</b>	<b>12,358</b>
<b>Note 12: Loans</b>		
Loans - Other	206,822 <i>11</i>	213,069
	<b>206,822</b>	<b>213,069</b>
<b>Note 13A: Movements in Members' Benefits</b>		
Liability for Members' Benefits Beginning:	346,214	223,640
Add: Increase (Decrease) in Members' Benefits	3,273	118,624
Add: Members Transfers	-	3,950
<b>Liability for Members' Benefits End</b>	<b>349,487</b>	<b>346,214</b>
<b>Note 13B: Members' Other Details</b>		
Total Unallocated Benefits	-	-
Total Forfeited Benefits	-	-
Total Preserved Benefits	349,487	346,214
Total Vested Benefits	349,487	346,214

# Net Capital Gain/Loss Summary

For the year ended 30 June 2021

---

## CAPITAL GAINS SUMMARY

Assessable Current year CG revenue - discount method	-
Assessable Current year CG revenue - indexation method	-
Assessable Current year CG revenue - other method	-
PLUS indexed capital gain	-
PLUS discount capital gain	-
PLUS non-indexed/-discounted-gain	-
LESS capital loss from last year	-
LESS current year capital loss	-
LESS discounting where applicable	-
Net capital gain	-

# Notes to the Tax Reconciliation

## Other Deductions

For the year ended 30 June 2021

Account	Member	Date	Description	Transaction Amount	Deductible %	Deductible \$	Pension Exempt Apportionment	Apportionment Factor	Tagged to Member	Deduction
<b>TOTALS</b>										
-										

61

# Notes to the Tax Reconciliation

## Revenue Summary

For the year ended 30 June 2021

Account	Description	Date	Revenue Amount	TFN Credit	Closely Held Trusts	TFN Credit	ABN Credit	Notes
<b>Assessable Revenue Accounts</b>								
611 0005	Property - Residential Account 5	30/06/2021	17,944.32	-	-	-	-	
	<b>Total Assessable Revenue</b>		17,944.32	-	-	-	-	
<b>Non-assessable Revenue Accounts</b>								
	<b>Total Non-assessable Revenue</b>		-	-	-	-	-	
	<b>Total Revenue</b>		17,944.32	-	-	-	-	

**Notes:**

FMLS - Forestry Managed Investment Scheme (FMLS) income, NZL - Australian franking credits from a New Zealand company, ABN - Payment where ABN not quoted, PARTNERSHIP - Distribution from partnership

# Notes to the Tax Reconciliation

## Non-Trust Income - Assessable Amounts

For the year ended 30 June 2021

Account	Description	Date	Rent	Unfranked	Unfranked CFI	Franked	Imputation Credit	NALI	Interest	Other Taxable	Total
611 0005	Property - Residential Account 5	30/06/2021	17,944.32	-	-	-	-	-	-	-	17,944.32
<b>TOTALS</b>			<b>17,944.32</b>	-	-	-	-	-	-	-	<b>17,944.32</b>

# Notes to the Tax Reconciliation

## Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

---

### EXEMPT CURRENT PENSION INCOME

The Exempt Current Pension Income is calculated using segregation of assets and income.

The calculation is outlined below using only transactions tagged to segregated pension members:

<b>Gross Interest Income</b>	-	-
<b>Gross Dividend Income</b>		
Imputation Credits	-	
Franked Amounts	-	
Unfranked Amounts	-	-
<b>Gross Rental Income</b>		-
<b>Gross Foreign Income</b>		-
<b>Gross Trust Distributions</b>		-
<b>Net Capital Gains</b>		-
<b>Net Other Income</b>		-
<b>Exempt Current Pension Income</b>		-

---



# Notes to the Tax Reconciliation

## Exempt Pension Income / Deduction Apportionment

For the year ended 30 June 2021

---

### APPORTIONMENT FACTOR FOR GENERAL ADMINISTRATIVE EXPENSES

#### Fund Income:

Gross Income	29,468.00
PLUS Non-assessable Contributions	-
PLUS Rollins	-
	<u>29,468.00</u>

#### Reduced Fund Income:

Fund Income	29,468.00
LESS Exempt Current Pension Income	-
	<u>29,468.00</u>

#### Apportionment Factor:

<u>Reduced Fund Income</u>	<u>29,468.00</u>
Fund Income	29,468.00
	<u>1.0000000000</u>

---

### APPORTIONMENT FACTOR FOR INVESTMENT EXPENSES

#### Assessable Investment Income:

Gross Income	29,468.00
LESS Gross Taxable Contributions	11,524.00
LESS Exempt Current Pension Income	-
	<u>17,944.00</u>

#### Total Investment Income:

Gross Income	29,468.00
LESS Gross Taxable Contributions	<u>11,524.00</u>
	17,944.00

#### Apportionment Factor:

<u>Assessable Investment Income</u>	<u>17,944.00</u>
Total Investment Income	17,944.00
	<u>1.0000000000</u>

# Accrued Capital Gains

For the year ended 30 June 2021

	Date Acquired	Units	Market Value	Cost Base Used	Cost Base Adjustment	Gain Method	Adjusted Cost	Gain/Loss
<b>Capital Gains Tax Assets</b>								
211 0005 Property - Residential Account 5	19/08/2016	-	550,000.00	427,442.84	-	Discount	427,442.84	122,557.16
Less Discounting		-	<b>550,000.00</b>	<b>427,442.84</b>	-		<b>427,442.84</b>	<b>122,557.16</b>
<b>TOTALS</b>			<b>550,000.00</b>	<b>427,442.84</b>	-		<b>427,442.84</b>	<b>81,704.77</b>
<b>GRAND TOTAL</b>								<b>81,704.77</b>

Provision for Deferred Income Tax = 81,704.77 x 0.15 = 12,255.72

62

# Market Value Movements

From 01/07/2020 to 30/06/2021

Account Number	Account Description	Code	Opening Balance	Purchases	Sales	Adjustments	Closing Market Value	Realised Movement	Unrealised Movement
Property 2110005	Property - Residential Account 5		550,000.00	-	-	-	550,000.00	-	-
	<b>TOTALS</b>		<b>550,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>550,000.00</b>	<b>-</b>	<b>-</b>

R & T Di Lizio Superannuation Fund

# Investment Summary

As at 30 June 2021

Investment	Code	Units	Average Unit Cost \$	Market Price \$	Adjusted Cost \$	Market Value \$	Gain / Loss \$	Gain / Loss %	Portfolio Weight %
<b>Cash</b>									
Cash at Bank	-	-	-	-	51,700.10	51,700.10	-	-	8.59
					<b>51,700.10</b>	<b>51,700.10</b>			<b>8.59</b>
<b>Property</b>									
Property - Residential Account 5	-	-	-	-	427,442.84	550,000.00	122,557.16	28.67	91.41
					<b>427,442.84</b>	<b>550,000.00</b>	<b>122,557.16</b>	<b>28.67</b>	<b>91.41</b>
<b>Total Investments</b>					<b>479,142.94</b>	<b>601,700.10</b>	<b>122,557.16</b>	<b>25.58</b>	<b>100.00</b>

Gain / Loss \$ is equal to Market Value \$ less Adjusted Cost \$

Gain / Loss % is equal to Gain Loss \$ divided by Adjusted Cost \$, expressed as a percentage.



**Australian Government**  
**Australian Taxation Office**

**Agent** WALKER PARTNERS (AUST) PTY LTD  
**Client** THE TRUSTEE FOR R & T DI LIZIO SUPERANNUATION FUND  
**ABN** 38 961 761 823  
**TFN** 983 175 260

## Income tax 002

<b>Date generated</b>	25/05/2022
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

6 results found - from 01 July 2020 to 30 June 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
25 Jun 2021	25 Jun 2021	General interest charge			\$0.00
25 Jun 2021	24 Jun 2021	Payment received		\$627.35	\$0.00
25 Jun 2021	1 Mar 2021	General interest charge			\$627.35 DR
24 Jun 2021	1 Dec 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$627.35		\$627.35 DR
9 Feb 2021	12 Feb 2021	EFT refund for Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$7.50		\$0.00
9 Feb 2021	30 Jun 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19		\$7.50	\$7.50 CR



**Australian Government**  
**Australian Taxation Office**

**Agent** WALKER PARTNERS (AUST) PTY LTD  
**Client** THE TRUSTEE FOR R & T DI LIZIO SUPERANNUATION FUND  
**ABN** 38 961 761 823  
**TFN** 983 175 260

## Activity statement 004

<b>Date generated</b>	25/05/2022
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

8 results found - from 01 July 2020 to 30 June 2021 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21		\$0.00	\$0.00
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$525.00		\$0.00
2 Feb 2021	1 Feb 2021	Payment received		\$525.00	\$525.00 CR
6 Nov 2020	6 Nov 2020	General interest charge			\$0.00
6 Nov 2020	5 Nov 2020	Payment received		\$525.00	\$0.00
2 Nov 2020	2 Nov 2020	General interest charge			\$525.00 DR
1 Nov 2020	28 Oct 2020	Original Activity Statement for the period ending 30 Sep 20 - PAYG Instalments	\$525.00		\$525.00 DR
2 Aug 2020	28 Jul 2020	Original Activity Statement for the period ending 30 Jun 20		\$0.00	\$0.00



27<sup>th</sup> April 2021

Renato DiLizio  
Suite 5, 2 Walker Street  
Moonee Ponds Vic 3039

To Sir,

RE: 5/7 Orr Street, Heidelberg Heights VIC 3081

As requested, we have made an investigation to ascertain the market value of the above-mentioned property and we believe it to be in the vicinity of \$550,000.

Should you need any further assistance, please feel free to contact me.

Kind Regards,  
**Lewis Realty Pty. Ltd.**

Daniel Veronese  
**Licensed Estate Agent**  
**No: 086253L**

**Disclaimer**

*This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation.*

Property Sales  
Phone. 9383 5888  
289-291 Sydney Rd  
Coburg, VIC 3058

Property Management  
Phone. 9383 5788  
283-285 Sydney Rd  
Coburg, VIC 3058

**ABN 25 004 705 524**  
**Licensed Estate Agent OIEC**  
**- Nick Cutinelli REIV Member**



lewisre.com.au

### Schedule Particulars

This depreciation schedule has been produced by integrating the following particulars, making this document bespoke to the needs of whom the report was intended for.

<b><i>Asset owner</i></b>	<b><i>Property Type</i></b>	Townhouse
The Trustee for R & T Di Lizio Superannuation Fund	<b><i>Property Address</i></b>	5/7 Orr Street Heidelberg Heights VIC 3081
	<b><i>Local Council Authority</i></b>	Banyule
	<b><i>Purchase Price</i></b>	Not Disclosed
	<b><i>Purchase Date</i></b>	Not Disclosed
	<b><i>Settlement Date</i></b>	Not Disclosed
	<b><i>Year of Construction</i></b>	2018
	<b><i>Rental Start Date</i></b>	22 February, 2018
	<b><i>Report Start Date</i></b>	22 February, 2018
	<b><i>Date of Structural Improvement</i></b>	Not Applicable
	<b><i>Initial Construction Cost</i></b>	\$242,564
	<b><i>Capital Allowance (Div43)</i></b>	\$242,564
	<b><i>Plant &amp; Equipment (Div40)</i></b>	\$28,493
	<b><i>Total Expenditure</i></b>	\$271,057



SCHEDULE METHOD BY

DIMINISHING VALUE



Year	Financial Years		Plant & Equipment*	Capital Works	Total Depreciation
1	22/02/18	- 30/06/18	\$2,733	\$2,127	\$4,860
2	1/07/18	- 30/06/19	\$4,709	\$6,064	\$10,774
3	1/07/19	- 30/06/20	\$3,742	\$6,064	\$9,807
4	1/07/20	- 30/06/21	\$3,249	\$6,064	\$9,313
5	1/07/21	- 30/06/22	\$2,628	\$6,064	\$8,692
6	1/07/22	- 30/06/23	\$2,454	\$6,064	\$8,518
7	1/07/23	- 30/06/24	\$1,761	\$6,064	\$7,825
8	1/07/24	- 30/06/25	\$1,573	\$6,064	\$7,637
9	1/07/25	- 30/06/26	\$1,134	\$6,064	\$7,198
10	1/07/26	- 30/06/27	\$840	\$6,064	\$6,904
11	1/07/27	- 30/06/28	\$638	\$6,064	\$6,702
12	1/07/28	- 30/06/29	\$497	\$6,064	\$6,561
13	1/07/29	- 30/06/30	\$398	\$6,064	\$6,462
14	1/07/30	- 30/06/31	\$554	\$6,064	\$6,618
15	1/07/31	- 30/06/32	\$593	\$6,064	\$6,657
16	1/07/32	- 30/06/33	\$372	\$6,064	\$6,436
17	1/07/33	- 30/06/34	\$233	\$6,064	\$6,297
18	1/07/34	- 30/06/35	\$146	\$6,064	\$6,210
19	1/07/35	- 30/06/36	\$90	\$6,064	\$6,154
20	1/07/36	- 30/06/37	\$57	\$6,064	\$6,121
21	1/07/37	- 30/06/38	\$34	\$6,064	\$6,098
22	1/07/38	- 30/06/39	\$22	\$6,064	\$6,086
23	1/07/39	- 30/06/40	\$13	\$6,064	\$6,077
24	1/07/40	- 30/06/41	\$8	\$6,064	\$6,072
25	1/07/41	- 30/06/42	\$5	\$6,064	\$6,069
26	1/07/42	- 30/06/43	\$3	\$6,064	\$6,067
27	1/07/43	- 30/06/44	\$2	\$6,064	\$6,066
28	1/07/44	- 30/06/45	\$3	\$6,064	\$6,067
29	1/07/45	- 30/06/46	\$0	\$6,064	\$6,064
30	1/07/46	- 30/06/47	\$0	\$6,064	\$6,064
31	1/07/47	- 30/06/48	\$0	\$6,064	\$6,064
32	1/07/48	- 30/06/49	\$0	\$6,064	\$6,064
33	1/07/49	- 30/06/50	\$0	\$6,064	\$6,064
34	1/07/50	- 30/06/51	\$0	\$6,064	\$6,064
35	1/07/51	- 30/06/52	\$0	\$6,064	\$6,064
36	1/07/52	- 30/06/53	\$0	\$6,064	\$6,064
37	1/07/53	- 30/06/54	\$0	\$6,064	\$6,064
38	1/07/54	- 30/06/55	\$0	\$6,064	\$6,064
39	1/07/55	- 30/06/56	\$0	\$6,064	\$6,064
40	1/07/56	- 30/06/57	\$0	\$6,064	\$6,064
41	1/07/57	- 30/06/58	\$0	\$3,938	\$3,938
<b>Total</b>			<b>\$28,493</b>	<b>\$242,564</b>	<b>\$271,057</b>

\$9,313 +  
2020 Dep (25,504)  
34,817  
55

\* low value pool values in annexure 1

R



47531119

014752 023  
THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

# Quarterly PAYG instalment notice

July to September 2020

*Paid 5/11/2020*

Document ID **44 307 136 983**

ABN **38 961 761 823**

**004**

Variations due on **28 Oct 2020**

Payment due on **28 Oct 2020**

## PAYG income tax instalment

ATO Instalment amount for the period shown above is **T7 \$ 525** From 2018 assessment

**If you are paying the above amount – do not send this form to the ATO**  
(payment can be made using one of the 'How to pay' options below)

**OR**

**If you wish to VARY the amount, this form can be lodged online.**  
Visit [ato.gov.au/general/online-services/](http://ato.gov.au/general/online-services/)  
Payment of the varied amount can be made using one of the 'How to pay' options below.

NAT 4753-11.2019 [DE-9137]

149ATBA\_Tax\_Agent\_DLX\_220/014752/041933/1

### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY®



Bill code: 75556  
Ref: **4389617618235060**

#### Telephone & Internet Banking – BPAY®

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

#### CREDIT OR DEBIT CARD

Pay online with your credit or debit card at [www.governmenteasypay.gov.au/PayATO](http://www.governmenteasypay.gov.au/PayATO)  
To pay by phone, call the Government EasyPay service on 1300 898 089.  
A card payment fee applies.

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services/](http://ato.gov.au/general/online-services/)

54

R



47531119

011593 023  
THE TRUSTEE FOR R & T DI LIZIO  
SUPERANNUATION FUND  
C/- J I CONSULTING PTY LTD  
PO BOX 76  
MOONEE PONDS VIC 3039

*Paid  
01/02/2021*

### Quarterly PAYG instalment notice

October to December 2020

Document ID **45 269 217 172**  
ABN **38 961 761 823** **004**  
Variations due on **02 Mar 2021**  
Payment due on **02 Mar 2021**

#### PAYG income tax instalment

ATO Instalment amount for the period shown above is **T7 \$ 525** From 2018 assessment

**If you are paying the above amount – do not send this form to the ATO**  
(payment can be made using one of the 'How to pay' options below)

**OR**

If you wish to **VARY** the amount, this form can be lodged online.  
Visit [ato.gov.au/general/online-services/](http://ato.gov.au/general/online-services/)  
Payment of the varied amount can be made using one of the 'How to pay' options below.

NAT 4753-11.2019 [DE-9137]

149ATBA\_Tax\_Agent\_DLX\_232011593/033069/1

#### HOW TO PAY

Your payment reference number (PRN) is: **4 38961 761 823 5060**

BPAY®



Bill code: 75556  
Ref: **4389617618235060**

Telephone & Internet Banking – BPAY®

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

#### CREDIT OR DEBIT CARD

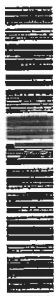
Pay online with your credit or debit card at [www.governmenteasypay.gov.au/PayATO](http://www.governmenteasypay.gov.au/PayATO)  
To pay by phone, call the Government EasyPay service on 1 300 898 089.  
A card payment fee applies.

#### OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

#### HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)






# LEWIS ●

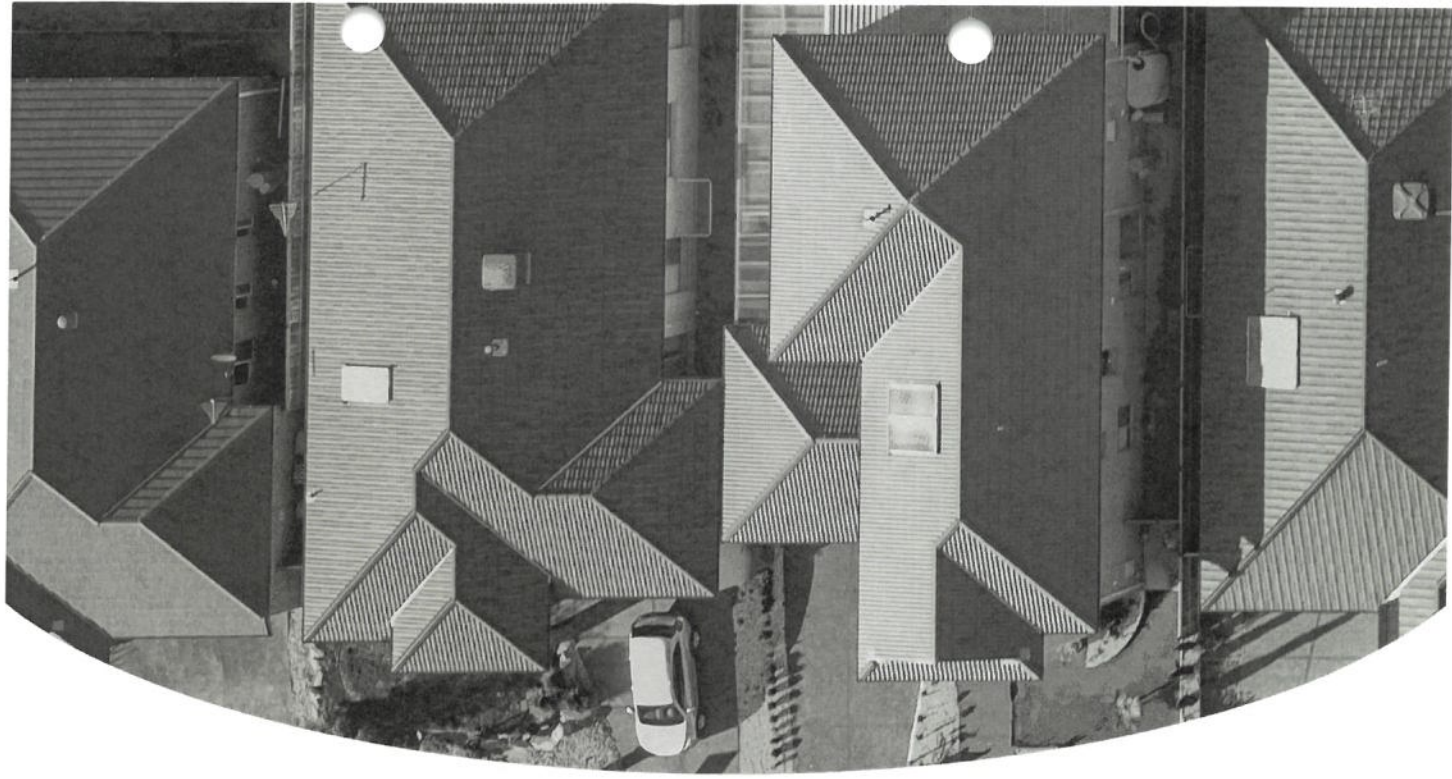
## Folio Summary

Folio: **OWN01533**  
From: **1/07/2020**  
To: **30/06/2021**  
Created: **1/07/2021**

Renato Dilizio  
5/2 Walker St  
Moonee Ponds VIC 3039

 Money In	 Money Out	 Balance
<b>\$19,296.00</b>	<b>\$1,351.68</b>	<b><u>\$17,944.32</u></b>

(w) 03 9383 5788 | [www.lewisre.com.au](http://www.lewisre.com.au) | [rent@lewisre.com.au](mailto:rent@lewisre.com.au)  
283-285 Sydney Rd | Coburg VIC 3058 | ABN: 76903358644 | Licence: 070982L



## 517 Orr St, Heidelberg Heights VIC

	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Tax	Total
<b>MONEY IN</b>														
Rent	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	-	\$19,296.00
	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	\$1,608.00	-	\$19,296.00
<b>MONEY OUT</b>														
Lease Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$198.00	\$0.00	\$18.00	\$198.00
Management Fees	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$96.48	\$1,061.28
	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$88.44	\$286.44	\$88.44	\$114.48	\$1,259.28
<b>SUBTOTAL</b>	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,519.56	\$1,321.56	\$1,519.56	-	\$18,036.72

## Account Transactions

	Jul 2020	Aug 2020	Sep 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Tax	Total
<b>MONEY IN</b>														
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-	\$0.00
<b>MONEY OUT</b>														
Administration	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$8.40	\$92.40
	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$7.70	\$8.40	\$92.40
<b>SUBTOTAL</b>	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	(\$7.70)	-	(\$92.40)





Lewis Asset Management Pty Ltd - 283-285 Sydney Road Coburg 3058 - T 03 9383 5788 - E rent@lewis.com.au - ABN 76 903 358 644 Licensed Estate Agent & Property Managers. Members of Real Estate Institute Victoria - Directors: Anthony Culinelli Licensed Estate Agent, Nicholas Culinelli Licensed Estate Agent, Officer in Effective Control - www.lewis.com.au

# Residential Tenancy Agreement

## Residential Tenancy Act 1997

## Conditions of Agreement

1. This agreement is made on the date specified in item 1 in the Schedule hereto between the Landlord whose name and address is specified in item 2 in the Schedule whose agent is specified in item 3 in the Schedule and the Tenant whose name is specified in item 4 in the Schedule.

### Premises and Rent

The Landlord lets the Tenant the Premises Specified in item 5 in the Schedule together with those items indicated in the Schedule for which the Rental shall be the amount specified in item 6 in the Schedule of which the first instalment is payable on the date specified in item 7 of the Schedule and payable by the Tenant to the party specified in item 8 in the Schedule.

### Bond

The Tenant shall pay a Bond of the amount specified in item 9 of the Schedule to the Landlord/Agent on or before the signing of this agreement.

In accordance with the Residential Tenancies Act 1997 the Landlord/Agent must lodge the Bond with the Residential Tenancies Bond Authority within 10 business days of receiving the Bond.

### Fixed Term Tenancy

The term of this Agreement shall be as specified in item 11 of the Schedule Commencement on the date specified in item 12 in the Schedule and Ending on the date specified in item 13 in the Schedule and unless either party terminates this Agreement in accordance with the provisions on the Residential Tenancies Act 1997 this Agreement shall then continue as a periodic tenancy.

OR

### Periodic Tenancy

This Agreement shall commence on the date specified in item 14 in the Schedule and continue until terminated in accordance with the Residential Tenancies Act 1997.

### 2. Condition of the Premises

The Landlord shall make sure that the premises are maintained in good repair.

### 3. Damage to the Premises

- (a) The Tenant shall make sure that care is taken to avoid damaging the rented premises
- (b) The Tenant must take reasonable care to avoid damaging the premises and any common areas.
- (c) The Tenant who becomes aware of damage to the rented premises must give notice to the Landlord of any damage to the premises as soon as practicable.

### 4. Cleanliness of the Premises

- (a) The Landlord shall make sure that the premises are in a reasonably clean condition on the day on which it is agreed that the Tenant shall enter in to occupation of the premises.
- (b) The Tenant shall keep the premises in a reasonably clean condition during the period of Agreement.

### 4A. Consent to Electronic Service

(1) Express Consent

**The TENANT, James Lancaster**

[check one box only]

Consents to the electronic service of notices and other documents in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000** at this email address: **Email address: lenny lanc@gmail.com**

OR

~~Does Not Consent to the electronic service of notices and other documents.~~

**The TENANT, Hannah Petocz**

[check one box only]

Consents to the electronic service of notices and other documents in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000** at this email address: **Email address: hannah.petocz@gmail.com**

OR

~~Does Not Consent to the electronic service of notices and other documents.~~

The **LANDLORD, Renato Dilizio**

[check one box only]

Consents to the electronic service of notices and other documents in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000**, at this email address: **Email address: rent@lewisre.com.au**

OR

~~Does Not Consent to the electronic service of notices and other documents.~~

**(2) Inferred Consent**

If the TENANT or the LANDLORD (as the case may be) has not consented to electronic service under subclause (1), the TENANT or the LANDLORD must not infer consent to electronic service from the receipt or response to emails or other electronic communications.

**(3) Change of Electronic Address**

The TENANT or the LANDLORD must immediately give notice in writing to the other party if the email address for electronic service under subclause (1) changes.

**(4) Withdrawal of Consent**

(a) The TENANT or the LANDLORD may withdraw their consent under subclause (1) to electronic service of notices and other documents only by giving notice in writing to the other party.

(b) Following the giving of notice under paragraph (a), no further notices or other documents are to be served by electronic communication.

**5. Use of premises**

- (a) The Tenant shall not use or allow the premises to be used for any illegal purpose.
- (b) The Tenant shall not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

**6. Quiet Enjoyment**

The Landlord shall take reasonable steps to make sure that the Tenant has quiet enjoyment of the premises.

**7. Assignment or sub-letting**

- (a) The Tenant shall not assign or sub-let the whole or any part of the premises without the written consent of the Landlord. The Landlord's consent shall not be unreasonably withheld.
- (b) The Landlord shall not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the Landlord in relation to the preparation of an assignment in writing of this agreement.

**8. Residential Tenancies Act 1997**

Both parties to the Agreement shall comply with the provisions of the Residential Tenancies Act 1997 as they apply to each party.

(Note: Reference should be made to the Residential Tenancies Act 1997 for further rights and duties).

**Additional terms which do not take away the rights and duties included in the Residential Tenancies Act 1997 may be set out in this section.**

**9.** The **Tenant** shall pay all charges in respect of the re-connection and consumption of water, electricity, gas, oil and telephone where the rented premises is separately metered for these services.

**10.** The **Tenant** shall not do or allow anything to be done which would invalidate any insurance policy on the premises or increase the premium and the **Tenant** shall pay the **Landlord** all increased premiums and all other expenses incurred as a consequence of any breach of this term

**11.** The **Tenant** agrees to pay the **Landlord** any excess amount charged or any additional premium charged by the **Landlord's** Insurance Company as a result of accidental breakage of glass, toilet bowls and wash basins in the premises where the damage has been caused by the **Tenant**, or by anyone on the premises with the consent of the **Tenant**.

**12.** The **Tenant** shall indemnify the **Landlord** for any loss or damage caused by failure to ensure that care is taken to avoid damaging the rented premises by the **Tenant** or anyone on the premises with the consent of the **Tenant**. Without limiting the generality of the foregoing, the **Tenant** shall indemnify the **Landlord** for the cost of repairs to the plumbing blockages caused by the negligence or misuse of the **Tenant**.

**13.** The **Tenant** shall notify the **Landlord** or **Agent** immediately upon becoming aware of any defects in the premises or any other matter which may give rise to a liability pursuant to the Occupiers Liability Act 1983



14. The **Tenant** shall indemnify the **Landlord** against all liability in respect of injury or damage to any third person or third party property arising from any conduct, act or omission by the **Tenant**, or the **Tenant's** servants, Agents and/or invitees.
15. The **Tenant** shall not paint or affix any sign or any antenna onto the premises or affix any nail, Screw, fastening or adhesive to the interior of the premises without the prior written consent of the **Landlord** or **Agent**
16. The **Tenant** acknowledging that it is the **Tenant's** responsibility upon the termination of the Agreement to deliver the key to the premises to the **Agent's** office and to continue paying rent until such time as the keys are delivered.
17. The **Tenant** shall not use the premises for any purpose other than for residential purpose without the written consent of the **Landlord**.
18. The **Tenant** shall not do or allow to be done anything that will cause the shared service facilities to become obstructed, untidy, damaged or used for any purpose other than for which they are intended.
19. The **Tenant** shall not keep any animal, bird or pet on the premises without the written consent of the **Landlord**. (Note: written consent of the Body Corporate Committee will be necessary in an own-your-own unit).
20. The **Tenant** shall deposit all rubbish including cartons and newspapers in a proper rubbish receptacle with a close fitting lid as required by the Health Department or Local Council. Such rubbish receptacle shall be kept only in the place provided and placed out by the **Tenant** for collection by the local Council or Health Department and returned to its allotted place.
21. The **Tenant** shall not hang any clothes outside the premises other than where provision for the hanging of clothes has been provided.
22. The **Tenant** shall not keep or use in the premises any portable kerosene heaters, oil burning heaters or heaters of a similar kind.
23. The **Tenant** shall comply with any Act, Regulation, Rule or direction of any Government, semi Government or statutory body.
24. The **Tenant** shall allow the **Landlord** or his **Agent** to put on the premises a notice or notices 'to let' during the last month of the term of this Agreement. The **Tenant** shall also allow the **Landlord** or his **Agent** to a notice or notices 'for sale' or 'auction' at any time of this Agreement and permit access to the premises by the **Landlord** or his agent to present the property to prospective purchasers or **Tenants** upon 24 hours' notice or by Agreement with the **Tenant** and the **Landlord** or the **Landlord's Agent**.
25. The **Tenant** acknowledges that no promises, representations, warranties or undertakings have been given by the **Landlord** or **Agent** in relation to the suitability of the premises for the **Tenant's** purposes or in respect of the furnishings, fittings or appurtenances of the premises otherwise than provided herein.
26. No consent or waiver of any breach by the **Tenant** of the **Tenant's** obligations under the Residential Tenancies Act 1997 shall prevent the **Landlord** from subsequently enforcing any of the Agreement.
27. The **Tenant** agrees to observe and be bound by the Articles of Association of the Service Company or the rules of the Body Corporate (as the case may be) in so far as they relate to contribute costs of a capital nature or which would, except for the provision, be payable by the **Landlord**. The Standard Rules of the Subdivision (Body Corporate) Regulations, if not amended, apply to all Bodies Corporate.
28. In accordance with the provisions of the Section 44 of the Residential Tenancies Act 1997, the **Landlord** may, other than within the terms specified in the Schedule as the fixed term, increase the rent by giving the **Tenant** at least 60 days notice of the increase.
29. This Agreement may be amended only by an Agreement in writing signed by the **Landlord** and the **Tenant**.
30. The **Tenant** shall at the **Tenant's** expense replace all lighting tubes and globes to the premises, which become defective during the term of the tenancy unless the defect is proven to be caused by faulty wiring.
31. The **Tenant** agrees to fully and regularly maintain and water the gardens area, including the trees and shrubs, to mow the lawn and to remove all garden rubbish from the property.
32. If the **Tenant** wishes to vacate the premises at the expiration of this Agreement the **Tenant** shall give the **Landlord** or **Agent** written notice of the **Tenant's** intention to vacate 28 days prior to the expiration of the Agreement. If the **Tenant** remains in occupation of the premises after the expiration of this Agreement and does not enter into a new fixed term Agreement the **Tenant** must give written notice of the **Tenant's** intention to vacate the premises specifying the termination date that is not earlier than 28 days after the day on which the **Tenant** gives notice.
33. The **Tenant** acknowledges that pursuant to Section 428 of the Residential Tenancies Act 1997, the **Tenant** shall not refuse to pay rent on the ground that the **Tenant** intends to regard as rent paid by the **Tenant**, the **Bond** or any part of the **Bond** paid in respect of the Premises. The **Tenant** acknowledges that failure to abide by this section of the Act renders the **Tenant** liable to a penalty of \$1000.
34. The **Tenant** agrees not to carry out any mechanical repairs or spray painting of any motor vehicles, boats or motorcycles in or around the property including common property. The **Tenant** also agrees to be fully responsible for the removal of any motorcycle, car or boat spare parts or bodies or any other equipment used and to fully reinstate the Premises or the land or common property on which it is situated to their original condition forthwith.
35. The **Tenant** must:
- Check each smoke detector in the premises weekly to confirm that it is kept fully operational. These checks are to ensure the safety of the **Tenant** and the security of the Premises.
  - Replace the battery in each smoke detector on or about 1 January each year (or earlier if this becomes necessary).
  - Immediately notify the **Landlord/Agent** of any faulty smoke detector (and confirm this advice to the **Landlord/Agent** in writing the same day).
36. The **Tenant** acknowledges that the **Tenant** shall insure their possessions. The **Tenant** also acknowledges that the **Landlord's** insurance policy will not provide cover for such possessions.
37. The **Tenant** agrees to pay for all glass, toilet bowls and wash basins broken or cracked during the term of the tenancy and hereby authorise the **Agent** to arrange the repairs/replacement at the expense should the damage be caused by the **Tenant** or anyone on the premises with the consent of the **Tenant**.
38. The **Tenant** is responsible for the cost of removing vermin, ants, insect's etc from the property if they appear during the term of the tenancy.
39. In the event or a rental cheque being returned unpaid or having to be re-presented, the **Tenant** agrees to pay any bank fees and that all future rental payments will be made by **Cash** or **Bank Cheque**
40. If the **Tenant** remains in occupation of the premises after the expiration of the term of the Agreement with out objections by the **Landlord** then the **Tenant** remains as the **Tenant** from month to month under the same terms and conditions subject however to any written rental increase by the **Agent** or **Landlord** and such tenancy may be determined by the **Tenant** upon expiration of 28 days notice in writing given to the **Agent** or **Landlord** at any time and delivering up of vacant possession.

41. Should the **Tenant** find it essential to vacate the premises before the expiry date of the Agreement, the **Tenant** undertakes to:
- Immediately inform the **Agent's** office of the intention to vacate and request that the **Agent's** office find a suitable replacement **Tenant** to whom the lease can be assigned or who will execute a new lease.
  - Continue living in the premises and pay rent in accordance with the Agreement until the commencement of the following tenancy.
  - The **Tenant** must pay the Agents Letting Fee.
  - If the **Tenant** must vacate the premises prior to a suitable replacement **Tenant** being found, the **Tenant** must continue paying rent until the premises are re-let or the Agreement expires, whichever occurs first.
  - The **Tenant** agrees to pay all the advertising costs incurred in relation to the re-letting of the premises.
  - The **Tenant** agrees to leave the premises in a clean and undamaged state.
42. The **Tenant** acknowledges that the Agency 'For Lease' board shall remain erected at the premises for the period of one (1) month after the date of the Lease Agreement.
43. The **Tenant** acknowledges the responsibility and expenses to arrange for all carpets to be professionally steam cleaned to the satisfaction of the Landlord or Agent to the vacation of the premises.
44. The **Tenant** agrees that the open fireplaces are **not** to be used during the term of the tenancy.
45. If the **Tenant** terminates the agreement prior to its termination date as set out in the item thirteen (13) of the Schedule, the **Tenant** shall be responsible for the payment of rent until another suitable **Tenant** is found and shall pay all, to the **Landlord's Agent** the **Agent's** letting fee (2.2 weeks rent ) plus \$330.00 for marketing expenses.
46. The **Tenant** agrees to be responsible for keeping the down pipes/gutters free of leaves and debris (not including apartments with a body corporate). Should the guttering/spouting be difficult to reach, it is the **Tenant's** responsibility to inform the **Agent** if any spouting/guttering needs clearing.
47. The **Landlord** shall not be liable for any loss or damage suffered by the **Tenant** by reason of an accident arising from water, sewerage, gas, electricity or other services used in the premises or by reason of any leakage, overflow or escape of water, sewerage, gas or electricity.
48. Should the **Landlord** give the **Tenant** written consent, the **Tenant** agrees that any pets kept on the premises shall be kept outdoors and the **Tenant** also agrees that any damage caused by pets kept on the premises will be repaired/replaced by the **Tenant** at the **Tenant's** own cost
49. The **Tenant** agree to reimburse the **Landlord** for any unnecessary costs incurred in having a plumber/gas fitter to attend to re-light pilot lights or hot water services/heaters except where such equipment is found to be faulty.
50. The **Tenant** is responsible to re-direct their mail at the end of tenancy.
51. It is the **Tenants** responsibility to take adequate insurance cover for all personal effect kept at the property in the case of theft damage.
52. The **Tenant** shall not allow any other person/s to reside at the premises without the **Landlords** written consent.
53. The **Tenant** must return all keys at the end of the tenancy including garage, window and remote controls.
54. The **Tenant** agrees to pay for the cost of replacement and locksmith costs for any lock changes or key cutting due to the **Tenant** losing or misplacing the keys.
55. Maintenance can be reported by emailed to **rent@lewisre.com.au**
- All non-urgent maintenance must be reported in writing to our office Monday to Friday 9.00am to 5.00pm.
  - All urgent maintenance must be reported immediately by phone or in writing Monday to Friday 9.00am to 5.00pm.
  - You must always call our office to confirm that the maintenance request has been received by our office.
56. The **Tenant** agrees that all rental payments must be made:
- In full each month in accordance with the Lease Agreement, using the provided EZIDEBIT.
  - No part payments will be made to the **Agent** as they are in direct violation of the Lease Agreement.
57. Should a transfer of lease take place during a fixed term tenancy agreement the **tenant** agrees to pay an administration cost of \$220.00 (inclusive of G.S.T.) to Lewis Asset Management for the completion of all documentation.

## Schedule

Item 1: Date of Agreement: **15<sup>th</sup> day of March 2020**

Item 2: Landlord: Name: **Renato Dilizio**

(ACN if Landlord Is a Company) Address: C/o: 283-285 Sydney Road Coburg Vic 3058

Item 3: Agent: Registered Business Name: Lewis Asset Management Pty Ltd

Address: 283-285 Sydney Road Coburg Vic 3058

Telephone: 03 9383 5788

Item 4: Tenant: (1) Name: **James Lancaster**  
Address: 5/7 Orr Street, Heidelberg Heights

Tenant: (2) Name: **Hannah Petocz**  
Address: 5/7 Orr Street, Heidelberg Heights

Tenant: (3) Name:  
Address:

Tenant: (4) Name:  
Address:

Item 5: Premises: **5/7 Orr Street, Heidelberg Heights**

Including chattels (attach inventory if necessary)

Item 6: Rental: **\$1608.00 per calendar month**

Payable on the **15th** day of every month

Item 7: Commencing on: **NIL**

Item 8: Rental Payments to Landlord/Agent at: **EZIDEBIT, personal cheque or money order**

Item 9: Bond: **\$1608.00** paid to Landlord/Agent on the **15th day of March 2019**

Where there is more than one tenant the amounts they each contribute are listed here:

Name:	Amount: \$	Name:	Amount: \$
Name:	Amount: \$	Name:	Amount: \$

Item 10: Urgent Repairs:

The Landlord \*authorises the ~~Agent~~ ~~does not authorise~~ the Agent to undertake repairs up to \$ 1800 telephone/fax number for urgent repairs 03 9383 5788

\*Fixed Term Agreement

Item 11: Term: **Twelve – 12 - Months**

Item 12: Commencement Date: **15th Day of March 2020**

Item 13: Termination Date: **14th Day of March 2021**

Signed by the Landlord /

For and on behalf of Lewis Asset Management Pty Ltd

Signed by the Tenant X

X

X

X

Note: Use of this Guarantee is subject to the provisions of Section 37 and 38 of The Residential Tenancies Act 1997  
Guarantee: To the within named landlord

I/We of Hereby Guarantee the punctual performance by within named Tenant of all the terms conditions and covenants contained in the above Agreement. You may without affecting my/our liability under this Agreement grant time or other concession to or compromise with the Tenant and this Guarantee shall be a continuing Guarantee in all respects.

Signed, Sealed & Delivered

By the Guarantor - The Tenant acknowledges having received a copy of a Statement of Rights of Duties, two copies of the Condition Report of this Tenancy Agreement in accordance with the provisions of the Residential Tenancies Act 1997.

Tenant/s X

X

X

X



Lewis Asset Management Pty Ltd -283-285 Sydney Road Coburg 3058 - T 03 9383 5788 - E [rent@lewisre.com.au](mailto:rent@lewisre.com.au) - ABN 76 903 358 644 Licensed Estate Agent & Property Managers.  
Members of Real Estate Institute Victoria - Directors: Anthony Cutine# Licensed Estate Agent, Nicholas Cutine# Licensed Estate Agent, Officer in Effective Control - [www.lewisre.com.au](http://www.lewisre.com.au)

# Residential Rental Agreement

## Residential Tenancies Act 1997 (Section 26(1))

### RESIDENTIAL RENTAL AGREEMENT OF NO MORE THAN 5 YEARS (Regulation 10(1))

This agreement is between the residential rental provider (rental provider) and the renter listed on this form. Rental providers must use this form for a fixed term residential rental agreement of no more than 5 years or a periodic residential rental agreement in writing.

### PART A - GENERAL

#### 1. DATE OF AGREEMENT

This is the date the agreement is signed **15th** day of **MAY**, 2021  
If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

#### 2. PREMISES LET BY RENTAL PROVIDER

**Address of premises :** 5/7 ORR STREET, HEIDELBERG HEIGHTS

#### 3. RENTAL PROVIDER'S DETAILS

**Full name or company name of rental provider:** RENATO DILIZIO

**Address:** C/O 283-285 Sydney Road Coburg

**Phone number:** 03 9383 5788 . **ACN:** 137169558 . **Email address:** [rent@lewisre.com.au](mailto:rent@lewisre.com.au)

#### RENTAL PROVIDER'S AGENT DETAILS

**Full name:** Lewis Asset Management Pty Ltd .

**Address:** 283-285 Sydney Road Coburg 3058

**Phone number:** ACN: 137169558 . **Email address:** [rent@lewisre.com.au](mailto:rent@lewisre.com.au)

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

JL HP

Doc ID: 1cab6f3ff689de80cb6c332ede527eec7301c8f

#### 4. RENTER DETAILS

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

##### Renter 1

**Full name of renter:** JAMES LANCASTER

**Current Address:** 5/7 ORR STREET, HEIDELBERG HEIGHTS

**Phone number:** 0402716942      **Email address:** lennylanc@gmail.com

##### Renter 2

**Full name of renter:** HANNAH PETOCZ

**Current Address:** 5/7 ORR STREET, HEIDELBERG HEIGHTS

**Phone number:** 0417421828      **Email address:** hannah.petocz@gmail.com

#### 5. LENGTH OF AGREEMENT

Fixed term agreement

**Start date:** 15<sup>th</sup> day of **MAY**, 2021  
(this is the date the agreement starts and you may move in)

**End date:** 14<sup>th</sup> day of **MAY** 2022

~~Periodic agreement (monthly)~~      **Start date:** day of , 20

**Note:** If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

#### 6. RENT

**The rent amount is (\$)** 1608.00

**To be paid per:** Calendar month

**Day rent is to be paid :** 13<sup>th</sup> Day of every month

#### 7. BOND

The renter has been asked to pay the bond specified below.

Unless the rent is greater than \$900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond. If the renter does not receive a receipt within 15 business days from when they paid the bond, they may

• email the RTBA at [rtba@justice.vic.gov.au](mailto:rtba@justice.vic.gov.au); or • call the RTBA on 1300 137 164.

**Bond amount (\$)** 1608.00

**Date bond paid:** 15 / 03 / 2019

JL HP

**PART B – STANDARD TERMS**

**8. RENTAL PROVIDER'S PREFERRED METHODS OF PAYMENT**

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

**Payment Method :** Direct Debit (EZIDEBIT), personal cheque, bank cheque, money order or cash paid in the office (283-285 Sydney Road Coburg)

**Payment Details :** For Cheques and money orders – Lewis Asset Management Pty Ltd

**9. SERVICE OF NOTICES AND OTHER DOCUMENTS BY ELECTRONIC METHODS**

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

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email? The rental provider must complete this section before giving the agreement to the renter. (rental provider to tick as appropriate)

**The RENTAL PROVIDER: RENATO DILZIO**

Yes at this email address: rent@lewisre.com.au

No

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email? (rental provider to tick as appropriate)

**The RENTER: JAMES LANCASTER**

Yes, at this email address: lennylanc@gmail.com

No

**The RENTER: HANNAH PETOCZ**

Yes, at this email address: hannah.petocz@gmail.com

No

(The option to consent should be provided to each renter who is a party to the agreement)

JL HP

## 10. URGENT REPAIRS

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see Part D (below).

### Details of person the renter should contact for an urgent repair

**Emergency contact name:** Lewis Asset Management Pty Ltd

**Emergency contact phone:** 03 9383 5788 **Emergency contact email:** [rent@lewisre.com.au](mailto:rent@lewisre.com.au)

## 11. PROFESSIONAL CLEANING

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

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

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

## 12. OWNERS CORPORATION

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

**YES** - If yes, the rental provider must attach a copy of the rules to this agreement.

**NO**

## CONDITION REPORT

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

The condition report has been provided.

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

JL HP

## PART C - SAFETY-RELATED ACTIVITIES

### 14. ELECTRICAL SAFETY CHECKS

(a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If an electrical safety check of the rented premises has not been conducted within the last 2 years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

### 15. GAS SAFETY ACTIVITIES

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

(a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If a gas safety check has not been conducted within the last 2 years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.

### 16. SMOKE ALARM SAFETY ACTIVITIES

(a) The rental provider must ensure that  
(i) any smoke alarm is correctly installed and in working condition; and

(ii) any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months; and

(iii) the batteries in each smoke alarm are replaced as required.

(b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.  
Note: Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.

(c) The rental provider, on or before the commencement of the agreement, must provide the renter with the following information in writing—

(i) information about how each smoke alarm in the rented premises operates; (ii) information about how to test each smoke alarm in the rented premises;

(iii) information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.

(d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.  
Note: Regulations made under the Building Act 1993 require smoke alarms to be installed in all residential buildings.

### 17. SWIMMING POOL BARRIER SAFETY ACTIVITIES

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

(a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.

(b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.

(c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

(d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the Building Act 1993 on the request of the renter.

JZ HP



## 18. RELOCATABLE SWIMMING POOL SAFETY ACTIVITIES

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

(a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.

(b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

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

## 16. BUSHFIRE PRONE AREA ACTIVITIES

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

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

## PART D - RIGHTS AND OBLIGATIONS

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

For more information, visit [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting).

## 20. USE OF THE PREMISES

The renter

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

## 21. CONDITION OF THE PREMISES

The rental provider—

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

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

## 22. MODIFICATIONS

The renter—

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

JZ HP

The rental provider must not unreasonably refuse consent for certain modifications.  
A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting).

### 23. LOCKS

The rental provider must ensure the premises—

- has locks to secure all windows capable of having a lock; and
- has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and
- meets the rental minimum standards for locks and window locks.

External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—

- is operated by a key from the outside; and
- may be unlocked from the inside with or without a key.

The renter must obtain consent from the rental provider to change a lock in the master key system.  
The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.  
The rental provider must not give a key to a person excluded from the premises under—

- a family violence intervention order; or
- a family violence safety notice; or
- a recognised non-local DVO; or
- a personal safety intervention order.

### 24. REPAIRS

Only a suitably qualified person may do repairs—both urgent and non-urgent.

### 25. URGENT REPAIRS

Section 3(1) of the Act defines **urgent repairs**. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit [consumer.vic.gov.au/urgent-repairs](http://consumer.vic.gov.au/urgent-repairs).  
Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.

The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.  
If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to \$2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if— (a) the renter cannot meet the cost of the repairs; or  
(b) the cost of repairs is more than \$2500; or  
(c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

### 26. NON-URGENT REPAIRS

The renter must notify the rental provider, in writing, as soon as practicable of—

- damage to the premises; and
- a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.

The rental provider must carry out non-urgent repairs in a reasonable time.  
The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

### 27. ASSIGNMENT OR SUB-LETTING

The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.  
The rental provider—

JL HP

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

## 28. RENT

The rental provider must give the renter at least 60 days written notice of a proposed rent increase.

The rent cannot be increased more than once every 12 months.

The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

## 29. ACCESS AND ENTRY

The rental provider may enter the premises—

- at any time, if the renter has agreed within the last 7 days; and
- to do an inspection, but not more than once every 6 months; and
- to comply with the rental provider's duties under the Act; and
- to show the premises or conduct an open inspection to sell, rent or value the premises; and
- to take images or video for advertising a property that is for sale or rent; and
- if they believe the renter has failed to follow their duties under the Act; and
- to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.

The renter must allow entry to the premises where the rental provider has followed proper procedure. The renter is entitled to a set amount of compensation for each sales inspection.

## 30. PETS

The renter must seek consent from the rental provider before keeping a pet on the premises. The rental provider must not unreasonably refuse a request to keep a pet.

## PART E - ADDITIONAL TERMS

### 31. ADDITIONAL TERMS (IF ANY)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.

Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit [consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms](http://consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms).

#### 31.1 Meanings in these additional terms

**31.1.1** In these additional terms "I", "me", or "my", are used to describe the rental provider and "you" or "your", the renter. The descriptions apply even if there is more than one rental provider or renter.

**31.1.2 \*Important advice about "writing"**. In these additional terms the word "writing" means all ways of representing or reproducing words, figures, or symbols in a visible form, unless a form prescribed by the Residential Tenancies Act or Regulations or some other legislation must be used. These are examples of "writing": an SMS message, an email, a facsimile and a letter.

**31.1.3** Before you use an electronic means to send a message or document to me check clause 9.1 to see if I have consented to the electronic service of notices or other documents. If I have, check if I have provided another email address to the one in clause 9.1 or if I have withdrawn my consent. If you can give me a notice or other document by electronic service also check to see if you need to use email instead of an SMS message. If I have not given, or have withdrawn, my consent to receive notices or other documents by electronic means, you will need to use the post or delivery by hand to serve me with notices or other documents.

#### 31.2 Other use of the rented premises

**31.2.1** You must use the premises primarily as your home. If you also want to use them for some ancillary purpose – for example, as an office for your business, as a rooming house, for short term accommodation, or to provide services to clients visiting the premises, you must ask me in \*writing for permission beforehand. Before I decide I may ask you to provide reasonable information about the proposed use, including any proposed alterations to the premises, and if I give my permission, I may ask you to comply with reasonable conditions. Before the rental agreement ends you must also comply with section 64(2) of the Residential Tenancies Act. You cannot use an SMS message to ask me for my permission.

JL HP

**31.2.2** Use of the rental premises primarily as a home does not include:

- the storage of flammable liquids or gases apart from in small quantities for normal domestic use,
- the service or repair of a vehicle or boat of any description except for routine minor maintenance,
- disposal on the premises, including the land, of any liquid fuels, oils, tyres, paints, or other polluting substances.

### **31.3 Storage and removal of waste and rubbish**

**31.3.1** You must store rubbish and waste in appropriate containers with close fitting lids.

**31.3.2** If a place or places are provided for rubbish and waste containers you will keep them there.

**31.3.3** You will have rubbish and waste removed regularly in accordance with the municipality's rubbish and waste removal timetables.

**31.3.4** The only waste containers the Rental Tenancies Regulations require me to provide are a rubbish bin and a recycling bin which are provided by the local council, or which are vermin proof and compatible with local council collection.

### **31.4 My insurance on the premises**

**31.4.1** If I provide you with a copy of my insurance policy for the rented premises you will not do anything that may invalidate it or result in my insurance premium or excess being increased, unless you are entitled to do so by the Residential Tenancies Act 1997 or some other legislation.

**31.4.2** If it is found you are liable to compensate or reimburse me for damage to any part of the premises, and I recover part or all of the loss I have suffered by making a successful claim on my

insurance, you will only be liable to reimburse me for that part of your liability which is not covered by the amount I recover from my insurance.

**31.4.3** My insurance policy does not cover your goods and personal belongings against theft, loss, or damage. If you wish to insure your goods and personal belongings against theft, loss, or damage it is your responsibility to do so.

### **31.5 Locks (see clause 23) and alarms**

**31.5.1** Key of a lock means a device or information normally used to operate the lock.

**31.5.2** Lock means a device for securing a door or window or other part of the premises.

**31.5.3** Master key system means a set of locks in which each lock or subset of locks has a unique key, and one single key or master key can operate all the locks in the set.

**31.5.4** You may change locks at the rented premises but only if you install replacement locks that will not be capable of being operated by the keys already provided and will instead be operated by new keys. Any change of locks must not breach the minimum standards for locks contained in the Residential Tenancies Act and Regulations.

**31.5.5** If the lock is keyed alike with other locks in the premises and you make a change to the keying of any of those locks, you must change all the keyed alike locks so that they can continue to be operated by one key.

**31.5.6** If you change the locks, you must purchase the same number of keys as were supplied to you at the commencement of the tenancy and supply them to me or my managing agent at the end of the tenancy. In addition, you must give to me or my managing agent duplicates of the new key/s as soon as practicable and preferable within one business day of changing the locks.

**31.5.7** You may change the code of an alarm at the rented premises.

**31.5.8** If you change the code or install an alarm system you must tell me or my managing agent in \*writing of the code as soon as practicable and preferable within one business day of the change or installation. You cannot use an SMS message to tell me of the new code.

### **31.6 Defects (see clauses 25 and 26)**

**31.6.1** When you become aware of a defect at the rented premises that may injure someone or cause damage you must, in addition to telling me or my managing agent as soon as possible, take reasonable action to avoid risk of injury to yourself or anybody else and to prevent further damage.

JZ HP

### **31.7 Light globes, fluorescent tubes, and LED lights**

**31.7.1** At the commencement of the rental agreement light globes, fluorescent tubes and LED lights will be in working order. If on taking possession of the rental premises you find this to not be the case, you must notify me or my managing agent as soon as possible so that the problem may be rectified at my expense.

**31.7.2** During the rental agreement you must replace any light globes, fluorescent tubes, starters, and LED lights that cease to function, unless it has ceased to function due to actions taken by me, my managing agent, or my contractor. The requirement for you to replace LED lights does not extend to instances where the light fitting needs to be replaced, because as with other faulty light fittings, their replacement is my responsibility.

**31.7.3** If for whatever reason you cannot personally fulfil your obligations, you may at your expense engage a suitable contractor to complete the tasks.

### **31.8 Sewers and septic systems**

**31.8.1** Things that may cause a blockage must not be placed into the sewerage or septic system, in addition to the toilet/s this includes drainage from the kitchen, laundry and bathroom/s. These are examples of things that may cause a blockage: cotton waste, disposable nappies, excessive amounts of toilet paper, paper towel, tampons, sanitary pads, continence pads, wipes, cooking fats and oils, and food waste. This is not a complete list and has been provided as a guide only.

**31.8.2** When you become aware to a blockage or defect in the sewerage or septic system you must tell me or my managing agent as soon as possible, preferably within 24 hours, even if you, or anyone you have allowed to come on to the rented premises, including me or my managing agent or my contractor, caused it.

**31.8.3** If you, or anyone you have allowed to come on to the rented premises negligently or intentionally causes a blockage or defect in the sewerage or septic system you must pay to me the reasonable expenses I incur in having it rectified. You do not have to do so if I, or my managing agent or my contractor caused the blockage or defect.

### **31.9 Gutters, downpipes, and stormwater drains**

**31.9.1** As part of your obligation under the Residential Tenancies Act to keep the rented premises reasonably clean you must, unless otherwise agreed in writing, keep the gutters, downpipes and stormwater drains free of debris and other matter to the extent that their proper functioning is not impeded. If for whatever reason you cannot personally fulfil this obligation you may at your expense engage a suitable contractor to complete the tasks.

**31.9.2** If the proper functioning of the gutters, downpipes or stormwater drains is impeded due to a fault or need for repair, you must notify me or my managing agent as soon as possible. If the need for repair or replacement is the result of you, other occupants of the rented premises or your visitors intentionally or negligently causing damage to the rented premises or common areas I will arrange for the necessary repair or replacement, however you will be required to reimburse me for the expense.

### **31.10 Gardens and land**

**31.10.1** If under this rental agreement you are provided with, in addition to the built structures, gardens or land as part of the premises, you must unless otherwise agreed in writing, maintain them in a reasonably clean condition and free from damage apart from fair wear and tear.

**31.10.2** These are examples of things you may need to do to care for the garden and land: mow grass; water subject to water restrictions, as and when required; remove weeds; rake up and remove lawn cuttings and fallen flowers and leaves; maintain trees, shrubs flowers and other plants; and as far as reasonably possible keep the garden free of pests and vermin. In bushfire prone areas you must take reasonable action to minimise the fuel load on the land during the fire season. This is not a complete list of things you may need to do. I have provided the examples as a guide only. If for whatever reason you cannot personally fulfil this obligation you may at your expense engage a suitable contractor to complete the tasks.

**31.10.3** You must make a request in \*writing for my permission if you wish to remove any plants apart from weeds, or if you wish to change the layout of garden beds, grassed areas, paved areas and so on. The request must not be made by SMS message.

**31.10.4** You must make a request in \*writing for my permission if you wish to plant any trees, shrubs, or vines, apart from those that form part of a vegetable or herb garden. The request must not be made by SMS message.

**31.10.5** You must not dispose of any polluting or toxic substance on the land.

JZ HP

### **31.11 Mould**

**31.11.1** You should take all reasonable steps to prevent the development of mould (fungi) in the rented premises. These steps include but are not limited to; ventilating the premises by use of exhaust fans and openable windows provided, particularly if you need to dry washing inside the premises; using an appropriate household cleaner to regularly clean surfaces on which condensation forms; and preventing window furnishings, furniture and clothes being in contact with surfaces on which condensation forms.

**31.11.2** If you see signs of mould in the premises you must notify me or my managing agent as soon as possible.

**31.11.3** If the mould has developed due to a fault, such as a leak in the premises, or is related to the building structure I will arrange for it to be rectified and the mould treated. In the meantime, you should take all reasonable steps to avoid exposure to the mould.

### **31.12 You cannot use your bond to pay rent**

**31.12.1** You acknowledge the Residential Tenancies Act 1997 provides you may not refuse to pay rent for the premises on the ground you intend to regard the bond as rent paid and it allows VCAT to impose a penalty if satisfied a breach of the bond requirements has occurred.

### **31.13 'To Let', 'Auction', 'For Sale' etc signs at the rented premises**

**31.13.1** You will allow me, or my managing agent, to put up a sign on the rented premises during the final month of the rental agreement indicating the premises will be available for renting. The sign will be positioned so as not to interfere with your use of the rented premises.

**31.13.2** You will allow me or my estate agent to put up a sign on the premises at any time indicating that it is available to be purchased. The sign will be positioned so as not to interfere with your use of the rented premises.

### **31.14 Assigning, subletting, or abandoning the rented premises (see clause 27)**

**31.14.1** If during the period of the rental agreement the people in occupation of the rented premises are to change you must notify or my managing agent as soon as possible after you become aware the change is to happen, or has happened, preferably within 24 hours and ask me or my managing agent in \*writing for permission to assign your rental agreement or sublet the rental premises. Neither I nor my managing agent will unreasonably withhold permission. You cannot use an SMS message to ask me or my managing agent for permission.

**31.14.2** If the rental agreement is assigned to a new renter or combination of renters, even if some are continuing, I may require you to reimburse me for my reasonable expenses incurred due to the assignment. These expenses will be calculated according to the following formula:

1. 2.2 weeks letting fee – pro rata
2. \$330.00 marketing fee
3. Rent until a new renter is found or end of lease, whichever is first.

**31.14.3** If you assign or sublet the rental premises without obtaining written permission beforehand and I terminate your rental agreement, or if you abandon the rental premises, I may ask you to reimburse me for expenses I incur in reletting. If I do this the expenses will be calculated according to the following formula:

1. \$220.00 Renter Transfer Fee

**31.14.4** My managing agent cannot require payment from you, however they can on my behalf require you to reimburse me for expenses I incur.

### **31.15 Leaving the premises at the end of the fixed term (see clause 5)**

**31.15.1** If you intend to leave the rental premises at the end of the fixed term on this agreement you need to tell me or my managing agent about your intention at least 28 days before the fixed term comes to an end, or 14 days before the fixed term comes to an end if you fall within one of the categories set out in section 91ZB of the Residential Tenancies Act 1997.

**31.15.2** You must tell me or my managing agent about your intention to leave in \*writing by giving notice in a form which is not an SMS message.

**31.15.3** You must return all the keys and any key cards and remote controls to me or my managing agent when you leave the rented premises.

**31.15.4** You must continue to pay rent to me or my managing agent until the end of the fixed term; or to and including the day on which you return all the keys, key cards and remote controls to me or my managing agent if it is after the end of the fixed term. If, with your agreement, the premises are relet from a date before the end of fixed term and you return the keys

JZ HP

etc before that date you will only be required to pay rent to and including the day before the new rental agreement commences.

### 31.16 Leaving the premises after the fixed term ends

**31.16.1** If you remain in occupation of the rental premises after the fixed term of this agreement ends and you do not enter into a new fixed term agreement with me, you must tell me or my managing agent of your intention to leave specifying a date not less than 28 days after the date you tell me or my managing agent, or 14 days if you fall within one of the categories set out in section 91ZB of the Residential Tenancies Act 1997.

**31.16.2** You must tell me, or my managing agent, about your intention to leave in \*writing in a form that is not an SMS message.

### 31.17 Receipt of condition report /statement of rights and duties

**31.17.1** You acknowledge, before you took occupation of the rented premises, you received from me or my managing agent:

- two copies of a condition report signed by me or my managing agent, and
- a written guide "Renting a home: a guide for tenants" as authorised and published by the Victorian government setting out my rights and duties as a rental provider and your rights and duties as a renter. If you consented to receiving notices electronically this guide may be provided to you electronically.

### 31.18 Rental provider's signature

**31.18.1** I may authorise my managing agent to sign this rental agreement on my behalf. In the event you and I (or my managing agent acting on my behalf) have agreed that you will rent the rented premises on the terms set out in this document or we have conducted ourselves in such a way as to imply that this was the case, the terms

of this rental agreement will be binding even if, through an oversight, a party has neglected to sign it. The Residential Tenancies Act 1997 provides the following definition of a residential rental agreement in section 5:

"residential rental agreement means an agreement, whether or not in writing and whether express or implied, under which a person lets premises as a residence (but does not include an SDA residency agreement) and includes a fixed term residential rental agreement and a periodic residential rental agreement;"

SDA means Specialist Disability Accommodation.

### 31.19 Modifications (see clause 22)

**31.19.1** If you make any modification that does not require my consent you must notify me that you intend to make

that modification along with a description of the modification at least 48 hours before making the modification.

**31.19.2** If you intend to install non-permanent window film for insulation, reduced heat transfer or privacy or install security lights, alarm systems or security cameras, I may require you to engage a suitably qualified person to carry out the work.

**31.19.3** If you intend to replace curtains you must inform me of where and the manner in which you intend to store the original curtains.

## 32. SIGNATURES

This agreement is made under the Act.

Before signing you must read **Part D — Rights and Obligations** in this form which outlines your rights and obligations.

### RENTAL PROVIDER

Name: RENATO DILIZIO

Sign: *N. Cutinelli* Dated: 04 / 26 / 2021

### RENTER

Name: JAMES LANCASTER

Sign: *[Signature]* Dated: 04 / 26 / 2021

Name: HANNAH PETOCZ




Sign: *[Signature]* Dated: 04 / 26 / 2021

---

<b>TITLE</b>	TENANCY RENEWAL - 5/7 ORR ST, HEIDELBERG HEIGHTS
<b>FILE NAME</b>	Residential Renta...2021 - 5.7ORR.pdf
<b>DOCUMENT ID</b>	1cab6f3ff689de80cb6c332ede527eec7301c8f
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	• Completed

---

Document History

 <b>E-SIGN DISCLOSURE ACCEPTED</b>	<b>08 / 02 / 2019</b> 00:25:31 UTC	Electronic record and signature disclosure accepted by Nicholas Cutinelli (nicholas@lewisre.com.au) IP: 203.220.69.184 GUID: 1c90b5e9d49affae991531a895b1837224e80cbd
 <b>E-SIGN DISCLOSURE ACCEPTED</b>	<b>01 / 23 / 2020</b> 23:25:38 UTC	Electronic record and signature disclosure accepted by (hannah.petocz@gmail.com) IP: 118.209.107.220 GUID: 4b8d7dc597bec51ed346f4341ba8f713003dfe14
 <b>E-SIGN DISCLOSURE ACCEPTED</b>	<b>01 / 24 / 2020</b> 01:21:31 UTC	Electronic record and signature disclosure accepted by (lennylanc@gmail.com) IP: 131.172.249.225 GUID: e89d9d5418610fd0c877a7e573cd214aee8435b2



---

<b>TITLE</b>	TENANCY RENEWAL - 5/7 ORR ST, HEIDELBERG HEIGHTS
<b>FILE NAME</b>	Residential Renta...2021 - 5.7ORR.pdf
<b>DOCUMENT ID</b>	1cab6f3ff689de80cb6c332ede527eec7301c8f
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	• Completed

---

## Document History



**04 / 20 / 2021**  
06:12:39 UTC

Sent for signature to James Lancaster (lenny lanc@gmail.com), Hannah Petocz (hannah.petocz@gmail.com) and Nicholas Cutinelli (nicholas@lewisre.com.au) from evrim@lewisre.com.au  
IP: 203.220.69.184



**04 / 26 / 2021**  
00:14:19 UTC

Viewed by James Lancaster (lenny lanc@gmail.com)  
IP: 131.172.249.29



**04 / 26 / 2021**  
00:17:01 UTC

Signed by James Lancaster (lenny lanc@gmail.com)  
IP: 131.172.249.29



**04 / 26 / 2021**  
00:30:08 UTC

Viewed by Hannah Petocz (hannah.petocz@gmail.com)  
IP: 149.144.125.117



**04 / 26 / 2021**  
00:34:43 UTC

Signed by Hannah Petocz (hannah.petocz@gmail.com)  
IP: 149.144.125.117

---

<b>TITLE</b>	TENANCY RENEWAL - 5/7 ORR ST, HEIDELBERG HEIGHTS
<b>FILE NAME</b>	Residential Renta...2021 - 5.7ORR.pdf
<b>DOCUMENT ID</b>	1cabc6f3ff689de80cb6c332ede527eec7301c8f
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	• Completed

---

Document History



**04 / 26 / 2021**  
01:10:51 UTC

Viewed by Nicholas Cutinelli (nicholas@lewisre.com.au)  
IP: 203.220.69.184



**04 / 26 / 2021**  
01:12:28 UTC

Signed by Nicholas Cutinelli (nicholas@lewisre.com.au)  
IP: 203.220.69.184



**04 / 26 / 2021**  
01:12:28 UTC

The document has been completed.



**ASIC**  
Australian Securities & Investments Commission

ABN 88 768 265 615

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

GIGI JETT PTY LTD  
C WU  
PO BOX 697 RESERVOIR VIC 3073

INVOICE STATEMENT  
Issue date 16 May 21  
GIGI JETT PTY LTD

ACN 612 423 882  
Account No. 22 612423882

### Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$273.00</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*

*paid 19/05/2021.*

### Please pay

Immediately	\$0.00
By 16 Jul 21	\$273.00

*If you have already paid please ignore this invoice statement.*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
  - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



**ASIC**  
Australian Securities & Investments Commission

PAYMENT SLIP  
GIGI JETT PTY LTD

ACN 612 423 882      Account No: 22 612423882



<b>TOTAL DUE</b>	<b>\$273.00</b>
Immediately	\$0.00
By 16 Jul 21	\$273.00

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



Billor Code: 17301  
Ref: 2296124238827





# Policy Schedule

## Landlord Preferred Policy

To sign up to receive your policy documents electronically please visit [terrischeer.com.au/paperless](http://terrischeer.com.au/paperless)



22 December 2020

023 R & T Di Lizio SMSF Pty Ltd ATF R & T Di Lizio Superannuation Fund  
5/2 Walker street  
MOONEE PONDS VIC 3039

**POLICY NUMBER: TS1041940LPP**

**AMOUNT DUE: \$ 369.00**

**Insured: R & T Di Lizio SMSF Pty Ltd ATF R & T Di Lizio Superannuation Fund**

**Insured Address: 5/7 Orr Street, HEIDELBERG HEIGHTS VIC 3081**

**Premium Type**  
Renewal

**Sum Insured**  
Contents/Building \$80,000  
Liability to Other \$20,000,000  
Weekly rent Up to \$1,000

**Expiry Date**  
4.00pm 10/02/2021. We invite you to renew your policy until 4.00pm 10/02/2022

**Managing Agent**  
Lewis Real Estate

**Excess per claim**  
Loss of rent \$0  
Add. benefits in Sect 1, Liability and Tax audit \$0  
Tenant damage \$500  
Scorching or pet damage \$250  
Earthquake or Tsunami \$200  
Other claims \$100

**Property Details**  
The land size is less than 2 acres.

*Handwritten:* Paid 18/01/2021

**Annual Premium \$369.00**

*If the information shown is incorrect, please call to advise us.*

**Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859**

Last year's annual premium \$319.00  
Change on last year 15.7 %

**Please turn over for important policy information**

**Special Conditions**

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

**Payment Slip for: R & T Di Lizio SMSF Pty Ltd ATF R & T Di Lizio Superannuation Fund - 5/7 Orr Street, HEIDELBERG HEIGHTS VIC 3081**

**Amount Payable \$369.00**      **Due Date 10/02/2021**

**Policy Number TS1041940LPP**

**Payment Reference No 710419409**

**Payment Options**

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

**Billor Code: 63461**  
**Ref: 710419409**

**Telephone & Internet Banking - BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app.  
More info: [www.bpay.com.au](http://www.bpay.com.au)

# Walker Partners (Aust) Pty. Ltd.

*Paid 04/03/2021*

A.C.N. 134 317 516 - A.B.N. 88 255 901 873  
Level 1, Suites 9-11, 40 Burgundy Street, Heidelberg, Victoria, 3084  
P.O. Box 706, Heidelberg, Victoria, 3084  
Phone: (03) 8414 6700 Fax: (03) 8414 6750  
Email: info@wpaust.com.au

R & T Di Lizio Superannuation Fund  
J I Consulting Pty Ltd  
28 Young Street  
MOONEE PONDS VIC 3039

**Tax Invoice**  
**010921**  
Client Ref: XRTDI001  
28 February, 2021

Description	Amount
To work carried out up to February 2021, being the finalisation of accounts for the Superannuation Fund in conformity with the requirements of the Australian Taxation Office, to the preparation of the Superannuation Fund Income Tax Return including necessary Minutes etc for the year ended 30 June, 2019.	
To attending to the Audit of the Superannuation Fund for the year ended 30 June, 2019, in accordance with the regulations as laid down by the Australian Taxation Office.	1,200.00
<i>GST</i>	120.00
<b>Terms: 30 Days</b>	<b>Date Due: 30 March, 2021</b>
<b>Amount Due: \$ 1,320.00</b>	

*Please detach the portion below and forward with your payment*

**Remittance Advice**

R & T Di Lizio Superannuation Fund

**WE NOW HAVE CREDIT CARD FACILITIES**

Invoice: 010921  
Client Ref: XRTDI001  
28 February, 2021  
Amount Due: \$ 1,320.00

Credit Card: Mastercard/Visa (please circle)

Name on Card: \_\_\_\_\_ Exp \_\_\_\_ / \_\_\_\_

Card Number:

Signature: \_\_\_\_\_

**For Direct Deposit:**  
BSB: 063 - 163  
Account No. 10565948  
When making a direct deposit please quote your 'Client Ref' as your reference.

**If paying by cheque:**  
Please make cheque payable to Walker Partners (Aust) Pty Ltd

Real Estate Agents | Contract Auctioneer | Auction Trainer | Vendor Advocate | Buyer Advocate  
28<sup>th</sup> January 2021

Renato Di Lizio  
17 Melcombe Road  
IVANHOE VIC 3079

Invoice 2021-5  
ABN 13 794 759 534

**OWNERS CORPORATION FEES  
OWNERS CORPORATION PS 747237  
7 ORR STREET, HEIDELBERG HEIGHTS 3081**

To: 31<sup>st</sup> January 2021 to 31<sup>st</sup> January 2022

\$2,590.00

DUE AND PAYABLE

*Paid  
28/01/2021.*

Bank Details  
Robert Pedersen Real Estate Trust Account  
BSB 013 313  
A/c No 5282 70674



Yarra Valley Water ABN 93 066 902 501

26/10/2020



GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

### Quarterly Bill

Enquiries 1300 900 229

Faults 13 2762 (24hrs)

Account Number 06 4334 8434

Invoice Number 0640 8659 05875

Total Due \$240.51

Due Date 11 September 2020

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

Tax Invoice Issued 21 Aug 2020

#### ACCOUNT SUMMARY

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

Property Number 5137 401, PS 747237

Product/Service	Amount
Water Supply System Charge	\$19.69
Sewerage System Charge	\$115.51
<b>Yarra Valley Water Total</b>	<b>\$135.20</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.29
Annual Parks Charge	\$79.02
<b>TOTAL (GST does not apply)</b>	<b>\$240.51</b>

#### PAYMENT SUMMARY

Last Account	\$158.75
Paid/Adjusted	-\$158.75
Balance	\$0.00
Total this Account	+\$240.51
<b>Amount Due</b>	<b>\$240.51</b>

#### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 064086590587 5

### Payment Slip

Account Number 06 4334 8434

Invoice Number 0640 8659 05875

Total Due \$240.51

Due Date 11 September 2020

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details.





**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501



360297-001 000083(165) D023

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

*PAID  
11/12/20*

## Quarterly Bill

Enquiries **1300 304 688**

Faults **13 2762** (24hrs)

Account Number **06 4334 8434**

Invoice Number **0640 3964 33325**

Total Due **\$161.49**

Due Date **15 December 2020**

Need more time to pay?

Go to [yvwm.com.au/extend](http://yvwm.com.au/extend) or call 1300 304 688

**Tax Invoice** Issued 24 Nov 2020

### ACCOUNT SUMMARY

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**

Property Number **5137 401**, PS 747237

Product/Service	Amount
Water Supply System Charge	\$19.69
Sewerage System Charge	\$115.51
<b>Yarra Valley Water Total</b>	<b>\$135.20</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.29
<b>TOTAL (GST does not apply)</b>	<b>\$161.49</b>

### PAYMENT SUMMARY

Last Account	\$240.51
Paid/Adjusted	-\$240.51
Balance	\$0.00
Total this Account	+\$161.49
<b>Amount Due</b>	<b>\$161.49</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 064039643332 5

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

Now more than ever, we are here to help. Contact us for a bill extension or to pay in instalments, or for extra support. Visit [yvwm.com.au/coronavirus](http://yvwm.com.au/coronavirus) or call us on 1800 994 789.

To claim an automatic concession on your account, update your details online at [yvwm.com.au/online](http://yvwm.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

Account Number **06 4334 8434**

Invoice Number **0640 3964 33325**

Total Due **\$161.49**

Due Date **15 December 2020**



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501



377386-001 000089(177) 0023

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

*PAID  
3/02/2021*

## Quarterly Bill

Enquiries **1300 304 688**

Faults **13 2762** (24hrs)

Account Number **06 4334 8434**

Invoice Number **0648 7645 97478**

Total Due **\$157.98**

Due Date **18 March 2021**

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

**Tax Invoice** Issued 25 Feb 2021

### ACCOUNT SUMMARY

**UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS**

Property Number **5137 401**, PS 747237

Product/Service	Amount
Water Supply System Charge	\$19.26
Sewerage System Charge	\$113.00
<b>Yarra Valley Water Total</b>	<b>\$132.26</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$25.72
<b>TOTAL (GST does not apply)</b>	<b>\$157.98</b>

### PAYMENT SUMMARY

Last Account	\$161.49
Paid/Adjusted	-\$161.49
Balance	\$0.00
Total this Account	+\$157.98
<b>Amount Due</b>	<b>\$157.98</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 064876459747 8

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

Need some flexibility with bills after the Christmas holidays? We're here to help. Visit [yvw.com.au/watercare](http://yvw.com.au/watercare) or call us on 1800 994 789.

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

Account Number **06 4334 8434**

Invoice Number **0648 7645 97478**

Total Due **\$157.98**

Due Date **18 March 2021**



Yarra Valley Water ABN 93 066 902 501

### Quarterly Bill

Enquiries 1300 304 688

Faults 13 2762 (24hrs)

Account Number 06 4334 8434

Invoice Number 0648 6063 71334



395342-001 000073(145) D023

GIGI JETT PTY LTD  
UNIT 5/2 WALKER ST  
MOONEE PONDS VIC 3039

*Paid 17/06/2021*

Total Due \$159.73

Due Date 16 June 2021

Need more time to pay?

Go to [yvw.com.au/extend](http://yvw.com.au/extend) or call 1300 304 688

Tax Invoice Issued 26 May 2021

#### ACCOUNT SUMMARY

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

Property Number 5137 401, PS 747237

Product/Service	Amount
Water Supply System Charge	\$19.47
Sewerage System Charge	\$114.24
<b>Yarra Valley Water Total</b>	<b>\$133.71</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$26.02
<b>TOTAL (GST does not apply)</b>	<b>\$159.73</b>

#### PAYMENT SUMMARY

Last Account	\$157.98
Paid/Adjusted	-\$157.98
Balance	\$0.00
Total this Account	+\$159.73
<b>Amount Due</b>	<b>\$159.73</b>

#### WATER USAGE

No Water Usage has been charged on this account.



\*3042 064860637133 4

UNIT 5 7 ORR ST, HEIDELBERG HEIGHTS

To claim an automatic concession on your account, update your details online at [yvw.com.au/online](http://yvw.com.au/online) or call 1800 680 824. Please see reverse for details.

#### Payment Slip

Account Number 06 4334 8434

Invoice Number 0648 6063 71334

Total Due \$159.73

Due Date 16 June 2021



# Rates and Valuation Overdue Notice

Financial Year 1 July 2020 - 30 June 2021



1.4727 - 8077 704205 023

Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

*waived  
26/10/2020*

Tax Invoice ABN 16 456 814 549

Issue Date: 9 October 2020

Assessment Number: 704205

### 1st Instalment

**Amount Due: \$296.17**

**Due Date: 23 October 2020**

#### Property and Valuation Information

Assessment No: 704205

Legal Description: LOT 5 PS 747237B

Ward: Ibbott

Address: 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081

AVPCC: Single Strata Unit/Villa  
Unit/Townhouse

Date of Valuation: 1 January 2020

Valuation First Used: 1 July 2020

Capital Improved Value: 490000

Site Value: 80000

Net Annual Value: 24500

#### Are You Impacted By COVID-19?

Council has established hardship provisions, including offering partial waivers to those impacted by the COVID-19 pandemic. If you are suffering from financial hardship as a result of the pandemic, you need to apply for assistance and relief from penalty interest over the 2020-2021 financial year. Apply at [banyule.vic.gov.au/RatesHelp](http://banyule.vic.gov.au/RatesHelp)

If you are suffering from hardship for other reasons, please contact Council on (03) 9490 4280.

#### Instalment Details

Instalment Amount	\$296.17
Amount Due	\$296.17

#### Other Information

Penalty interest has not been charged on any overdue amount since 10 March 2020. From 1 January 2021, penalty interest will be charged at the rate of 10% per annum on unpaid rates and charges.

#### Payment Options



Billers Code: 8755  
Ref: 600 0000 0070 4205

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205



Billpay Code: 0708  
Ref: 7042 0519

In person at any Post Office, by phone 13 18 16, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)



Assessment No: 704205  
Due Date: 23 October 2020  
Amount Due: \$ 296.17



# Rates and Valuation Instalment Notice

Financial Year 1 July 2020 - 30 June 2021



7.3290 - 3770 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

Tax Invoice ABN 16 456 814 549

Issue Date: 30 October 2020

Assessment Number: 704205

**2nd Instalment**  
**Amount Due: \$293.00**  
**Due Date: 30 November 2020**

### Property and Valuation Information

<b>Assessment No:</b> 704205	<b>Legal Description:</b> LOT 5 PS 747237B	<b>Ward:</b> Ibbott
<b>Address:</b> 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081		<b>AVPCC:</b> Single Strata Unit/Villa Unit/Townhouse
<b>Date of Valuation:</b> 1 January 2020	<b>Valuation First Used:</b> 1 July 2020	<b>Net Annual Value:</b> \$24,500
<b>Capital Improved Value:</b> \$490,000	<b>Site Value:</b> \$80,000	

### Rating Information

Rate Category: Residential Improved      Rate in \$ on CIV: 0.00211370

### Fire Services Property Levy Information

Location: MFB      Classification: Residential      Rate in \$ on CIV: 0.000054

### Instalment Details

<b>Instalment Amount</b>	<b>\$293.00</b>
<b>Total Due</b>	<b>\$293.00</b>

### Other Information

Penalty interest has not been charged on any overdue amount since 10 March 2020. From 1 January 2021, penalty interest will be charged at the rate of 10% per annum on unpaid rates and charges.

*Rates  
pay  
16/11/2020*

### Payment Options

**iB PAY** Biller Code: 8755  
Ref: 600 0000 0070 4205

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205  
Gigi Jett Pty Ltd

**POST billpay** Billpay Code: 0708  
Ref: 7042 0519

In person at any Post Office, by phone 13 18 16, or go to  
[www.postbillpay.com.au](http://www.postbillpay.com.au)



**Assessment No:** 704205  
**Due Date:** 30 November 2020  
**Amount Due:** \$ 293.00



**Banyule**  
CITY COUNCIL

# Rates and Valuation Instalment Notice

Financial Year 1 July 2020 - 30 June 2021



0.4570 - 6051 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

Tax Invoice ABN 16 456 814 549

Issue Date: 29 January 2021

Assessment Number: 704205

**3rd Instalment**  
**Amount Due: \$293.00**  
**Due Date: 28 Feb 2021**

### Property and Valuation Information

<b>Assessment No:</b> 704205	<b>Legal Description:</b> LOT 5 PS 747237B	<b>Ward:</b> Ibbott
<b>Address:</b> 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081	<b>Valuation First Used:</b> 1 July 2020	<b>AVPCC:</b> Single Strata Unit/Villa Unit/Townhouse
<b>Date of Valuation:</b> 1 January 2020	<b>Site Value:</b> \$80,000	<b>Net Annual Value:</b> \$24,500
<b>Capital Improved Value:</b> \$490,000		

### Rating Information

Rate Category: Residential Improved      Rate in \$ on CIV: 0.00211370

### Fire Services Property Levy Information

Location: MFB      Classification: Residential      Rate in \$ on CIV: 0.000054

### Instalment Details

<b>Instalment Amount</b>	<b>\$293.00</b>
<b>Total Due</b>	<b>\$293.00</b>

### Other Information

Late payments will be charged penalty interest at the rate of 10% per annum from the date the instalment was due. Overdue and arrears amounts will be charged back to the due date of those instalments.

### Payment Options



**Billcode: 8755**  
**Ref: 600 0000 0070 4205**

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205



**Billpay Code: 0708**  
**Ref: 7042 0519**

In person at any Post Office, by phone 13 18 16, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)

**Assessment No: 704205**  
**Due Date: 28 Feb 2021**  
**Amount Due: \$ 293.00**





7.391 - 446 023  
Gigi Jett Pty Ltd  
SE 5 2 Walker Street  
MOONEE PONDS VIC 3039

Tax Invoice ABN 16 456 814 549  
Issue Date: 30 April 2021  
Assessment Number: 704205

**4th Instalment**  
**Amount Due: \$293.00**  
**Due Date: 31 May 2021**



**Property and Valuation Information**

<b>Assessment No:</b> 704205	<b>Legal Description:</b> LOT 5 PS 747237B	<b>Ward:</b> Ibbott
<b>Address:</b> 5/7 Orr Street HEIDELBERG HEIGHTS VIC 3081	<b>Valuation First Used:</b> 1 July 2020	<b>AVPCC:</b> Single Strata Unit/Villa Unit/Townhouse
<b>Date of Valuation:</b> 1 January 2020	<b>Site Value:</b> \$80,000	<b>Net Annual Value:</b> \$24,500
<b>Capital Improved Value:</b> \$490,000		

**Rating Information**

Rate Category: Residential Improved      Rate in \$ on CIV: 0.00211370

**Fire Services Property Levy Information**

Location: MFB      Classification: Residential      Rate in \$ on CIV: 0.000054

**Instalment Details**

<b>Instalment Amount</b>	<b>\$293.00</b>
<b>Total Due</b>	<b>\$293.00</b>

**Other Information**

Late payments will be charged penalty interest at the rate of 10% per annum from the date the instalment was due. Overdue and arrears amounts will be charged back to the due date of those instalments.

**Arrears**  
Any arrears or interest shown are due immediately to avoid further interest. Arrears not paid immediately may be subject to legal action without further notice.

*Handwritten:* Paid 12/05/2021

If you have been impacted by the COVID-19 pandemic and this has caused financial hardship, please apply for assistance prior to 31 May 2021. Please visit [banyule.vic.gov.au/RatesHelp](http://banyule.vic.gov.au/RatesHelp)

**Payment Options**

**B** **PAY** **Code: 8755**  
Ref: 600 0000 0070 4205

BPAY® this payment via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 600 0000 0070 4205  
Gigi Jett Pty Ltd

**POST** **billpay** **Code: 0708**  
Ref: 7042 0519

In person at any Post Office, by phone 13 18 16, or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)

**Assessment No: 704205**  
**Due Date: 31 May 2021**  
**Amount Due: \$ 293.00**





**Bank of Melbourne**  
**Statement of Account**  
**HOME LOAN**

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

**Customer Enquiries** 13 22 66  
 (8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 01/07/2020


**Statement End Date** 08/08/2020

**Page** 1 of 2

**Loan Account**

R & T DI LIZIO SMSF PTY LTD ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 08 Aug 2020**

	<b>Opening Balance</b>		<b>Interest Charge for the Period</b>		<b>Total Debits excluding Interest</b>		<b>Total Credits</b>		<b>Closing Balance</b>
	213,069.34	+	\$1,635.19	+	24.00	-	2,632.00	=	212,096.53
			<b>Contract Term Remaining</b>		<b>Forecasted Term</b>		<b>Interest Offset Benefit for Statement Period</b>		<b>Annual Percentage Rate</b>
			27yrs 06mths		27yrs 02mths		\$452.59		5.870%

**Repayment Details as at 08 Aug 2020**

**Monthly Repayment**  
 \$1,316.00

**Monthly Repayment Due Date**  
 due on the 8th

**Repayment Account**  
 423 810 890

**Additional Monthly Repayment**  
 \$0.00

**Repayment Frequency**  
 Monthly

**Repayment Frequency Amount**  
 \$0.00

BOIMST00\_CSM/1



**Billor Code: 22871**  
**Ref: 193911058343700**

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

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



**Phone Banking Plus**  
☎ 13 33 22

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 01/07/2020

**Statement End Date** 08/08/2020

**Page** 2 of 2


**Transaction Details**

 Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			213,069.34
07 Jul 2020	INTEREST	809.27		213,878.61
07 Jul 2020	ADMIN FEE	12.00		213,890.61
08 Jul 2020	REPAYMT A/C TFR		1,316.00	212,574.61
07 Aug 2020	INTEREST	825.92		213,400.53
07 Aug 2020	ADMIN FEE	12.00		213,412.53
08 Aug 2020	REPAYMT A/C TFR		1,316.00	212,096.53
08 Aug 2020	<i>Closing Balance</i>			212,096.53



Bank of Melbourne  
Statement of Account  
**HOME LOAN**

A Division of  
Westpac Banking Corporation  
ABN 33 007 437 141  
AFSL and Australian credit licence 233714

 025  
MR R F DI LIZIO & MS T L DI LIZIO  
17 MELCOMBE ROAD  
IVANHOE VIC 3079

**Customer Enquiries** 13 22 66  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/08/2020


**Statement End Date** 08/02/2021

**Page** 1 of 2

**Loan Account**

R & T DI LIZIO SMSF PTY LTD ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 08 Feb 2021**

	<b>Opening Balance</b> 212,096.53	+	<b>Interest Charge for the Period</b> \$4,735.93	+	<b>Total Debits excluding Interest</b> 72.00	-	<b>Total Credits</b> 7,896.00	=	<b>Closing Balance</b> 209,008.46
			<b>Contract Term Remaining</b> 27yrs 00mths		<b>Forecasted Term</b> 26yrs 03mths		<b>Interest Offset Benefit for Statement Period</b> \$1,502.50		<b>Annual Percentage Rate</b> 5.870%

**Repayment Details as at 08 Feb 2021**

**Monthly Repayment**  
\$1,316.00

**Monthly Repayment Due Date**  
due on the 8th

**Repayment Account**  
423 810 890

**Additional Monthly Repayment**  
\$0.00

**Repayment Frequency**  
Monthly

**Repayment Frequency Amount**  
\$0.00



**Billers Code: 22871**  
**Ref: 193911058343700**

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

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

**Phone Banking Plus**  
**☎ 13 33 22**

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/08/2020

**Statement End Date** 08/02/2021

**Page** 2 of 2

**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
09 Aug 2020	<i>Opening Balance</i> Interest Rate 5.870% PA			212,096.53
07 Sep 2020	INTEREST	815.70		212,912.23
07 Sep 2020	ADMIN FEE	12.00		212,924.23
08 Sep 2020	REPAYMT A/C TFR		1,316.00	211,608.23
07 Oct 2020	INTEREST	779.88		212,388.11
07 Oct 2020	ADMIN FEE	12.00		212,400.11
08 Oct 2020	REPAYMT A/C TFR		1,316.00	211,084.11
07 Nov 2020	INTEREST	798.69		211,882.80
07 Nov 2020	ADMIN FEE	12.00		211,894.80
08 Nov 2020	REPAYMT A/C TFR		1,316.00	210,578.80
07 Dec 2020	INTEREST	769.49		211,348.29
07 Dec 2020	ADMIN FEE	12.00		211,360.29
08 Dec 2020	REPAYMT A/C TFR		1,316.00	210,044.29
07 Jan 2021	INTEREST	787.01		210,831.30
07 Jan 2021	ADMIN FEE	12.00		210,843.30
08 Jan 2021	REPAYMT A/C TFR		1,316.00	209,527.30
07 Feb 2021	INTEREST	785.16		210,312.46
07 Feb 2021	ADMIN FEE	12.00		210,324.46
08 Feb 2021	REPAYMT A/C TFR		1,316.00	209,008.46
08 Feb 2021	<i>Closing Balance</i>			209,008.46

A reminder to periodically check with your insurer that the insurance on the property has adequate cover, as your mortgage terms require that the property is fully insured. Find out more at the Australian Securities and Investments Commission website: [moneysmart.gov.au](http://moneysmart.gov.au). Strata titles may be covered by body corporate insurance. To talk through specific insurance needs, contact the insurer, body corporate, or visit [bankofmelbourne.com.au/building-insurance](http://bankofmelbourne.com.au/building-insurance)

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



Bank of Melbourne  
Statement of Account  
**HOME LOAN**

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

**Customer Enquiries** 13 22 66  
(8am to 8pm (EST), Mon-Sat)

**Loan Acct Number** S311 0583437 00

**BSB/Acct ID No.** 193-911 058343700

**Statement Start Date** 09/02/2021


**Statement End Date** 30/06/2021

**Page** 1 of 2

**Loan Account**

R & T DI LIZIO SMSF PTY LTD ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary as at 30 Jun 2021**

	<b>Opening Balance</b> 209,008.46	+	<b>Interest Charge for the Period</b> \$3,029.70	+	<b>Total Debits excluding Interest</b> 48.00	-	<b>Total Credits</b> 5,264.00	=	<b>Closing Balance</b> 206,822.16
			<b>Contract Term Remaining</b> 26yrs 08mths		<b>Forecasted Term</b> 25yrs 07mths		<b>Interest Offset Benefit for Statement Period</b> \$987.31		<b>Annual Percentage Rate</b> 5.870%

**Repayment Details as at 30 Jun 2021**

**Monthly Repayment**  
\$1,316.00

**Monthly Repayment Due Date**  
due on the 8th

**Repayment Account**  
423 810 890

**Additional Monthly Repayment**  
\$0.00

**Repayment Frequency**  
Monthly

**Repayment Frequency Amount**  
\$0.00

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2021 IS \$9,400.82.

BOMERDOC\_05/11



**Billor Code: 22871**  
**Ref: 193911058343700**

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

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

**Phone Banking Plus**  
☎ 13 33 22

Loan Acct Number S311 0583437 00

BSB/Acct ID No. 193-911 058343700

Statement Start Date 09/02/2021

Statement End Date 30/06/2021

Page 2 of 2

**Transaction Details**

Date	Transaction Description	Debit	Credit	Loan Balance
09 Feb 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			209,008.46
07 Mar 2021	INTEREST	712.64		209,721.10
07 Mar 2021	ADMIN FEE	12.00		209,733.10
08 Mar 2021	REPAYMT A/C TFR		1,316.00	208,417.10
07 Apr 2021	INTEREST	786.63		209,203.73
07 Apr 2021	ADMIN FEE	12.00		209,215.73
08 Apr 2021	REPAYMT A/C TFR		1,316.00	207,899.73
07 May 2021	INTEREST	754.11		208,653.84
07 May 2021	ADMIN FEE	12.00		208,665.84
08 May 2021	REPAYMT A/C TFR		1,316.00	207,349.84
07 Jun 2021	INTEREST	776.32		208,126.16
07 Jun 2021	ADMIN FEE	12.00		208,138.16
08 Jun 2021	REPAYMT A/C TFR		1,316.00	206,822.16
30 Jun 2021	<i>Closing Balance</i>			<u>206,822.16</u>

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



**Bank of Melbourne**  
**Statement of Account**  
**COMPLETE FREEDOM OFFSET**

**Customer Enquiries** 13 22 66  
 (24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 20/06/2020 to 19/12/2020  
**Statement No.** 6(page 1 of 4)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
 9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
45,177.86	+	16,969.57	-	9,412.17	=	52,735.26

**Transaction Details**

<b>Date</b>	<b>Transaction Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Balance \$</b>
20 JUN	OPENING BALANCE			45,177.86
22 JUN	QUICKSUPER QUICKSPR2718435990		1,017.24	46,195.10
01 JUL	ALTRAD INVESTMEN Renato Super		500.00	46,695.10
08 JUL	LOAN REPAYMENT S.311.0583437.00	1,316.00		45,379.10
16 JUL	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	46,890.96
29 JUL	QUICKSUPER QUICKSPR2744447463		1,017.24	47,908.20
03 AUG	ALTRAD INVESTMEN Renato Super		500.00	48,408.20
08 AUG	LOAN REPAYMENT S.311.0583437.00	1,316.00		47,092.20
18 AUG	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	48,604.06
28 AUG	QUICKSUPER QUICKSPR2765732525		708.94	49,313.00
01 SEP	ALTRAD INVESTMEN Renato Super		500.00	49,813.00
08 SEP	LOAN REPAYMENT S.311.0583437.00	1,316.00		48,497.00
17 SEP	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	50,008.86
22 SEP	QUICKSUPER QUICKSPR2783087603		549.31	50,558.17
01 OCT	ALTRAD INVESTMEN Renato Super		500.00	51,058.17
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			<b>51,058.17</b>

BOMLISTAO\_C5/11

Account Number 423810890  
Statement Period 20/06/2020 to 19/12/2020  
Statement No. 6(page 2 of 4)

**Transaction Details continued**

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			51,058.17
08 OCT	LOAN REPAYMENT S.311.0583437.00	1,316.00		49,742.17
16 OCT	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	51,254.03
26 OCT	TFR WDL BPAY INTERNET26OCT 14:53 TO Yarra Valley Water 06433484343	240.51		51,013.52
26 OCT	TFR WDL BPAY INTERNET26OCT 14:54 TO BANYULE CITY COUNCIL600000000704205	296.17		50,717.35
27 OCT	QUICKSUPER QUICKSPR2808102990		508.62	51,225.97
02 NOV	ALTRAD INVESTMEN Renato Super		500.00	51,725.97
05 NOV	TFR WDL BPAY INTERNET05NOV 10:05 TO TAX OFFICE PAYMENTS 4389617618235060	525.00		51,200.97
09 NOV	LOAN REPAYMENT S.311.0583437.00 EFFECTIVE DATE 08NOV	1,316.00		49,884.97
16 NOV	TFR WDL BPAY INTERNET16NOV 10:55 TO BANYULE CITY COUNCIL600000000704205	293.00		49,591.97
18 NOV	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	51,103.83
20 NOV	QUICKSUPER QUICKSPR2826899351		549.31	51,653.14
01 DEC	TFR WDL BPAY INTERNET01DEC 10:47 TO Yarra Valley Water 06433484343	161.49		51,491.65
01 DEC	ALTRAD INVESTMEN Renato Super		500.00	51,991.65
08 DEC	LOAN REPAYMENT S.311.0583437.00	1,316.00		50,675.65
17 DEC	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	52,187.51
18 DEC	QUICKSUPER QUICKSPR2848774217		547.75	52,735.26
19 DEC	<i>CLOSING BALANCE</i>			52,735.26

**Interest Details**

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



Account Number 423810890  
 Statement Period 20/06/2020 to 19/12/2020  
 Statement No. 6(page 3 of 4)

**Information**

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 772 266.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 601 266 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

**Summary of Transaction Fees 01/06/2020 TO 30/06/2020**

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	1	1	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank@Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	0	0	0	0.00	0.00
Overseas Cash Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	4.00	0.00
Account Service Fee					0.00
<b>SUB TOTAL</b>	1	1	0		0.00
<b>FEE REBATE</b>					0.00
<b>TOTALS</b>	1	1	0		0.00

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

<b>SUB TOTAL</b>	0	0	0		0.00
<b>FEE REBATE</b>					0.00

**Summary of Transaction Fees 01/08/2020 TO 31/08/2020 - No transactions carried out**

<b>SUB TOTAL</b>	0	0	0		0.00
<b>FEE REBATE</b>					0.00

**Summary of Transaction Fees 01/09/2020 TO 30/09/2020 - No transactions carried out**

<b>SUB TOTAL</b>	0	0	0		0.00
<b>FEE REBATE</b>					0.00



Account Number 423810890  
 Statement Period 20/06/2020 to 19/12/2020  
 Statement No. 6(page 4 of 4)

**Summary of Transaction Fees 01/10/2020 TO 31/10/2020 - No transactions carried out**

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

**Summary of Transaction Fees 01/11/2020 TO 30/11/2020 - No transactions carried out**

SUB TOTAL	2	2	0		0.00
FEE REBATE					0.00

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

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

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

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

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

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

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

---

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

**To help you learn how you can protect your card against unauthorised transactions, you can find more information at [bankofmelbourne.com.au/dispute](http://bankofmelbourne.com.au/dispute)**

---



Bank of Melbourne  
Statement of Account  
**COMPLETE FREEDOM OFFSET**

025

RENATO FRANCESCO DI LIZIO &  
TANIA LOUISE DI LIZIO  
17 MELCOMBE ROAD  
IVANHOE VIC 3079

**Customer Enquiries** 13 22 66  
(24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 20/12/2020 to 19/06/2021  
**Statement No.** 7(page 1 of 4)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
52,735.26	+	13,523.90	-	13,931.71	=	52,327.45

**Transaction Details**

Date	Transaction Description	Debit	Credit	Balance \$
20 DEC	OPENING BALANCE			52,735.26
04 JAN	ALTRAD INVESTMEN Renato Super		500.00	53,235.26
08 JAN	LOAN REPAYMENT S.311.0583437.00	1,316.00		51,919.26
18 JAN	TFR WDL BPAY INTERNET18JAN 14:24 TO TERRI SCHEER 710419409	369.00		51,550.26
18 JAN	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	53,062.12
25 JAN	QUICKSUPER QUICKSPR2874212837		594.70	53,656.82
28 JAN	OSKO WITHDRAWAL 28JAN 14:18 2021 5 Invoice 2021 5 Robert Pedersen Re	2,590.00		51,066.82
01 FEB	TFR WDL BPAY INTERNET01FEB 13:55 TO TAX OFFICE PAYMENTS 4389617618235060	525.00		50,541.82
01 FEB	ALTRAD INVESTMEN Renato Super		500.00	51,041.82
08 FEB	LOAN REPAYMENT S.311.0583437.00	1,316.00		49,725.82
12 FEB	ATO ATO003000014444702		7.50	49,733.32
12 FEB	TFR WDL BPAY INTERNET12FEB 09:57 TO BANYULE CITY COUNCIL600000000704205	293.00		49,440.32
18 FEB	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	50,952.18
19 FEB	QUICKSUPER QUICKSPR2894368670		641.64	51,593.82
01 MAR	ALTRAD INVESTMEN Renato Super		500.00	52,093.82
	<b>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</b>			<b>52,093.82</b>

**Transaction Details continued**

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			52,093.82
03 MAR	TFR WDL BPAY INTERNET03MAR 12:54 TO Yarra Valley Water 06433484343	157.98		51,935.84
04 MAR	OSKO WITHDRAWAL 04MAR 16:43 010921 Invoice 010921 Walker Partners Pt	1,320.00		50,615.84
08 MAR	LOAN REPAYMENT S.311.0583437.00	1,316.00		49,299.84
18 MAR	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	50,811.70
24 MAR	QUICKSUPER QUICKSPR2920812617		406.90	51,218.60
01 APR	ALTRAD INVESTMEN Renato Super		500.00	51,718.60
08 APR	LOAN REPAYMENT S.311.0583437.00	1,316.00		50,402.60
16 APR	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	51,914.46
03 MAY	ALTRAD INVESTMEN Renato Super		500.00	52,414.46
08 MAY	LOAN REPAYMENT S.311.0583437.00	1,316.00		51,098.46
12 MAY	TFR WDL BPAY INTERNET12MAY 10:21 TO BANYULE CITY COUNCIL600000000704205	293.00		50,805.46
18 MAY	Lewis Asset Mana 5 7 Orr Street Hei		1,313.86	52,119.32
19 MAY	TFR WDL BPAY INTERNET19MAY 13:20 TO ASIC 2296124238199	55.00		52,064.32
19 MAY	TFR WDL BPAY INTERNET19MAY 13:21 TO ASIC 2296124238827	273.00		51,791.32
01 JUN	ALTRAD INVESTMEN Renato Super		500.00	52,291.32
08 JUN	LOAN REPAYMENT S.311.0583437.00	1,316.00		50,975.32
17 JUN	TFR WDL BPAY INTERNET17JUN 18:38 TO Yarra Valley Water 06433484343	159.73		50,815.59
17 JUN	Lewis Asset Mana 5 7 Orr Street Hei		1,511.86	52,327.45
19 JUN	<i>CLOSING BALANCE</i>			52,327.45

**Interest Details**

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

Account Number 423810890  
 Statement Period 20/12/2020 to 19/06/2021  
 Statement No. 7(page 3 of 4)

**Information**

- Please check all entries on this statement and inform the Bank promptly of any error or unauthorised transaction.
- If your card is lost or stolen, please call us immediately on 1800 772 266.
- This statement should be retained for taxation purposes.
- When enquiring about the "termination value" of your account, you can visit your nearest branch or call 1300 601 266 and say "existing account".
- To contact us to make suggestions, compliments or find out more about our products and services, please call the customer enquiries number on this statement. This service may also be used to address and resolve complaints.

**Summary of Transaction Fees 01/12/2020 TO 31/12/2020**

Transaction Type	Total Trans	Free	Charged	Rate \$	Total \$
Phone Banking	0	0	0	0.00	0.00
Internet/Business Banking Online	1	1	0	0.00	0.00
EFTPOS	0	0	0	0.00	0.00
Cheque	0	0	0	0.00	0.00
Over The Counter	0	0	0	0.00	0.00
St.George/BankSA/BankMelbourne ATM	0	0	0	0.00	0.00
Bank @Post	0	0	0	0.00	0.00
Agency	0	0	0	0.00	0.00
Direct Debits	0	0	0	0.00	0.00
Overseas Withdrawal	0	0	0	5.00	0.00
VISA Debit	0	0	0	0.00	0.00
St.George/BankSA/BankMelb ATM Mini Trans. History	0	0	0	0.00	0.00
Periodical Payments	0	0	0	4.00	0.00
Account-keeping Fee					0.00
<b>SUB TOTAL</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>
<b>TOTALS</b>	<b>1</b>	<b>1</b>	<b>0</b>		<b>0.00</b>

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

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/02/2021 TO 28/02/2021 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

**Summary of Transaction Fees 01/03/2021 TO 31/03/2021 - No transactions carried out**

<b>SUB TOTAL</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>0.00</b>
<b>FEE REBATE</b>					<b>0.00</b>

Account Number 423810890  
 Statement Period 20/12/2020 to 19/06/2021  
 Statement No. 7(page 4 of 4)

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

SUB TOTAL	0	0	0		0.00
FEE REBATE					0.00

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

SUB TOTAL	3	3	0		0.00
FEE REBATE					0.00

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

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

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

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

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

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

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

---

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

**To help you learn how you can protect your card against unauthorised transactions, you can find more information at [bankofmelbourne.com.au/dispute](http://bankofmelbourne.com.au/dispute)**

---

**Complete Freedom Offset**

BSB 193-879 Acc 423 810 890

 \$65,662.75  
 Available balance:  
 \$65,662.75

Page 1 of 3

[Prev](#) [1](#) [2](#) [3](#) [Next](#)

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$51,700.10
24/06/2021	Tfr Wdl BPAY Internet 24Jun13:47 002009831752602821 Tax Office Payments	Bills & Payments	\$627.35	✓	\$51,700.10
17/06/2021	Lewis Asset Mana 5 7 Orr Street Hei	Deposits		\$1,511.86	\$52,327.45
17/06/2021	Tfr Wdl BPAY Internet 17Jun18:38 06433484343 Yarra Valley Water	Bills & Payments	\$159.73	✓	\$50,815.59
08/06/2021	Loan Repayment S.311.0583437.00	Home & Property	\$1,316.00		\$50,975.32
01/06/2021	Altrad Investmen Renato Super	Deposits		\$500.00	\$52,291.32
19/05/2021	Tfr Wdl BPAY Internet 19May13:21 2296124238827 Asic	Bills & Payments	\$273.00	✓	\$51,791.32
19/05/2021	Tfr Wdl BPAY Internet 19May13:20 2296124238199 Asic	Bills & Payments	\$55.00	✓	\$52,064.32
18/05/2021	Lewis Asset Mana 5 7 Orr Street Hei	Deposits		\$1,313.86	\$52,119.32
12/05/2021	Tfr Wdl BPAY Internet 12May10:21 60000000704205 Banyule City Council	Bills & Payments	\$293.00	✓	\$50,805.46
08/05/2021	Loan Repayment S.311.0583437.00	Home & Property	\$1,316.00		\$51,098.46
03/05/2021	Altrad Investmen Renato Super	Deposits		\$500.00	\$52,414.46
16/04/2021	Lewis Asset Mana 5 7 Orr Street Hei	Deposits		\$1,511.86	\$51,914.46
08/04/2021	Loan Repayment S.311.0583437.00	Home & Property	\$1,316.00		\$50,402.60
01/04/2021	Altrad Investmen Renato Super	Deposits		\$500.00	\$51,718.60
24/03/2021	Quicksuper Quickspr2920812617	Deposits		\$406.90	\$51,218.60
18/03/2021	Lewis Asset Mana 5 7 Orr Street Hei	Deposits		\$1,511.86	\$50,811.70
08/03/2021	Loan Repayment S.311.0583437.00	Home & Property	\$1,316.00		\$49,299.84
04/03/2021	Osko Withdrawal 04Mar16:43 010921 Invoice 010921 Walker Partners Pt	Withdrawals & Transfers	\$1,320.00	✓	\$50,615.84
03/03/2021	Tfr Wdl BPAY Internet 03Mar12:54 06433484343 Yarra Valley Water	Bills & Payments	\$157.98	✓	\$51,935.84
01/03/2021	Altrad Investmen Renato Super	Deposits		\$500.00	\$52,093.82
19/02/2021	Quicksuper Quickspr2894368670	Deposits		\$641.64	\$51,593.82
18/02/2021	Lewis Asset Mana 5 7 Orr Street Hei	Deposits		\$1,511.86	\$50,952.18



**Bank of Melbourne**  
**Statement of Account**  
**COMPLETE FREEDOM OFFSET**

**Customer Enquiries** 13 22 66  
 (24 hours, seven days)  
**BSB Number** 193-879  
**Account Number** 423810890  
**Statement Period** 20/06/2021 to 19/12/2021  
**Statement No.** 8(page 1 of 5)

R & T DI LIZIO SMSF PTY LTD ACN 61242381  
 9 ATF R & T DI LIZIO SUPERANNUATION FUND

**Account Summary**

<b>Opening Balance</b>		<b>Total Credits</b>		<b>Total Debits</b>		<b>Closing Balance</b>
52,327.45	+	21,120.46	-	11,359.05	=	62,088.86

**Transaction Details**

Date	Transaction Description	Debit	Credit	Balance \$
20 JUN	OPENING BALANCE			52,327.45
24 JUN	TFR WDL BPAY INTERNET24JUN 13:47	627.35		51,700.10
	TO TAX OFFICE PAYMENTS 002009831752602821			
01 JUL	ALTRAD INVESTMEN		500.00	52,200.10
	Renato Super			
08 JUL	LOAN REPAYMENT	1,316.00		50,884.10
	S.311.0583437.00			
16 JUL	Lewis Asset Mana		1,511.86	52,395.96
	5 7 Orr Street Hei			
23 JUL	OSKO WITHDRAWAL 23JUL 12:17	1,359.54		51,036.42
	011715 XRTDI001 Walker Partners Pty Ltd			
02 AUG	ALTRAD INVESTMEN		500.00	51,536.42
	Renato Super			
02 AUG	SuperChoice P/L		3,745.03	55,281.45
	PC270721-159881002			
09 AUG	LOAN REPAYMENT	1,316.00		53,965.45
	S.311.0583437.00			
	EFFECTIVE DATE 08AUG			
12 AUG	TFR WDL BPAY INTERNET12AUG 12:02	296.18		53,669.27
	TO BANYULE CITY COUNCIL600000000704205			
18 AUG	Lewis Asset Mana		1,511.86	55,181.13
	5 7 Orr Street Hei			
24 AUG	SuperChoice P/L		1,041.62	56,222.75
	PC180821-143718668			
01 SEP	ALTRAD INVESTMEN		500.00	56,722.75
	Renato Super			
02 SEP	TFR WDL BPAY INTERNET02SEP 12:33	239.09		56,483.66
	TO Yarra Valley Water 06433484343			
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			56,483.66

ROMS100\_05/11

## Audit Trail

As at 30 June 2021

Date	Account Number	Cash/ Journal	Batch	Details	Debit \$	Credit \$
30/06/2021	290 0003	C	2	RENT	17,944.32	-
30/06/2021	290 0003	C	3	RENATO SUPER	6,000.00	-
30/06/2021	290 0003	C	4	QUICKSUPER	5,524.41	-
30/06/2021	290 0003	C	5	ATO	7.50	-
30/06/2021	290 0003	C	6	LOAN REPAY	-	15,792.00
30/06/2021	290 0003	C	7	CORPORATION FEES	-	2,590.00
30/06/2021	290 0003	C	8	ATO	-	1,677.35
30/06/2021	290 0003	C	9	PRO FEE	-	1,320.00
30/06/2021	290 0003	C	10	COUNCIL	-	1,175.17
30/06/2021	290 0003	C	11	WATER RATES	-	719.71
30/06/2021	290 0003	C	12	INSURANCE	-	369.00
30/06/2021	290 0003	C	13	ASIC	-	328.00
30/06/2021	290 0007	C	14	ADMIN FEE	-	144.00
30/06/2021	290 0007	C	15	LOAN INT	-	9,400.82
30/06/2021	290 0007	C	16	LOAN REPAY	15,792.00	-
30/06/2021	290 0007	C	17	LOAN BAL	-	6,247.18
30/06/2021	801 0019	C	18	ASIC	328.00	-
30/06/2021	801 0011	C	21	PRO FEE	1,320.00	-
30/06/2021	804 0009	C	23	INSURANCE	369.00	-
30/06/2021	495 0001	C	24	LOAN BAL	6,247.18	-
30/06/2021	804 0010	C	25	LOAN INT	9,400.82	-
30/06/2021	702 00001	C	26	Contribution Employer Concessional Contribu	-	6,000.00
30/06/2021	702 00002	C	27	Contribution Employer Concessional Contribu	-	5,524.41
30/06/2021	611 0005	C	28	RENT	-	17,944.32
30/06/2021	801 0004	C	29	ADMIN FEE	144.00	-
30/06/2021	801 0019	C	31	super levy	259.00	-
30/06/2021	450 0009	C	32	ato	1,050.00	-
30/06/2021	450 0009	C	34	tax	368.35	-
30/06/2021	450 0009	C	35	ato refund	-	7.50
30/06/2021	290 0005	C	36	acc dep	9,313.00	-
30/06/2021	290 0005	C	37	dep	-	9,313.00
30/06/2021	233 0001	C	38	acc dep	-	9,313.00
30/06/2021	804 0005	C	39	dep	9,313.00	-
30/06/2021	804 0023	C	41	WATER RATES	719.71	-
30/06/2021	804 0016	C	42	COUNCIL	1,175.17	-
30/06/2021	804 0003	C	43	CORPORATION FEES	2,590.00	-
30/06/2021	860 0004	J	1	Current year tax expense	577.35	-
30/06/2021	450 0009	J	1	Current year tax expense	-	577.35

Transactions that have been reconciled to each other within the Master Clearing Account in the selected report period have not been included in this report.



## R & T Di Lizio Superannuation Fund Capital Gains Analysis (2017)

For the year ended 30 June 2017

Account Number	Account Description	Investment Code	Date Acquired	Units	Highest Price	Highest Market Value	Highest Price Date	Purchase/Sale	Adjusted Cost	Gain/Loss
<b>Capital Gains Tax Assets</b>										
211 0005	Property - Residential Account 5		19/09/2016	0.0000	0.00	550,000.00	30/06/2021	Discount	427,442.84	122,557.16
						<u>550,000.00</u>			<u>427,442.84</u>	<u>122,557.16</u>
	<b>TOTALS</b>					<u><u>550,000.00</u></u>			<u><u>427,442.84</u></u>	<u><u>122,557.16</u></u>
	<b>GRAND TOTAL</b>									<u><u>122,557.16</u></u>

The Capital Gains Tax Relief measures allow an unsegregated super fund with members affected by the transfer balance cap or TRIS pension integrity measures, to apply CGT relief to all eligible assets as at 30 June 2017.  
This fund does not contain any active pensioners as at 30 June 2017.