

We note that market value of securities do not agree with provided portfolio report. As per financials market value is \$306,053.89 and as per portfolio report is \$763,215.91(included investment property value). Please advise.

We note that rental income does not agree with provided Residential Tendency Agreement. As per financials rental income is \$31,680 and as per Residential Tendency Agreement is \$300 per week. Please advise.

Answers to Auditors' Queries

Query No.1

The portfolio valuation report from Midsec shows the property value at the time the fund purchased the property (they do not update their system to take into account the market value changes), Midsec also shows the fund's bank account balance in their valuation report. As such, if you take into account these two values in the valuation report the valuation report will reconcile to the fund's listed investments.

Query No.2

The fund has three tenants occupying 15 Pine Way, Mcminns Lagoon, NT. There are two lease agreements that were missed when the documents were originally uploaded. Please note, one tenant ceased renting during the year. I have attached the two other lease agreements.

Thank you.

MONSOON SMSF

Position	Units		Current Unit Price	Current Value	
MONSOON SMSF					
Abacus Property Grp. - Fully Paid Ordinary/Units Stapled Securities (ABP)	4,930.0000	✓	\$2.57	\$12,670.10	✓✓
AGL Energy Limited. - Ordinary Fully Paid (AGL)	1,700.0000	✓	\$8.25	\$14,025.00	✓✓
Antpds Globl Shrs - Antipodes Global Shares (Quoted Managed Fund) (AGX1)	5,742.0000	✓	\$5.43	\$31,179.06	✓✓
Aurizon Holdings Ltd - Ordinary Fully Paid (AZJ)	5,942.0000	✓	\$3.80	\$22,579.60	✓✓
Chtr H Lwr - Fully Paid Units Stapled Securities (CLW)	3,020.0000	✓	\$4.27	\$12,895.40	✓✓
Hearts and Minds - Ordinary Fully Paid (HM1)	5,100.0000	✓	\$2.02	\$10,302.00	✓✓
Investment Property (INVPROPERTY)	418,526.8500		\$1.00	\$418,526.85	
InvoCare Limited - Ordinary Fully Paid (IVC)	1,374.0000	✓	\$10.46	\$14,372.04	✓✓
IRESS Limited - Ordinary Fully Paid (IRE)	1,435.0000	✓	\$11.51	\$16,516.85	✓✓
Macquarie CMA (MBLCCMH)	38,635.1700		\$1.00	\$38,635.17	
Medibank Private Ltd - Ordinary Fully Paid (MPL)	5,495.0000	✓	\$3.25	\$17,858.75	✓✓
National Aust. Bank - Ordinary Fully Paid (NAB)	591.0000	✓	\$27.39	\$16,187.49	✓✓
Origin Energy - Ordinary Fully Paid (ORG)	3,300.0000	✓	\$5.73	\$18,909.00	✓✓
Orora Limited - Ordinary Fully Paid (ORA)	5,120.0000	✓	\$3.65	\$18,688.00	✓✓
Platinum Int Fund - Platinum Intl Fund (Quoted Managed Hedge Fund) (PIXX)	6,360.0000	✓	\$4.42	\$28,111.20	✓✓
Qv Equities Limited - Ordinary Fully Paid (QVE)	28,480.0000	✓	\$0.94	\$26,628.80	✓✓
Ramsay Health Care - Ordinary Fully Paid (RHC)	235.0000	✓	\$73.24	\$17,211.40	✓✓
Super Ret Rep Ltd - Ordinary Fully Paid (SUL)	1,830.0000	✓	\$8.49	\$15,536.70	✓✓
Westpac Banking Corp - Ordinary Fully Paid (WBC)	635.0000	✓	\$19.50	\$12,382.50	✓✓
Total for MONSOON SMSF:				\$763,215.91	

Financial market value as at 30/06/2022 calculation:
 $763,215.91 - 418,526.85 - 38,635.17 = 306,053.89$

Residential Tenancy Agreement NT

It is agreed that the owner grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with the Residential Tenancy Act.

Date this agreement is made

Between

LANDLORD(S)

Name of Landlord 1

ACN (if applicable)

Name of Landlord 2

ACN (if applicable)

Address for service to the Landlord

Postcode:

Telephone number

Email Address

TENANT(S)

Name of Tenant 1

Name of Tenant 2

Name of Tenant 3

Name of Tenant 4

Address for service of documents

Telephone number

Email Address

Approved Occupants

Full Names of Children or Adults not listed above

The Premises

Address of rented premises

	Postcode:
--	-----------

Inclusions

--

Insert inclusions, for example a common parking space or furniture provided. Also attach a separate list if necessary.

Rent

Rent Amount

\$	per week	<input type="checkbox"/>	Fortnight	<input type="checkbox"/>	Month	<input type="checkbox"/>
----	----------	--------------------------	-----------	--------------------------	-------	--------------------------

Rent must be paid in advance on the

--

Insert day of week or date

of each

--

Insert week, fortnight or month

Method and Place of Rent Payments

Insert how rent is payable

Fixed Term

Commencing on the

/	/	/
---	---	---

Commencement date. (Inclusive)



Expiring on

/	/	/
---	---	---

Fixed term expiry date

After the final day of the fixed term tenancy, if either party has not given notice to end the tenancy agreement, the agreement continues to apply to the premises on the same terms but as a Periodic Tenancy.

Security Deposit

Bond Amount

\$

Not more than 4 weeks rent

If there is more than one Tenant and they do not contribute equally to the Security Deposit, the amounts they each contribute must be listed here.

Name of Tenant 1

--

Bond Amount

\$

Name of Tenant 2

--

Bond Amount

\$

Name of Tenant 3

--

Bond Amount

\$

Name of Tenant 4

--

Bond Amount

\$

If there is any change to the people comprising the Tenant, it is the Tenant's responsibility to notify the Landlord in writing. A Failure to do so will mean that the Security Deposit will be refunded to the names shown in this Agreement.

All parties comprising the Tenant are responsible for any debt to be taken from the Security Deposit regardless of their shares in the Security Deposit.

Pets

Are pets approved to stay at the property Yes No

If yes, what are the types and number of pets that may be kept at the property

Type

Number

Nominated Repairers

Electrical repairs

--

Telephone

--

Plumbing repairs

--

Telephone

--

General maintenance repairs

--

Telephone

--

Insert Name and Telephone number for each

Services

The services supplied to the premises for which the tenant must pay:

- | | | |
|--|--|--|
| <input type="checkbox"/> Water | <input type="checkbox"/> Gas | |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Telephone | |
| <input type="checkbox"/> Other Service ▷ | <table border="1"><tr><td></td></tr></table> | |
| | | |

If the premises are not individually metered for a service, what is the apportionment of the cost of the service for which the tenant must pay:

- | | | |
|-----------------|--|--|
| Electricity ▷ | <table border="1"><tr><td></td></tr></table> | |
| | | |
| Gas ▷ | <table border="1"><tr><td></td></tr></table> | |
| | | |
| Telephone ▷ | <table border="1"><tr><td></td></tr></table> | |
| | | |
| Other Service ▷ | <table border="1"><tr><td></td></tr></table> | |
| | | |

Eg. A percentage of the cost of service

Terms

The definition and interpretation of words used in this Residential Tenancy Agreement are as set out in the Residential Tenancies Act

1. Compliance with Act

The landlord and the tenant must comply with the provisions of the Act.

2. Period of tenancy and payment of rent

(1) Subject to the Act, the tenancy to which this agreement relates is:

- (a) if the landlord and the tenant agreed to a tenancy for a fixed term – a tenancy for the term agreed to; or
- (b) if the landlord and the tenant intended that the tenancy be other than for a fixed term – a periodic tenancy.

(2) The tenant must pay, before each rental payment period in respect of the premises to which this agreement relates, the amount of rent, if any, agreed at the beginning of the tenancy between the landlord and the tenant to be payable in respect of the rental payment period.

(3) The tenant must pay the rent, if any, in the manner, and at the place, agreed between the landlord and the tenant.

3. Vacant Possession etc.

(1) The tenant is entitled to vacant possession of the premises on and from the day the tenancy begins.

(2) Subclause (1) does not apply in relation to a part of the premises in respect of which a right to exclusive possession is not given under this agreement.

(3) There is no legal impediment to the tenant's occupation of the premises as a place of residence for the period of the tenancy that the landlord knew of, or ought to have known of, when entering this agreement.

4. Quiet Enjoyment

(1) The tenant is entitled to quiet enjoyment of the premises without interruption by the landlord or a person claiming under the landlord or with superior title to the landlord's title.

(2) The landlord will not cause an interference with the reasonable peace or privacy of the tenant in the tenant's use of the premises.

5. Entry only permitted in accordance with Act

The landlord may only enter the premises or ancillary property in accordance with the provisions of the Act.

6. Landlord's duties in relation to condition of premises

The landlord must ensure that the premises and ancillary property:

- (a) are habitable;
- (b) meet all health and safety requirements specified under an Act that apply to residential premises of the ancillary property; and
- (c) are reasonably clean when the tenant enters into occupation of the premises.

7. Tenant's duties in relation to condition of premises

(1) The tenant will not maintain the premises and ancillary property in an unreasonably dirty condition, allowing for reasonable wear and tear.

(2) The tenant must notify the landlord of any damage or apparent potential damage to the premises or ancillary property, other than damage of a negligible kind.

(3) The tenant must not intentionally or negligently cause or permit damage to the premises or ancillary property.

(4) If the premises are a unit within the meaning of the Unit Titles Act or Unit Title Schemes Act, the tenant must not intentionally or negligently cause or permit damage to the common property within the meaning of that Act.

8. Alteration of premises or ancillary property

(1) The tenant must not, without the landlord's written consent or otherwise than in accordance with the Act, make an alteration or addition to the premises or ancillary property.

(2) The tenant may remove a fixture affixed to the premises by the tenant unless its removal would cause damage to the premises or ancillary property.

(3) If the tenant causes damage to the premises or ancillary property by removing or installing a fixture, the tenant must:

(a) notify the landlord; and

(b) at the option of the landlord, have the damage repaired or compensate the landlord for the reasonable cost of repairing the damage.

9. Landlord's obligation to repair

(1) Subject to the provisions of Part 7 of the Act, the landlord must ensure that the premises and ancillary property are in a reasonable state of repair when the tenant enters into occupation of the premises.

(2) Subject to the provisions of Part 7 of the Act, the landlord must maintain the premises and ancillary property in a reasonable state of repair, having regard to their age, character and prospective life.

10. Tenant to notify landlord if repairs required

(1) Subject to the provisions of Part 7 of the Act, if the premises or ancillary property require repair or maintenance, other than repair or maintenance of a negligible kind, the tenant is, as soon as reasonably practicable after becoming aware of the need for the repairs or maintenance, to notify the landlord orally or in writing of the requirement.

(2) For the purposes of subclause (1), "ancillary property" includes gardening or watering equipment or other chattels provided in relation to a garden but does not include vegetation, other than a tree that poses a risk to a person's safety.

11. Tenant's responsibilities at end of tenancy

At the end of the tenancy, the tenant must give the premises and ancillary property back to the landlord:

(a) in a reasonable state of repair; and

(b) in a reasonably clean condition,

allowing for reasonable wear and tear.

12. Landlord's duties in relation to security of premises

(1) The landlord will take reasonable steps to provide and maintain the locks and other security devices that are necessary to ensure the premises and ancillary property are reasonably secure.

(2) The landlord must not:

(a) alter or remove a lock or security device on the premises or ancillary property; or

(b) add a lock or security device to the premises or ancillary property,

without the consent of the tenant.

(3) If the landlord:

(a) alters a lock or security device on the premises or ancillary property; or

(b) adds a lock or security device to the premises or ancillary property,

without the consent of the tenant, the landlord will provide to the tenant a key to the lock or security device as soon as practicable after the alteration or the addition, unless the tenant consents to the landlord doing otherwise.

13. Tenant's duties in relation to security of premises

(1) The tenant will not, without reasonable excuse:

- (a) alter or remove a lock or security device on the premises or ancillary property; or
 - (b) add a lock or security device to the premises or ancillary property,
- without the consent of the landlord.

(2) If the tenant:

- (a) alters a lock or security device on the premises or ancillary property; or
- (b) adds a lock or security device to the premises or ancillary property,

without the consent of the landlord, the tenant will provide a key to the lock or security device as soon as practicable after the alteration or the addition, unless the landlord consents to the tenant doing otherwise.

14. Tenant to notify if premises to be vacant for more than 30 days

The tenant must notify the landlord before the premises are left unoccupied for more than 30 days.

15. Use of premises and ancillary property

(1) The tenant must not use the premises or ancillary property, or cause the premises or ancillary property to be used, for an illegal purpose.

(2) The tenant must not cause or permit a nuisance on the premises, ancillary property or on land adjacent to or opposite the premises.

(3) The tenant must not cause or permit ongoing or repeated interference with the reasonable peace or privacy of another person in the other person's use of premises or land in the immediate vicinity of the premises.

16. Use of premises and ancillary property

(1) Subject to the provisions of Part 7 of the Act, the tenant may assign the tenant's interest in this agreement or sublet the premises to a person with the oral or written consent of the person.

(2) The tenant must not assign the tenant's interest in this agreement or sublet the premises unless:

- (a) the landlord gives his or her written consent; or
- (b) the landlord is to be taken under section 79 of the Act to have consented to the assignment

(3) This clause does not apply to a tenancy under the Housing Act.

17. Vicarious liability of tenant

If a person (other than a co-tenant) who, while on the premises with the consent of the tenant, performs or omits to perform an act that, if it had been an act or omission of the tenant, would have been a breach of this agreement, the tenant is responsible under this agreement for the act or omission for the purposes of the Act.

18. Tenant not to give false information

The tenant must not give the landlord:

(a) information about the tenant's identity that is material to the landlord's decision to enter into this agreement and that is, to the knowledge of the tenant, false; or

(b) any other information, required by or under the Act to be given in relation to this agreement, that is, to the knowledge of the tenant, false.

19. Governing Law

This Agreement is governed by the laws of the Northern Territory. Each party submits to the jurisdiction of courts exercising jurisdiction in the Northern Territory in connection with all matters concerning this Agreement.

Additional terms (if required)

Signatures

LANDLORD(S)

Name of Landlord 1

Signature of Landlord 1

Name of Landlord 2

Signature of Landlord 2

TENANT(S)

Name of Tenant 1

Signature of Tenant 1

Name of Tenant 2

Signature of Tenant 2

Name of Tenant 3

Signature of Tenant 3

Name of Tenant 4

Signature of Tenant 4

Name of Witness

Signature of Witness

Residential Tenancy Agreement NT

It is agreed that the owner grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with the Residential Tenancy Act.

Date this agreement is made

1 / 6 / 2021

Between

LANDLORD(S)

Name of Landlord 1

Monsoon SMSF

ACN (if applicable)

Name of Landlord 2

ACN (if applicable)

Address for service to the Landlord

43 Toupein Road Yarrowonga, NT

Postcode: 0830

Telephone number

Email Address

TENANT(S)

Name of Tenant 1

Reid Robertson

Name of Tenant 2

Name of Tenant 3

Name of Tenant 4

Address for service of documents

Telephone number

0473081754

Email Address

Reid Robertson <batman947321@gmail.com>

Approved Occupants

Full Names of Children or Adults not listed above

The Premises

Address of rented premises

	Postcode:
--	-----------

Inclusions

--

Insert inclusions, for example a common parking space or furniture provided. Also attach a separate list if necessary.

Rent

Rent Amount

\$ 180

per week Fortnight Month

Rent must be paid in advance on the

--

Insert day of week or date

of each

--

Insert week, fortnight or month

Method and Place of Rent Payments

--

Insert how rent is payable

Fixed Term

Commencing on the

/ / /

Commencement date. (Inclusive)



Expiring on

/ / /

Fixed term expiry date

After the final day of the fixed term tenancy, if either party has not given notice to end the tenancy agreement, the agreement continues to apply to the premises on the same terms but as a Periodic Tenancy.

Security Deposit

Bond Amount

\$ 0

Not more than 4 weeks rent

If there is more than one Tenant and they do not contribute equally to the Security Deposit, the amounts they each contribute must be listed here.

Name of Tenant 1

--

Bond Amount

\$

Name of Tenant 2

--

Bond Amount

\$

Name of Tenant 3

--

Bond Amount

\$

Name of Tenant 4

--

Bond Amount

\$

If there is any change to the people comprising the Tenant, it is the Tenant's responsibility to notify the Landlord in writing. A Failure to do so will mean that the Security Deposit will be refunded to the names shown in this Agreement.

All parties comprising the Tenant are responsible for any debt to be taken from the Security Deposit regardless of their shares in the Security Deposit.

Pets

Are pets approved to stay at the property Yes No

If yes, what are the types and number of pets that may be kept at the property

Type

Number

Nominated Repairers

Electrical repairs

--

Telephone

--

Plumbing repairs

--

Telephone

--

General maintenance repairs

--

Telephone

--

Insert Name and Telephone number for each

Services

The services supplied to the premises for which the tenant must pay:

- | | | |
|--|---|--|
| <input type="checkbox"/> Water | <input type="checkbox"/> Gas | |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Telephone | |
| <input type="checkbox"/> Other Service ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |

If the premises are not individually metered for a service, what is the apportionment of the cost of the service for which the tenant must pay:

- | | | |
|-----------------|---|--|
| Electricity ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |
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Eg. A percentage of the cost of service

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- without the consent of the landlord.

(2) If the tenant:

- (a) alters a lock or security device on the premises or ancillary property; or
 - (b) adds a lock or security device to the premises or ancillary property,
- without the consent of the landlord, the tenant will provide a key to the lock or security device as soon as practicable after the alteration or the addition, unless the landlord consents to the tenant doing otherwise.

14. Tenant to notify if premises to be vacant for more than 30 days

The tenant must notify the landlord before the premises are left unoccupied for more than 30 days.

15. Use of premises and ancillary property

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(3) The tenant must not cause or permit ongoing or repeated interference with the reasonable peace or privacy of another person in the other person's use of premises or land in the immediate vicinity of the premises.

16. Use of premises and ancillary property

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(3) This clause does not apply to a tenancy under the Housing Act.

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19. Governing Law

This Agreement is governed by the laws of the Northern Territory. Each party submits to the jurisdiction of courts exercising jurisdiction in the Northern Territory in connection with all matters concerning this Agreement.

Additional terms (if required)

Signatures

LANDLORD(S)

Name of Landlord 1

Monsoon SMSF

Signature of Landlord 1



Name of Landlord 2

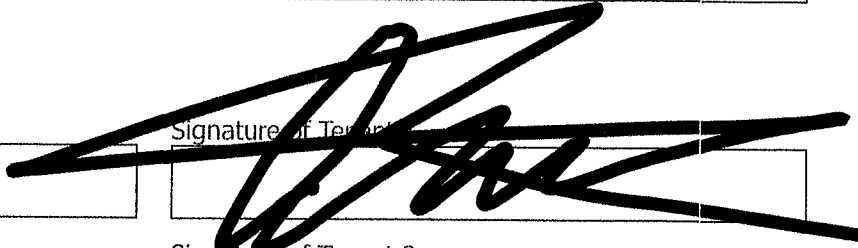
Signature of Landlord 2

TENANT(S)

Name of Tenant 1

Reid Robertson

Signature of Tenant 1



Name of Tenant 2

Signature of Tenant 2

Name of Tenant 3

Signature of Tenant 3

Name of Tenant 4

Signature of Tenant 4

Name of Witness

Signature of Witness

Residential Tenancy Agreement NT

It is agreed that the owner grants to the tenant for value a right of occupation of the premises for use as a residence by the tenant in accordance with the Residential Tenancy Act.

Date this agreement is made

1 / 7 / 2020

Between

LANDLORD(S)

Name of Landlord 1

Monsoon SMSF

ACN (if applicable)

Name of Landlord 2

ACN (if applicable)

Address for service to the Landlord

43 Toupein Road Yarrowonga NT

Postcode: 0830

Telephone number

Email Address

TENANT(S)

Name of Tenant 1

kristy Longstaff

Name of Tenant 2

Name of Tenant 3

Name of Tenant 4

Address for service of documents

Telephone number

0421750748

Email Address

kristyloulo@yahoo.com.au

Approved Occupants

Full Names of Children or Adults not listed above

The Premises

Address of rented premises

	Postcode:
--	-----------

Inclusions

--

Insert inclusions, for example a common parking space or furniture provided. Also attach a separate list if necessary.

Rent

Rent Amount

\$ 220	per week <input checked="" type="checkbox"/>	Fortnight <input type="checkbox"/>	Month <input type="checkbox"/>
--------	--	------------------------------------	--------------------------------

Rent must be paid in advance on the

--

Insert day of week or date

of each

--

Insert week, fortnight or month

Method and Place of Rent Payments

Insert how rent is payable

Fixed Term

Commencing on the

/ /

Commencement date. (Inclusive)



Expiring on

/ /

Fixed term expiry date

After the final day of the fixed term tenancy, if either party has not given notice to end the tenancy agreement, the agreement continues to apply to the premises on the same terms but as a Periodic Tenancy.

Security Deposit

Bond Amount

\$ 0

Not more than 4 weeks rent

If there is more than one Tenant and they do not contribute equally to the Security Deposit, the amounts they each contribute must be listed here.

Name of Tenant 1

--

Bond Amount

\$

Name of Tenant 2

--

Bond Amount

\$

Name of Tenant 3

--

Bond Amount

\$

Name of Tenant 4

--

Bond Amount

\$

If there is any change to the people comprising the Tenant, it is the Tenant's responsibility to notify the Landlord in writing. A Failure to do so will mean that the Security Deposit will be refunded to the names shown in this Agreement.

All parties comprising the Tenant are responsible for any debt to be taken from the Security Deposit regardless of their shares in the Security Deposit.

Pets

Are pets approved to stay at the property Yes No

If yes, what are the types and number of pets that may be kept at the property

Type

Number

Nominated Repairers

Electrical repairs

--

Telephone

--

Plumbing repairs

--

Telephone

--

General maintenance repairs

--

Telephone

--

Insert Name and Telephone number for each

Services

The services supplied to the premises for which the tenant must pay:

- | | | |
|--|---|--|
| <input type="checkbox"/> Water | <input type="checkbox"/> Gas | |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Telephone | |
| <input type="checkbox"/> Other Service ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |

If the premises are not individually metered for a service, what is the apportionment of the cost of the service for which the tenant must pay:

- | | | |
|-----------------|---|--|
| Electricity ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |
| Gas ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |
| Telephone ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |
| Other Service ▷ | <table border="1"><tr><td> </td></tr></table> | |
| | | |

Eg. A percentage of the cost of service

Terms

The definition and interpretation of words used in this Residential Tenancy Agreement are as set out in the Residential Tenancies Act

1. Compliance with Act

The landlord and the tenant must comply with the provisions of the Act.

2. Period of tenancy and payment of rent

(1) Subject to the Act, the tenancy to which this agreement relates is:

- (a) if the landlord and the tenant agreed to a tenancy for a fixed term – a tenancy for the term agreed to; or
- (b) if the landlord and the tenant intended that the tenancy be other than for a fixed term – a periodic tenancy.

(2) The tenant must pay, before each rental payment period in respect of the premises to which this agreement relates, the amount of rent, if any, agreed at the beginning of the tenancy between the landlord and the tenant to be payable in respect of the rental payment period.

(3) The tenant must pay the rent, if any, in the manner, and at the place, agreed between the landlord and the tenant.

3. Vacant Possession etc.

(1) The tenant is entitled to vacant possession of the premises on and from the day the tenancy begins.

(2) Subclause (1) does not apply in relation to a part of the premises in respect of which a right to exclusive possession is not given under this agreement.

(3) There is no legal impediment to the tenant's occupation of the premises as a place of residence for the period of the tenancy that the landlord knew of, or ought to have known of, when entering this agreement.

4. Quiet Enjoyment

(1) The tenant is entitled to quiet enjoyment of the premises without interruption by the landlord or a person claiming under the landlord or with superior title to the landlord's title.

(2) The landlord will not cause an interference with the reasonable peace or privacy of the tenant in the tenant's use of the premises.

5. Entry only permitted in accordance with Act

The landlord may only enter the premises or ancillary property in accordance with the provisions of the Act.

6. Landlord's duties in relation to condition of premises

The landlord must ensure that the premises and ancillary property:

- (a) are habitable;
- (b) meet all health and safety requirements specified under an Act that apply to residential premises of the ancillary property; and
- (c) are reasonably clean when the tenant enters into occupation of the premises.

7. Tenant's duties in relation to condition of premises

(1) The tenant will not maintain the premises and ancillary property in an unreasonably dirty condition, allowing for reasonable wear and tear.

(2) The tenant must notify the landlord of any damage or apparent potential damage to the premises or ancillary property, other than damage of a negligible kind.

(3) The tenant must not intentionally or negligently cause or permit damage to the premises or ancillary property.

(4) If the premises are a unit within the meaning of the Unit Titles Act or Unit Title Schemes Act, the tenant must not intentionally or negligently cause or permit damage to the common property within the meaning of that Act.

8. Alteration of premises or ancillary property

- (1) The tenant must not, without the landlord's written consent or otherwise than in accordance with the Act, make an alteration or addition to the premises or ancillary property.
- (2) The tenant may remove a fixture affixed to the premises by the tenant unless its removal would cause damage to the premises or ancillary property.
- (3) If the tenant causes damage to the premises or ancillary property by removing or installing a fixture, the tenant must:
 - (a) notify the landlord; and
 - (b) at the option of the landlord, have the damage repaired or compensate the landlord for the reasonable cost of repairing the damage.

9. Landlord's obligation to repair

- (1) Subject to the provisions of Part 7 of the Act, the landlord must ensure that the premises and ancillary property are in a reasonable state of repair when the tenant enters into occupation of the premises.
- (2) Subject to the provisions of Part 7 of the Act, the landlord must maintain the premises and ancillary property in a reasonable state of repair, having regard to their age, character and prospective life.

10. Tenant to notify landlord if repairs required

- (1) Subject to the provisions of Part 7 of the Act, if the premises or ancillary property require repair or maintenance, other than repair or maintenance of a negligible kind, the tenant is, as soon as reasonably practicable after becoming aware of the need for the repairs or maintenance, to notify the landlord orally or in writing of the requirement.
- (2) For the purposes of subclause (1), "ancillary property" includes gardening or watering equipment or other chattels provided in relation to a garden but does not include vegetation, other than a tree that poses a risk to a person's safety.

11. Tenant's responsibilities at end of tenancy

At the end of the tenancy, the tenant must give the premises and ancillary property back to the landlord:

- (a) in a reasonable state of repair; and
- (b) in a reasonably clean condition,
allowing for reasonable wear and tear.

12. Landlord's duties in relation to security of premises

- (1) The landlord will take reasonable steps to provide and maintain the locks and other security devices that are necessary to ensure the premises and ancillary property are reasonably secure.
- (2) The landlord must not:
 - (a) alter or remove a lock or security device on the premises or ancillary property; or
 - (b) add a lock or security device to the premises or ancillary property,
without the consent of the tenant.
- (3) If the landlord:
 - (a) alters a lock or security device on the premises or ancillary property; or
 - (b) adds a lock or security device to the premises or ancillary property,
without the consent of the tenant, the landlord will provide to the tenant a key to the lock or security device as soon as practicable after the alteration or the addition, unless the tenant consents to the landlord doing otherwise.

13. Tenant's duties in relation to security of premises

(1) The tenant will not, without reasonable excuse:

- (a) alter or remove a lock or security device on the premises or ancillary property; or
 - (b) add a lock or security device to the premises or ancillary property,
- without the consent of the landlord.

(2) If the tenant:

- (a) alters a lock or security device on the premises or ancillary property; or
 - (b) adds a lock or security device to the premises or ancillary property,
- without the consent of the landlord, the tenant will provide a key to the lock or security device as soon as practicable after the alteration or the addition, unless the landlord consents to the tenant doing otherwise.

14. Tenant to notify if premises to be vacant for more than 30 days

The tenant must notify the landlord before the premises are left unoccupied for more than 30 days.

15. Use of premises and ancillary property

(1) The tenant must not use the premises or ancillary property, or cause the premises or ancillary property to be used, for an illegal purpose.

(2) The tenant must not cause or permit a nuisance on the premises, ancillary property or on land adjacent to or opposite the premises.

(3) The tenant must not cause or permit ongoing or repeated interference with the reasonable peace or privacy of another person in the other person's use of premises or land in the immediate vicinity of the premises.

16. Use of premises and ancillary property

(1) Subject to the provisions of Part 7 of the Act, the tenant may assign the tenant's interest in this agreement or sublet the premises to a person with the oral or written consent of the person.

(2) The tenant must not assign the tenant's interest in this agreement or sublet the premises unless:

- (a) the landlord gives his or her written consent; or
- (b) the landlord is to be taken under section 79 of the Act to have consented to the assignment

(3) This clause does not apply to a tenancy under the Housing Act.

17. Vicarious liability of tenant

If a person (other than a co-tenant) who, while on the premises with the consent of the tenant, performs or omits to perform an act that, if it had been an act or omission of the tenant, would have been a breach of this agreement, the tenant is responsible under this agreement for the act or omission for the purposes of the Act.

18. Tenant not to give false information

The tenant must not give the landlord:

- (a) information about the tenant's identity that is material to the landlord's decision to enter into this agreement and that is, to the knowledge of the tenant, false; or
- (b) any other information, required by or under the Act to be given in relation to this agreement, that is, to the knowledge of the tenant, false.

19. Governing Law

This Agreement is governed by the laws of the Northern Territory. Each party submits to the jurisdiction of courts exercising jurisdiction in the Northern Territory in connection with all matters concerning this Agreement.

Additional terms (if required)

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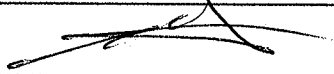
Signatures

LANDLORD(S)

Name of Landlord 1

Monsoon SMC

Signature of Landlord 1



Name of Landlord 2

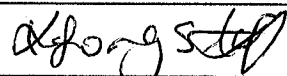
Signature of Landlord 2

TENANT(S)

Name of Tenant 1

Kristy Longstaff

Signature of Tenant 1



Name of Tenant 2

Signature of Tenant 2

Name of Tenant 3

Signature of Tenant 3

Name of Tenant 4

Signature of Tenant 4

Name of Witness

Signature of Witness

Monsoon SMSF

General Ledger - Audit View

For The Period 01 July 2021 - 30 June 2022



Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
Property Income (28000)								
<u>15 Pine Way, Mcminns Lagoon NT, Australia (15PINEWAY)</u>								
03/07/2021	Bank Data Service	06/07/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(440.00)
17/07/2021	Bank Data Service	20/07/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(880.00)
18/07/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(360.00)	(1,240.00)
28/07/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(1,420.00)
31/07/2021	Bank Data Service	03/08/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(1,860.00)
04/08/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM A S MURPHY		(1,800.00)	(3,660.00)
10/08/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(360.00)	(4,020.00)
13/08/2021	Bank Data Service	14/08/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(4,460.00)
22/08/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(540.00)	(5,000.00)
24/08/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM A S MURPHY		(1,800.00)	(6,800.00)
26/08/2021	Bank Data Service	27/08/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(7,240.00)
10/09/2021	Bank Data Service	11/09/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(7,680.00)
13/09/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(540.00)	(8,220.00)
25/09/2021	Bank Data Service	28/09/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(8,660.00)
01/10/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(540.00)	(9,200.00)
07/10/2021	Bank Data Service	08/10/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(9,640.00)
13/10/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(9,820.00)
22/10/2021	Bank Data Service	23/10/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(10,260.00)
29/10/2021	Bank Data Service	30/10/2021		Bank Statement	PAYMENT FROM ALLEN MURPHY		(2,400.00)	(12,660.00)
31/10/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(540.00)	(13,200.00)
05/11/2021	Bank Data Service	06/11/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(13,640.00)
17/11/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(540.00)	(14,180.00)

Monsoon SMSF

General Ledger - Audit View



For The Period 01 July 2021 - 30 June 2022

Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
19/11/2021	Bank Data Service	20/11/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(14,620.00)
03/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(14,800.00)
04/12/2021	Bank Data Service	07/12/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(15,240.00)
12/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(360.00)	(15,600.00)
14/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM A S MURPHY		(1,800.00)	(17,400.00)
18/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(17,580.00)
19/12/2021	Bank Data Service	21/12/2021		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(18,020.00)
25/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(18,200.00)
31/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(18,640.00)
01/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(18,820.00)
08/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(19,000.00)
15/01/2022	Bank Data Service	18/01/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(19,440.00)
22/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(19,620.00)
27/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(19,800.00)
29/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(19,980.00)
30/01/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(20,420.00)
06/02/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(20,600.00)
11/02/2022	Bank Data Service	12/02/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(21,040.00)
13/02/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(21,220.00)
21/02/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(21,400.00)
25/02/2022	Bank Data Service	26/02/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(21,840.00)
26/02/2022	Bank Data Service	08/03/2023	mason.man@bdo.net.au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(22,020.00)

Monsoon SMSF

General Ledger - Audit View

For The Period 01 July 2021 - 30 June 2022



Transaction Date	Transaction Source	Processed Date	Last Modified By	Transaction Type	Description	Units	Amount \$	Balance \$
02/03/2022	Bank Data Service	08/03/2023	mason.man@bdo.net. au	Bank Statement	PAYMENT FROM A S MURPHY		(3,600.00)	(25,620.00)
06/03/2022	Bank Data Service	08/03/2023	mason.man@bdo.net. au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(25,800.00)
11/03/2022	Bank Data Service	08/03/2023	mason.man@bdo.net. au	Bank Statement	PAYMENT FROM REID ROBERTSON		(180.00)	(25,980.00)
13/03/2022	Bank Data Service	15/03/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(26,420.00)
26/03/2022	Bank Data Service	29/03/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(26,860.00)
10/04/2022	Bank Data Service	12/04/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(27,300.00)
24/04/2022	Bank Data Service	27/04/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(27,740.00)
06/05/2022	Bank Data Service	07/05/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(440.00)	(28,180.00)
17/05/2022	Bank Data Service	08/03/2023	mason.man@bdo.net. au	Bank Statement	PAYMENT FROM A S MURPHY		(2,400.00)	(30,580.00)
20/05/2022	Bank Data Service	21/05/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF pine rent	15	(440.00)	(31,020.00)
06/06/2022	Bank Data Service	07/06/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(220.00)	(31,240.00)
11/06/2022	Bank Data Service	14/06/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(220.00)	(31,460.00)
18/06/2022	Bank Data Service	21/06/2022		Bank Statement	PAYMENT FROM KRISTY LONGSTAFF		(220.00)	(31,680.00)
							(31,680.00)	(31,680.00)
Accountancy Fees (30100)								
<u>Accountancy Fees (30100)</u>								
21/12/2021	Bank Data Service	08/03/2023	mason.man@bdo.net. au	Bank Statement	ANZ INTERNET BANKING PAYMENT 465032 TO Bdo Nt		4,840.00	4,840.00
							4,840.00	4,840.00
Advisors Fees (30300)								
<u>Advisors Fees (30300)</u>								
22/07/2021	Bank Data Service	23/07/2021		Bank Statement	MIDSEC NT FEES PAYWAY3010483906 13		394.00	394.00
23/08/2021	Bank Data Service	24/08/2021		Bank Statement	MIDSEC NT FEES PAYWAY3030542745 13		394.00	788.00
22/09/2021	Bank Data Service	23/09/2021		Bank Statement	MIDSEC NT FEES PAYWAY3050202412 13		394.00	1,182.00
22/10/2021	Bank Data Service	23/10/2021		Bank Statement	MIDSEC NT FEES PAYWAY3069705397 13		394.00	1,576.00
22/11/2021	Bank Data Service	23/11/2021		Bank Statement	MIDSEC NT FEES PAYWAY3089696265 13		394.00	1,970.00
22/12/2021	Bank Data Service	23/12/2021		Bank Statement	MIDSEC NT FEES PAYWAY3110412607 13		394.00	2,364.00