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5 JAN 2021



Australian Government  
Australian Taxation Office

BY: SWARZ S  
041



THE TRUSTEE FOR HARPER SWARZ SMSF  
PO BOX 806  
OXENFORD QLD 4210

Our reference: 7120198213136  
Phone: 13 10 20  
ABN: 33 642 859 530

21 January 2021

**Superannuation remittance advice**

To whom it may concern

An amount of \$325.60 has been forwarded to you from the low income super amount account for THE TRUSTEE FOR HARPER SWARZ SMSF as per the enclosed remittance advice.

More information about the remittance process is provided on the back of this page, but if you have any questions please phone 13 10 20 between 8.00am and 6.00pm, Monday to Friday.

Yours faithfully

Grant Brodie  
Deputy Commissioner of Taxation



# Superannuation remittance advice

1-2

Provider: THE TRUSTEE FOR HARPER SWARZ SMSF  
Tax file number: 577 311 295  
Remittance type: Low income super amount

Payment for	Account/Other ID	TFN	Date of birth	Remittance reference number	Financial year	Payment
Rachel Harper	SMSF11417937381 9	202 086 749	1/10/1978	7026244960126	2020	\$325.60

Payment details	Description	Processed date	Credit
	Low income super amount remittance	20 January 2021	\$325.60 CR
		<b>Total payment amount</b>	<b>\$325.60 CR</b>



Harper Swarz SMSF

# SuperStream Contribution Data Report

For The Period 01 July 2020 - 30 June 2021

Transaction Date	Reference	Employer Org	Pay Period	Employer	Personal - NCC	Spouse & Child	Other Family & Friends	Any Other	Total
23/07/2020	PC210720-157972704	BAYER CROPSCIENCE PTY LTD	01/07/2020 - 31/07/2020	1,341.24	0.00	0.00	0.00	0.00	1,341.24
28/08/2020	PC250820-190819454	BAYER CROPSCIENCE PTY LTD	01/08/2020 - 31/08/2020	1,505.15	0.00	0.00	0.00	0.00	1,505.15
25/09/2020	PC230920-110059622	BAYER CROPSCIENCE PTY LTD	01/09/2020 - 30/09/2020	1,341.24	0.00	0.00	0.00	0.00	1,341.24
23/10/2020	PC211020-137755334	BAYER CROPSCIENCE PTY LTD	01/10/2020 - 31/10/2020	1,341.24	0.00	0.00	0.00	0.00	1,341.24
20/11/2020	PC181120-119618393	BAYER CROPSCIENCE PTY LTD	01/11/2020 - 30/11/2020	1,341.24	0.00	0.00	0.00	0.00	1,341.24
08/02/2021	PC040221-109043345	BAYER CROPSCIENCE PTY LTD	01/12/2020 - 31/12/2020	1,341.24	0.00	0.00	0.00	0.00	1,341.24
12/02/2021	PC100221-126519177	BAYER CROPSCIENCE PTY LTD	21/12/2020 - 31/01/2021	1,341.24	0.00	0.00	0.00	0.00	1,341.24
09/03/2021	PC050321-127447187	BAYER CROPSCIENCE PTY LTD	01/02/2021 - 28/02/2021	1,341.24	0.00	0.00	0.00	0.00	1,341.24
08/04/2021	PC060421-192876258	BAYER CROPSCIENCE PTY LTD	01/03/2021 - 31/03/2021	1,341.24	0.00	0.00	0.00	0.00	1,341.24
28/05/2021	PC240521-158774249	BAYER CROPSCIENCE PTY LTD	01/04/2021 - 30/04/2021	2,475.81	0.00	0.00	0.00	0.00	2,475.81
07/06/2021	PC020621-189268481	BAYER CROPSCIENCE PTY LTD	26/04/2021 - 31/05/2021	1,350.37	0.00	0.00	0.00	0.00	1,350.37
22/06/2021	PC180621-192686293	BAYER CROPSCIENCE PTY LTD	24/05/2021 - 30/06/2021	1,350.37	0.00	0.00	0.00	0.00	1,350.37
				17,411.62	0.00	0.00	0.00	0.00	17,411.62
				17,411.62	0.00	0.00	0.00	0.00	17,411.62

\*Data last updated: 08/12/2021

13

Harper Swarz SMSF  
 Rental Summary  
 24 Chambers Ridge Boulevard, Park Ridge 4125

15/07/2020	Inv Number	Gross Rent	Other Rental income	Advertising Fees	Agent Fees	Rates	Cleaning/ Linen	Insurance	Pest control	Leiting fee	Postage, stationery etc	R & M	Capital	Net Rent	bankings									
25		780.00			64.36						3.85			711.79	711.79									
26		1170.00			96.54						3.85			1069.61	1069.61									
27		780.00			64.36						3.85	129.00		582.79	582.79									
28		780.00			64.36						3.85			711.79	711.79									
29		780.00			108.36						3.85			667.79	667.79									
30		780.00			64.36						3.85			711.79	711.79									
31		1170.00			96.54						3.85			1069.61	1069.61									
32		780.00			64.36						3.85			711.79	711.79									
33		780.00			64.36						3.85			711.79	711.79									
34		780.00			64.36						3.85			711.79	711.79									
35		780.00			64.36						3.85			711.79	711.79									
36		496.33			32.18						3.85			460.30	460.30									
37		780.00			64.36						3.85			711.79	711.79									
38		780.00			64.36						3.85			715.64	715.64									
39		780.00			64.36						3.85			711.79	711.79									
40		780.00			64.36						3.85			0.00	withheld									
41		780.00			64.36	879.30			400.00		3.85			145.28	145.28									
42		900.10			64.36						3.85			831.89	831.89									
43		780.09			64.36						3.85			711.88	711.88									
44		1170.00			96.54						3.85			1069.61	1069.61									
45		780.00			284.36						3.85			491.79	withheld									
46		780.00			108.36	915.60					3.85			-247.81										
47		780.00			64.36						3.85		380.00	331.79	17/06/21 2x doors deposit, total \$760									
48		937.49			64.36						3.85	93.50		775.78	balance of doors									
49		780.00			64.36						3.85		380.00	331.79										
														<u>20664.01</u>	<u>15413.85</u>									
														0.00	1981.36	1793.90	0.00	0.00	400.00	0.00	92.40	222.50	760.00	15413.85

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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 25

STATEMENT PERIOD	30/06/2020 - 15/07/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 30/07/2020		
Rent - Paid from 17/07/2020 to 23/07/2020 (Effective 23/07/2020)		\$390.00
Rent - Paid from 24/07/2020 to 30/07/2020 (Effective 30/07/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
15/07/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	
<b>TOTAL OWNERSHIP PAYMENTS</b>		<b>\$711.79</b>



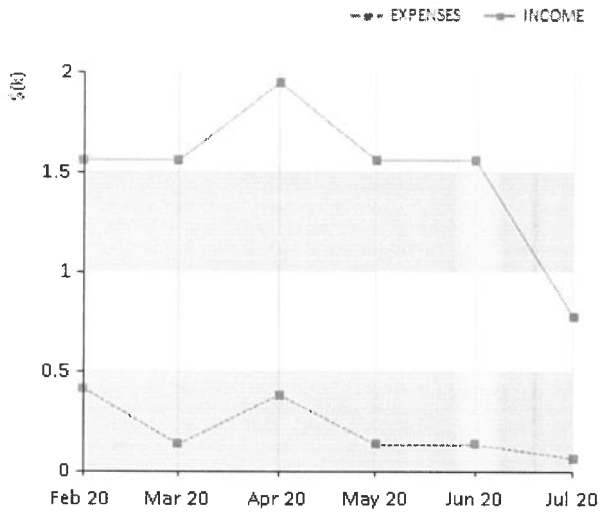
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Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 20	\$416.41	\$1,560.00	\$1,143.59
Mar 20	\$136.42	\$1,560.00	\$1,423.58
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$68.21	\$780.00	\$711.79
<b>AVERAGE</b>	<b>\$212.83</b>	<b>\$1,495.00</b>	<b>\$1,282.17</b>

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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 26

STATEMENT PERIOD	15/07/2020 - 31/07/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$1,069.61</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 20/08/2020		
Rent - Paid from 31/07/2020 to 06/08/2020 (Effective 06/08/2020)		\$390.00
Rent - Paid from 07/08/2020 to 13/08/2020 (Effective 13/08/2020)		\$390.00
Rent - Paid from 14/08/2020 to 20/08/2020 (Effective 20/08/2020)		\$390.00
		<b>\$1,170.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$96.54 (Incl GST: \$8.79)	
		<b>BALANCE: \$1,073.46</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$1,069.61**

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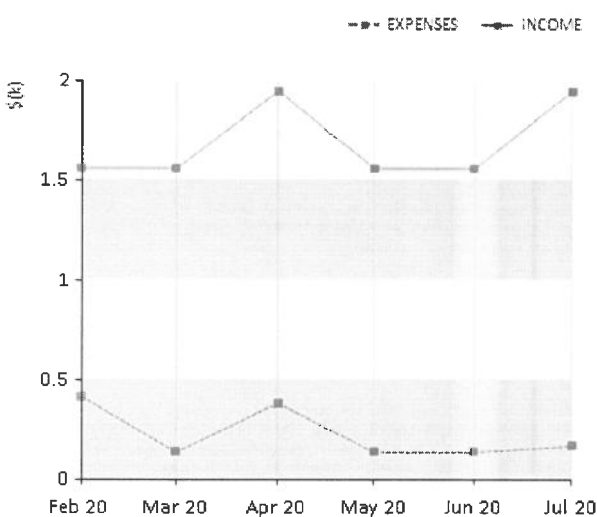
Ownership Payments	MONEY OUT	MONEY IN
31/07/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$1,069.61	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$1,069.61</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Feb 20	\$416.41	\$1,560.00	\$1,143.59
Mar 20	\$136.42	\$1,560.00	\$1,423.58
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
<b>AVERAGE</b>	<b>\$229.56</b>	<b>\$1,690.00</b>	<b>\$1,460.44</b>



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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 27

STATEMENT PERIOD	31/07/2020 - 14/08/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$582.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 3/09/2020		
Rent - Paid from 21/08/2020 to 27/08/2020 (Effective 27/08/2020)		\$390.00
Rent - Paid from 28/08/2020 to 03/09/2020 (Effective 03/09/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Complete Compliance Australia (Inv: 191678) Annual Smoke Alarm Compliance. (GST Paid: \$11.73)	\$129.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$193.36 (Incl GST: \$17.59)	
		<b>BALANCE: \$586.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$582.79**

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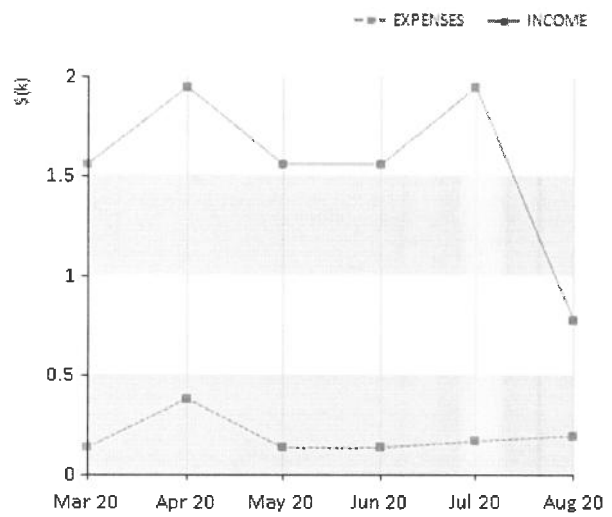
Ownership Payments	MONEY OUT	MONEY IN
14/08/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$582.79	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$582.79</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 20	\$136.42	\$1,560.00	\$1,423.58
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$197.21	\$780.00	\$582.79
<b>AVERAGE</b>	<b>\$193.03</b>	<b>\$1,560.00</b>	<b>\$1,366.97</b>

2-8

**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**Daryle Swarz  
12 Edelsten Court  
Carrara, QLD, 4211

Tax Invoice - Statement 28

STATEMENT PERIOD	14/08/2020 - 31/08/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

## RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b> Rent \$390.00 Weekly Paid To 17/09/2020		
Rent - Paid from 04/09/2020 to 10/09/2020 (Effective 10/09/2020)		\$390.00
Rent - Paid from 11/09/2020 to 17/09/2020 (Effective 17/09/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
31/08/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**

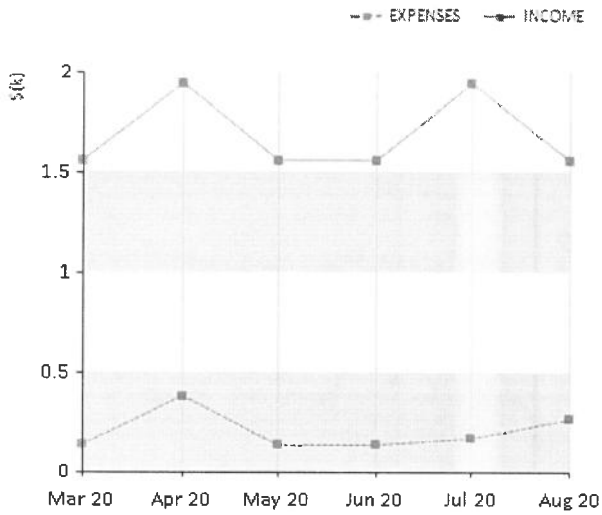
2-9

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Mar 20	\$136.42	\$1,560.00	\$1,423.58
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
<b>AVERAGE</b>	<b>\$204.40</b>	<b>\$1,690.00</b>	<b>\$1,485.60</b>

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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 29

STATEMENT PERIOD	31/08/2020 - 15/09/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$667.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 1/10/2020		
Rent - Paid from 18/09/2020 to 24/09/2020 (Effective 24/09/2020)		\$390.00
Rent - Paid from 25/09/2020 to 01/10/2020 (Effective 01/10/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Inspection Fee (GST Paid: \$4.00)	\$44.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$108.36 (Incl GST: \$9.86)	
		<b>BALANCE: \$671.64</b>

Ownership Contributions & Expenses	MONEY OUT	MONEY IN
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$667.79**

Ownership Payments	MONEY OUT	MONEY IN
15/09/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$667.79	

**TOTAL OWNERSHIP PAYMENTS \$667.79**

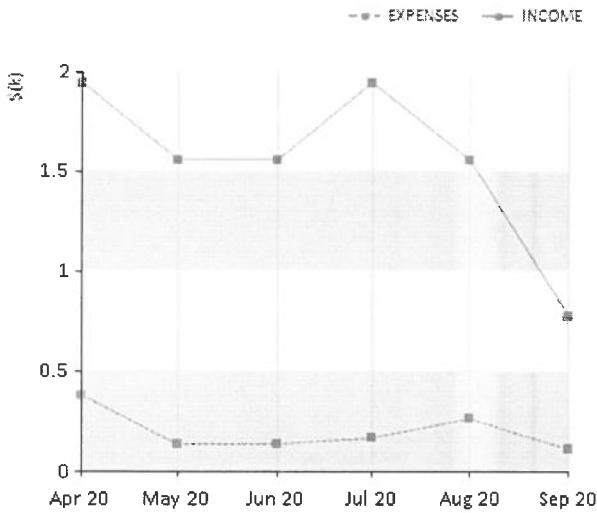


2.11  
**\$0.00**

Balance Carried Forward

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$112.21	\$780.00	\$667.79
<b>AVERAGE</b>	<b>\$200.36</b>	<b>\$1,560.00</b>	<b>\$1,359.64</b>

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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 30

STATEMENT PERIOD	15/09/2020 - 30/09/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 15/10/2020		
Rent - Paid from 02/10/2020 to 08/10/2020 (Effective 08/10/2020)		\$390.00
Rent - Paid from 09/10/2020 to 15/10/2020 (Effective 15/10/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
30/09/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**

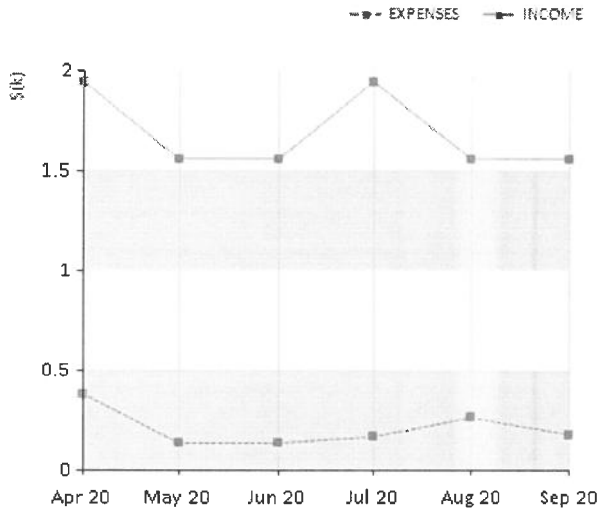
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Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Apr 20	\$383.10	\$1,950.00	\$1,566.90
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,560.00	\$1,379.58
<b>AVERAGE</b>	<b>\$211.73</b>	<b>\$1,690.00</b>	<b>\$1,478.27</b>



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**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 31

STATEMENT PERIOD	30/09/2020 - 15/10/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$1,069.61</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125

MONEY OUT

MONEY IN

**INCOME**

Jodi Graham & Nathan Woods Status:

Rent \$390.00 Weekly Paid To 5/11/2020

Rent - Paid from 16/10/2020 to 22/10/2020 (Effective 22/10/2020)

\$390.00

Rent - Paid from 23/10/2020 to 29/10/2020 (Effective 29/10/2020)

\$390.00

Rent - Paid from 30/10/2020 to 05/11/2020 (Effective 05/11/2020)

\$390.00

**\$1,170.00**

**EXPENSE**

Management Fee (GST Paid: \$2.93)

\$32.18

Management Fee (GST Paid: \$2.93)

\$32.18

Management Fee (GST Paid: \$2.93)

\$32.18

\$96.54

(Incl GST: \$8.79)

**BALANCE: \$1,073.46**

**Ownership Summary**

MONEY OUT

MONEY IN

**INCOME**

\$0.00

**EXPENSE**

Monthly Admin Fee (GST Paid: \$0.35)

\$3.85

\$3.85

(Incl GST: \$0.35)

**CONTRIBUTION**

\$0.00

**BALANCE: -\$3.85**

**Ownership Account Balance**

**\$1,069.61**

2-15

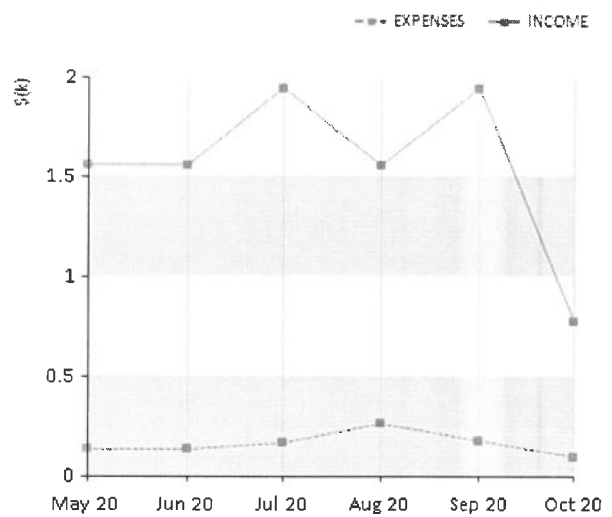
Ownership Payments	MONEY OUT	MONEY IN
15/10/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$1,069.61	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$1,069.61</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$100.39	\$780.00	\$1,069.61
<b>AVERAGE</b>	<b>\$164.61</b>	<b>\$1,560.00</b>	<b>\$1,395.39</b>

2.16

**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 32

STATEMENT PERIOD	15/10/2020 - 30/10/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 19/11/2020		
Rent - Paid from 06/11/2020 to 12/11/2020 (Effective 12/11/2020)		\$390.00
Rent - Paid from 13/11/2020 to 19/11/2020 (Effective 19/11/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
30/10/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**

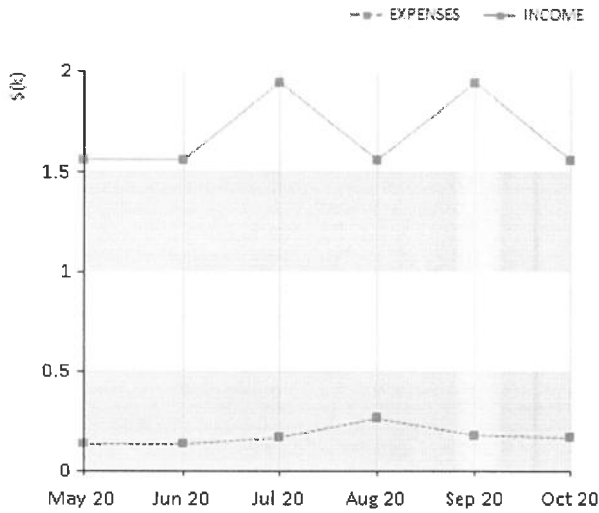
2.17

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
May 20	\$136.42	\$1,560.00	\$1,423.58
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
<b>AVERAGE</b>	<b>\$175.98</b>	<b>\$1,690.00</b>	<b>\$1,514.02</b>

2.18

**OWNERSHIP STATEMENT - Harper Swarz Property Pty Ltd**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 33

STATEMENT PERIOD	30/10/2020 - 13/11/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b> Rent \$390.00 Weekly Paid To 3/12/2020		
Rent - Paid from 20/11/2020 to 26/11/2020 (Effective 26/11/2020)		\$390.00
Rent - Paid from 27/11/2020 to 03/12/2020 (Effective 03/12/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
13/11/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	
<b>TOTAL OWNERSHIP PAYMENTS</b>		<b>\$711.79</b>

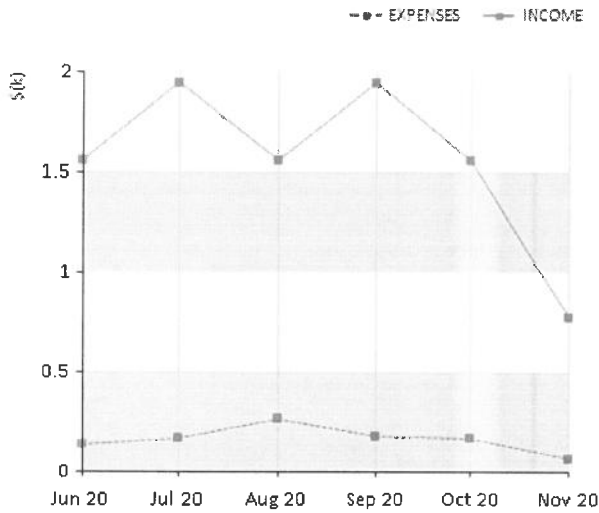
2-19

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$68.21	\$780.00	\$711.79
<b>AVERAGE</b>	<b>\$164.61</b>	<b>\$1,560.00</b>	<b>\$1,395.39</b>

2-20

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**Daryle Swarz  
12 Edelsten Court  
Carrara, QLD, 4211

Tax Invoice - Statement 34

STATEMENT PERIOD	13/11/2020 - 30/11/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

## RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b> Rent \$390.00 Weekly Paid To 17/12/2020		
Rent - Paid from 04/12/2020 to 10/12/2020 (Effective 10/12/2020)		\$390.00
Rent - Paid from 11/12/2020 to 17/12/2020 (Effective 17/12/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36 (Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
30/11/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	
<b>TOTAL OWNERSHIP PAYMENTS</b>		<b>\$711.79</b>

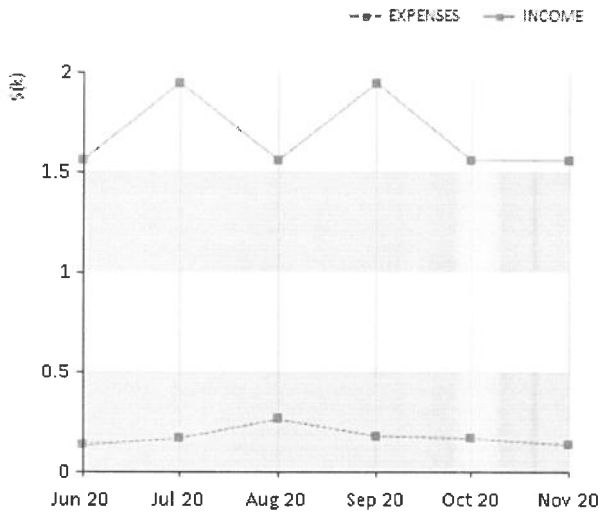
2.21

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jun 20	\$136.42	\$1,560.00	\$1,423.58
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
<b>AVERAGE</b>	<b>\$175.98</b>	<b>\$1,690.00</b>	<b>\$1,514.02</b>



2.22

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 35	
STATEMENT PERIOD	30/11/2020 - 15/12/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 31/12/2020		
Rent - Paid from 18/12/2020 to 24/12/2020 (Effective 24/12/2020)		\$390.00
Rent - Paid from 25/12/2020 to 31/12/2020 (Effective 31/12/2020)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36 (Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
15/12/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**



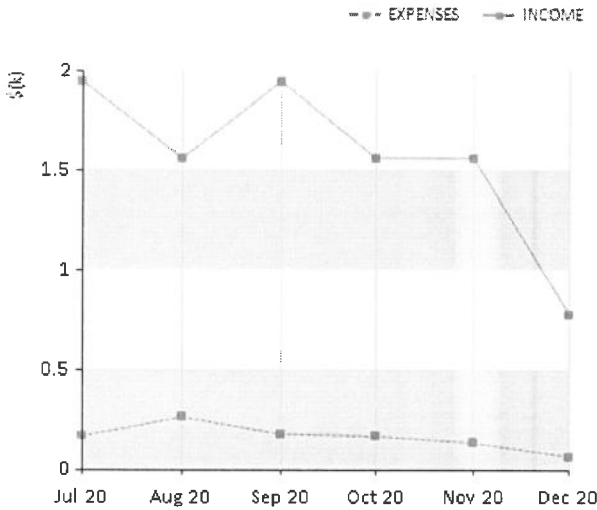
2.23

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$68.21	\$780.00	\$711.79
<b>AVERAGE</b>	<b>\$164.61</b>	<b>\$1,560.00</b>	<b>\$1,395.39</b>

2.24

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 36

STATEMENT PERIOD	15/12/2020 - 23/12/2020
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$460.30</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 7/01/2021		
Inv:178848, \$106.33, water usage - 15.05.2020 (156) - 11.08.2020 (182) - 26kls (GST Paid: \$0.00)		\$106.33
Rent - Paid from 01/01/2021 to 07/01/2021 (Effective 07/01/2021)		\$390.00
		<b>\$496.33</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$32.18 (Incl GST: \$2.93)	
		<b>BALANCE: \$464.15</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$460.30**

Ownership Payments	MONEY OUT	MONEY IN
23/12/2020 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$460.30	
<b>TOTAL OWNERSHIP PAYMENTS</b>		<b>\$460.30</b>

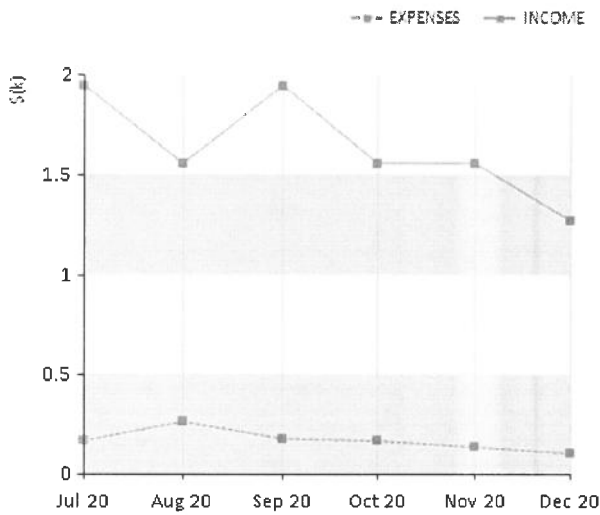
2.25

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jul 20	\$168.60	\$1,950.00	\$1,781.40
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$1,276.33	\$1,172.09
<b>AVERAGE</b>	<b>\$170.62</b>	<b>\$1,642.72</b>	<b>\$1,472.11</b>

2-26

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 37

STATEMENT PERIOD	23/12/2020 - 4/01/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b>		
<b>Rent \$390.00 Weekly Paid To 21/01/2021</b>		
Rent - Paid from 08/01/2021 to 14/01/2021 (Effective 14/01/2021)		\$390.00
Rent - Paid from 15/01/2021 to 21/01/2021 (Effective 21/01/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
4/01/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**



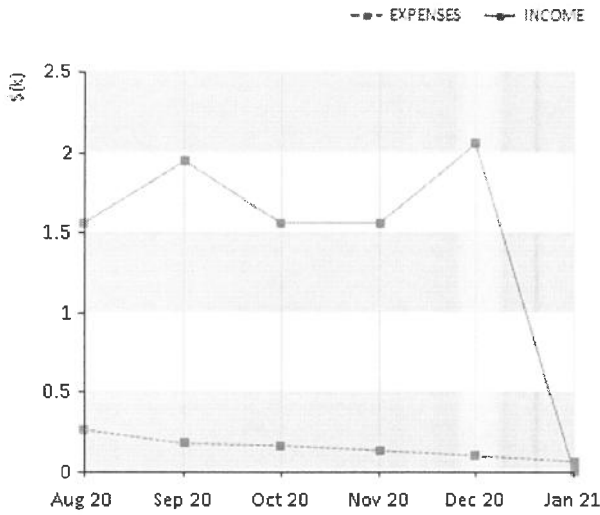
2.27

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$68.21	\$0.00	\$711.79
<b>AVERAGE</b>	<b>\$153.89</b>	<b>\$1,447.72</b>	<b>\$1,293.84</b>

2-28

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 38

STATEMENT PERIOD	4/01/2021 - 15/01/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$715.64</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 4/02/2021		
Rent - Paid from 22/01/2021 to 28/01/2021 (Effective 28/01/2021)		\$390.00
Rent - Paid from 29/01/2021 to 04/02/2021 (Effective 04/02/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Refund of Monthly Admin Fee #192841 (GST Paid: \$0.35)		\$3.85
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
		\$0.00
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: \$0.00</b>

**Ownership Account Balance** **\$715.64**

2-29

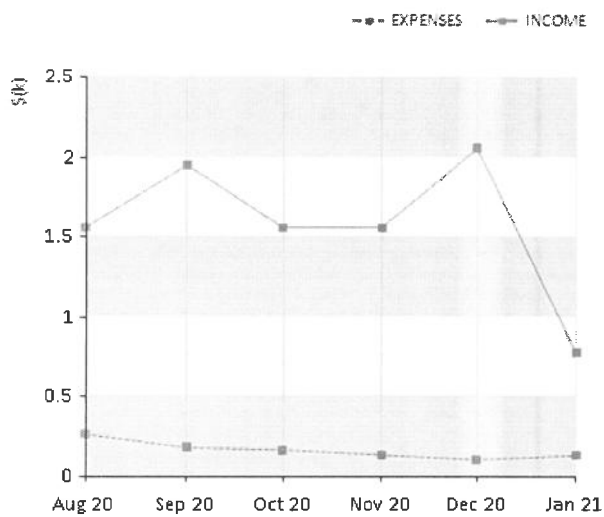
Ownership Payments	MONEY OUT	MONEY IN
15/01/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$715.64	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$715.64</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$132.57	\$780.00	\$1,427.43
<b>AVERAGE</b>	<b>\$164.61</b>	<b>\$1,577.72</b>	<b>\$1,413.11</b>





2-30

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 39	
STATEMENT PERIOD	15/01/2021 - 29/01/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 18/02/2021		
Rent - Paid from 05/02/2021 to 11/02/2021 (Effective 11/02/2021)		\$390.00
Rent - Paid from 12/02/2021 to 18/02/2021 (Effective 18/02/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36 (Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance** **\$711.79**

Ownership Payments	MONEY OUT	MONEY IN
29/01/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.79	

**TOTAL OWNERSHIP PAYMENTS** **\$711.79**



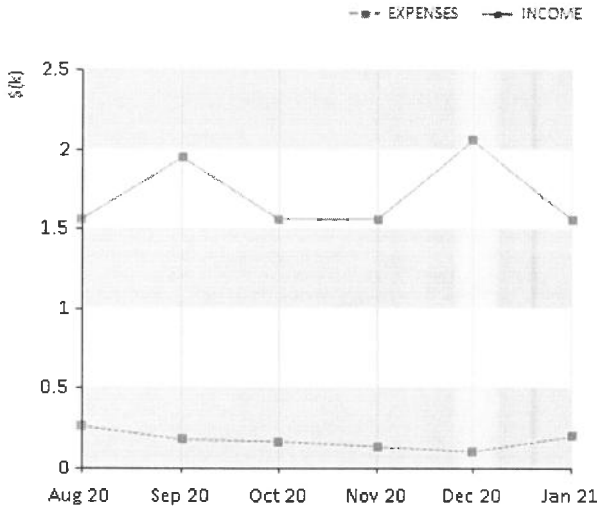
2.31

Balance Carried Forward

\$0.00

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Aug 20	\$265.42	\$1,560.00	\$1,294.58
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
<b>AVERAGE</b>	<b>\$175.98</b>	<b>\$1,707.72</b>	<b>\$1,531.74</b>

2.32

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 40

STATEMENT PERIOD	29/01/2021 - 15/02/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$0.00</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 4/03/2021		
Rent - Paid from 19/02/2021 to 25/02/2021 (Effective 25/02/2021)		\$390.00
Rent - Paid from 26/02/2021 to 04/03/2021 (Effective 04/03/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36 (Incl GST: \$5.86)	
		<b>BALANCE: \$715.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$711.79**

**TOTAL OWNERSHIP PAYMENTS \$0.00**

Withheld Funds	WITHHELD
Withheld	\$711.79
	<b>BALANCE: \$711.79</b>

2-33

Balance Carried Forward

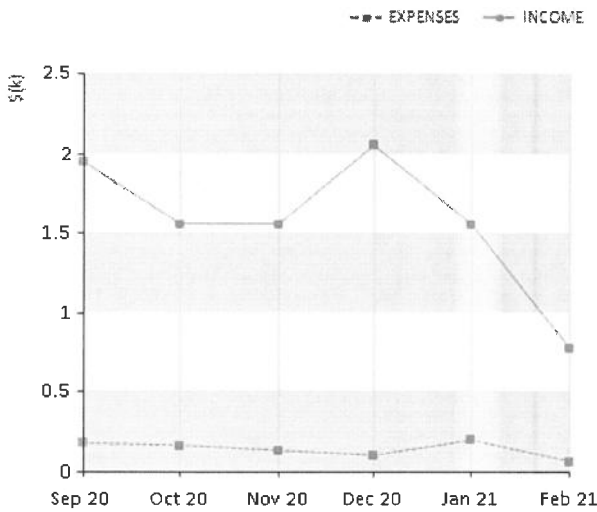
**\$711.79**

Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
19/02/2021	Logan City Council	24 Chambers Ridge Boulevard, Park Ridge	Council Rates - January - March 2021 Quarter	\$878.30
<b>TOTAL OUTSTANDING</b>				<b>\$878.30</b>

STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$68.21	\$780.00	\$0.00
<b>AVERAGE</b>	<b>\$143.11</b>	<b>\$1,577.72</b>	<b>\$1,315.98</b>

2.34

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**Daryle Swarz  
12 Edelsten Court  
Carrara, QLD, 4211

Tax Invoice - Statement 41

STATEMENT PERIOD	15/02/2021 - 26/02/2021
OPENING BALANCE	\$711.79
<b>TOTAL PAYMENTS</b>	<b>\$145.28</b>

## RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b> Rent \$390.00 Weekly Paid To 18/03/2021		
Rent - Paid from 05/03/2021 to 11/03/2021 (Effective 11/03/2021)		\$390.00
Rent - Paid from 12/03/2021 to 18/03/2021 (Effective 18/03/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Logan City Council (BPAY Ref: 511174179) Council Rates - January - March 2021 Quarter (GST Paid: \$0.00)	\$878.30	
Flick-Anticimex Pty Ltd (A/c #421177582) (Inv: 402058224C) Annual Termite Warranty Inspection & General Pest Control (FLICK100 COMBO) (GST Paid: \$36.36)	\$400.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$1,342.66 (Incl GST: \$42.22)	
		<b>BALANCE: -\$562.66</b>
<b>Ownership Summary</b>	<b>MONEY OUT</b>	<b>MONEY IN</b>
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>
<b>Ownership Account Balance</b>		<b>\$145.28</b>

2.35

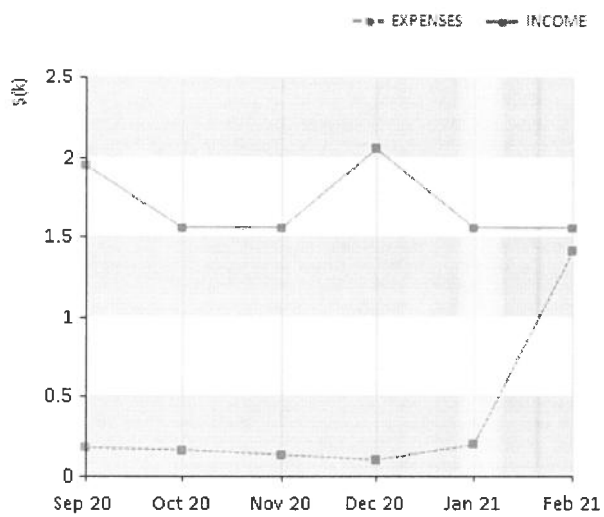
Ownership Payments	MONEY OUT	MONEY IN
26/02/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$145.28	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$145.28</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Sep 20	\$180.42	\$1,950.00	\$1,379.58
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
<b>AVERAGE</b>	<b>\$367.53</b>	<b>\$1,707.72</b>	<b>\$1,340.19</b>

2-36

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 42	
STATEMENT PERIOD	26/02/2021 - 15/03/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$831.89</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 1/04/2021		
Rent - Paid from 19/03/2021 to 25/03/2021 (Effective 25/03/2021)		\$390.00
Inv:203120, \$120.19, water usage - 11.08.2020 (182) - 09.11.2020 (211) - 29kls (GST Paid: \$0.00)		\$120.10
Rent - Paid from 26/03/2021 to 01/04/2021 (Effective 01/04/2021)		\$390.00
		<b>\$900.10</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$835.74</b>
<b>Ownership Summary</b>	<b>MONEY OUT</b>	<b>MONEY IN</b>
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>
<b>Ownership Account Balance</b>		<b>\$831.89</b>

2.37

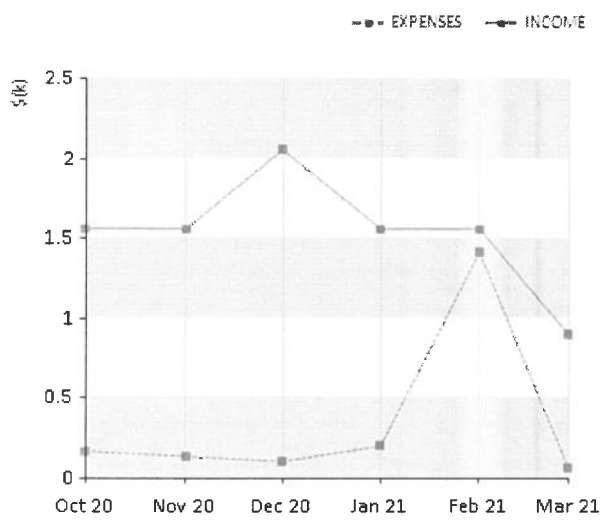
Ownership Payments	MONEY OUT	MONEY IN
15/03/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$831.89	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$831.89</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$68.21	\$900.10	\$831.89
<b>AVERAGE</b>	<b>\$348.83</b>	<b>\$1,532.74</b>	<b>\$1,248.91</b>



2-38

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 43

STATEMENT PERIOD	15/03/2021 - 31/03/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$711.88</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 15/04/2021		
Rent - Paid from 02/04/2021 to 08/04/2021 (Effective 08/04/2021)		\$390.00
Inv:203120, \$120.19, water usage - 11.08.2020 (182) - 09.11.2020 (211) - 29kls (GST Paid: \$0.00)		\$0.09
Rent - Paid from 09/04/2021 to 15/04/2021 (Effective 15/04/2021)		\$390.00
		<b>\$780.09</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$64.36	
	(Incl GST: \$5.86)	
		<b>BALANCE: \$715.73</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$711.88**

2.39

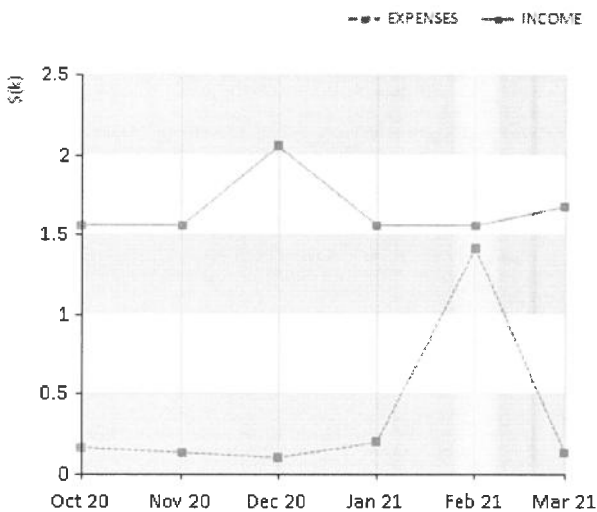
Ownership Payments	MONEY OUT	MONEY IN
31/03/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$711.88	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$711.88</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Oct 20	\$168.60	\$1,560.00	\$1,781.40
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$1,680.19	\$1,543.77
<b>AVERAGE</b>	<b>\$360.20</b>	<b>\$1,662.75</b>	<b>\$1,367.56</b>

2-40

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 44

STATEMENT PERIOD	31/03/2021 - 15/04/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$1,069.61</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 6/05/2021		
Rent - Paid from 16/04/2021 to 22/04/2021 (Effective 22/04/2021)		\$390.00
Rent - Paid from 23/04/2021 to 29/04/2021 (Effective 29/04/2021)		\$390.00
Rent - Paid from 30/04/2021 to 06/05/2021 (Effective 06/05/2021)		\$390.00
		<b>\$1,170.00</b>
<b>EXPENSE</b>		
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$96.54 (Incl GST: \$8.79)	
		<b>BALANCE: \$1,073.46</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$1,069.61**

2.41

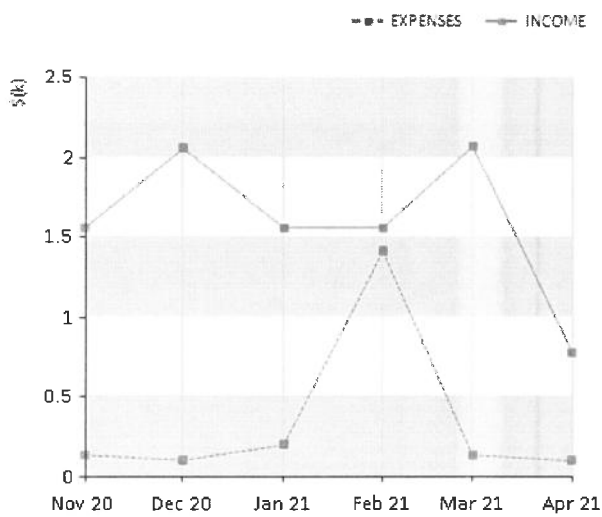
Ownership Payments	MONEY OUT	MONEY IN
15/04/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$1,069.61	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$1,069.61</b>
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Balance Carried Forward	<b>\$0.00</b>
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$100.39	\$780.00	\$1,069.61
<b>AVERAGE</b>	<b>\$348.83</b>	<b>\$1,597.75</b>	<b>\$1,248.93</b>

2.42

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 45

STATEMENT PERIOD	15/04/2021 - 30/04/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$0.00</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 20/05/2021		
Rent - Paid from 07/05/2021 to 13/05/2021 (Effective 13/05/2021)		\$390.00
Rent - Paid from 14/05/2021 to 20/05/2021 (Effective 20/05/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Lease Renewal (GST Paid: \$20.00)	\$220.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$284.36 (Incl GST: \$25.86)	
		<b>BALANCE: \$495.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85 (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$491.79**

TOTAL OWNERSHIP PAYMENTS **\$0.00**

Withheld Funds	WITHHELD
Withheld	\$491.79



2.43

**BALANCE: \$491.79**

Balance Carried Forward

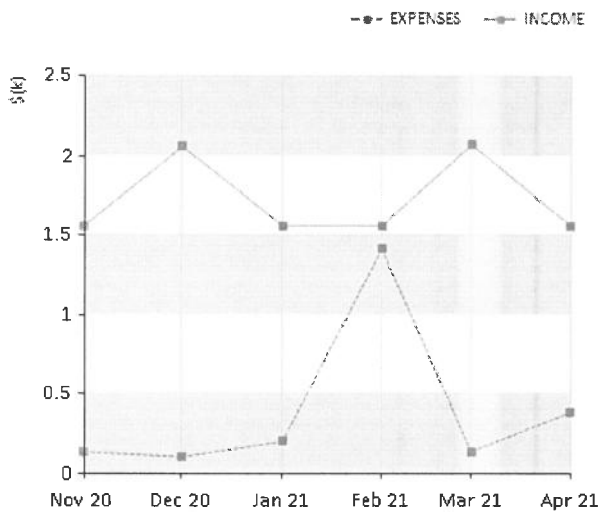
**\$491.79**

**Outstanding Invoices**

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
21/05/2021	Logan City Council	24 Chambers Ridge Boulevard, Park Ridge	April - June 2021 Quarter	\$915.60
<b>TOTAL OUTSTANDING</b>				<b>\$915.60</b>

**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Nov 20	\$136.42	\$1,560.00	\$1,423.58
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$388.60	\$1,560.00	\$1,069.61
<b>AVERAGE</b>	<b>\$396.86</b>	<b>\$1,727.75</b>	<b>\$1,248.93</b>

2.44

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 46

STATEMENT PERIOD	30/04/2021 - 14/05/2021
OPENING BALANCE	\$491.79
<b>TOTAL PAYMENTS</b>	<b>\$0.00</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status: Rent \$390.00 Weekly Paid To 3/06/2021		
Rent - Paid from 21/05/2021 to 27/05/2021 (Effective 27/05/2021)		\$390.00
Rent - Paid from 28/05/2021 to 03/06/2021 (Effective 03/06/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
Logan City Council (BPAY Ref: 511174179) April - June 2021 Quarter (GST Paid: \$0.00)	\$915.60	
Inspection Fee (GST Paid: \$4.00)	\$44.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	<b>\$1,023.96</b> (Incl GST: \$9.86)	
		<b>BALANCE: -\$243.96</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	<b>\$3.85</b> (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

Ownership Account Balance **\$243.98**

**TOTAL OWNERSHIP PAYMENTS** **\$0.00**

245

Withheld Funds		WITHHELD
Withheld		\$243.98
		<b>BALANCE: \$243.98</b>

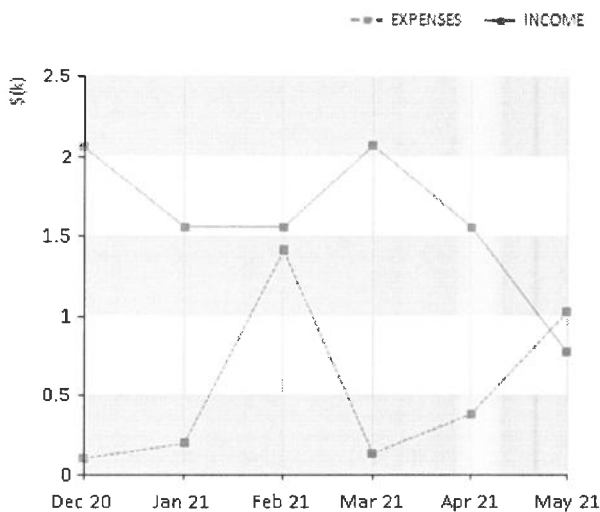
Balance Carried Forward **\$243.98**

### Outstanding Invoices

DUE DATE	CREDITOR	PROPERTY	DESCRIPTION	AMOUNT
12/05/2021	K & B Security Doors & Screens	24 Chambers Ridge Boulevard, Park Ridge	Deposit 50% - Screen door installation pt 1 of 2	\$380.00
<b>TOTAL OUTSTANDING</b>				<b>\$380.00</b>

### STATEMENT HISTORY

#### EXPENSES VS INCOME (6 MONTHS)



#### PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$388.60	\$1,560.00	\$1,069.61
May 21	\$1,027.81	\$780.00	\$0.00
<b>AVERAGE</b>	<b>\$545.43</b>	<b>\$1,597.75</b>	<b>\$1,011.66</b>



2.46

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**Daryle Swarz  
12 Edelsten Court  
Carrara, QLD, 4211

Tax Invoice - Statement 47

STATEMENT PERIOD	14/05/2021 - 31/05/2021
OPENING BALANCE	\$243.98
<b>TOTAL PAYMENTS</b>	<b>\$575.77</b>

## RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b>		
Rent \$390.00 Weekly Paid To 17/06/2021		
Rent - Paid from 04/06/2021 to 10/06/2021 (Effective 10/06/2021)		\$390.00
Rent - Paid from 11/06/2021 to 17/06/2021 (Effective 17/06/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
K & B Security Doors & Screens (Inv: 23611)		
Deposit 50% - Screen door installation pt 1 of 2 (GST Paid: \$34.55)	\$380.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$444.36	
	(Incl GST: \$40.41)	
		<b>BALANCE: \$335.64</b>
<b>Ownership Summary</b>	<b>MONEY OUT</b>	<b>MONEY IN</b>
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>
<b>Ownership Account Balance</b>		<b>\$575.77</b>

2.47

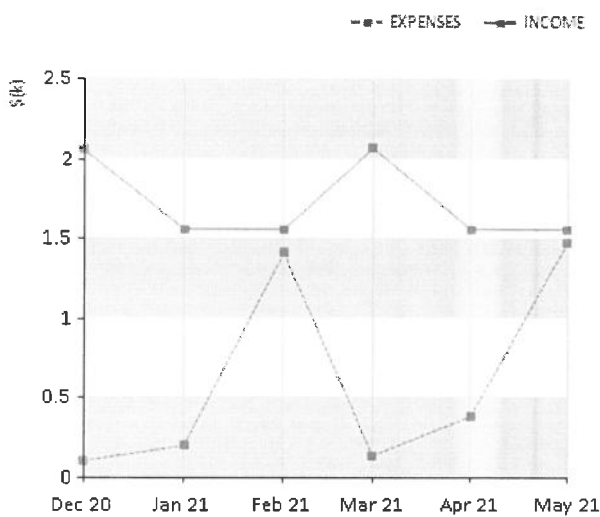
Ownership Payments	MONEY OUT	MONEY IN
31/05/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$575.77	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$575.77</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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STATEMENT HISTORY

EXPENSES VS INCOME (6 MONTHS)



PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Dec 20	\$104.24	\$2,056.33	\$1,172.09
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$388.60	\$1,560.00	\$1,069.61
May 21	\$1,476.02	\$1,560.00	\$575.77
<b>AVERAGE</b>	<b>\$620.13</b>	<b>\$1,727.75</b>	<b>\$1,107.62</b>

2.48

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 48	
STATEMENT PERIOD	31/05/2021 - 15/06/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$775.78</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
<b>Jodi Graham &amp; Nathan Woods Status:</b> Rent \$390.00 Weekly Paid To 1/07/2021		
Rent - Paid from 18/06/2021 to 24/06/2021 (Effective 24/06/2021)		\$390.00
Inv:227276, \$157.49, water usage - 09.11.2020 (211) - 23.02.2021 (249) - 38kls (GST Paid: \$0.00)		\$157.49
Rent - Paid from 25/06/2021 to 01/07/2021 (Effective 01/07/2021)		\$390.00
		<b>\$937.49</b>
<b>EXPENSE</b>		
EZPZ Property Maintenance (Inv: 20454) Toilet seat repair (GST Paid: \$8.50)	\$93.50	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	<b>\$157.86</b> (Incl GST: \$14.36)	
		<b>BALANCE: \$779.63</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	<b>\$3.85</b> (Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$775.78**

2.49

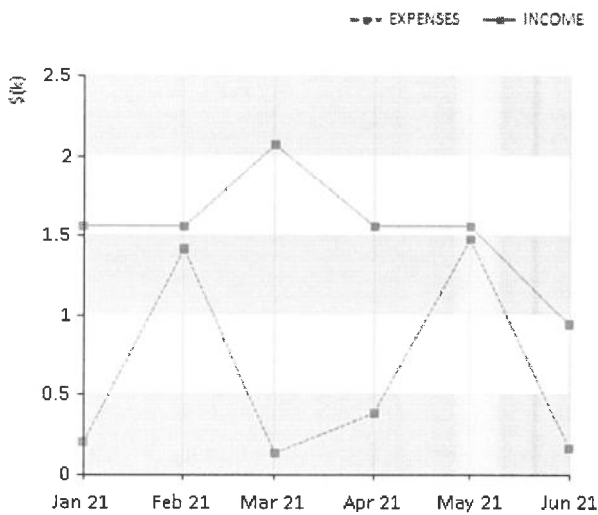
Ownership Payments	MONEY OUT	MONEY IN
15/06/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$775.78	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$775.78</b>
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<b>Balance Carried Forward</b>	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$388.60	\$1,560.00	\$1,069.61
May 21	\$1,476.02	\$1,560.00	\$575.77
Jun 21	\$161.71	\$937.49	\$775.78
<b>AVERAGE</b>	<b>\$629.71</b>	<b>\$1,541.28</b>	<b>\$1,041.57</b>

2.50

**OWNERSHIP STATEMENT - Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF**

Daryle Swarz  
 12 Edelsten Court  
 Carrara, QLD, 4211

Tax Invoice - Statement 49	
STATEMENT PERIOD	15/06/2021 - 30/06/2021
OPENING BALANCE	\$0.00
<b>TOTAL PAYMENTS</b>	<b>\$331.79</b>

RESIDENTIAL

24 Chambers Ridge Boulevard, Lot 46, Park Ridge, QLD 4125	MONEY OUT	MONEY IN
<b>INCOME</b>		
Jodi Graham & Nathan Woods Status:		
Rent \$400.00 Weekly Paid To 8/07/2021		
Part Payment \$380.00		
<i>Rent at Statement Start \$390.00 Weekly</i>		
<i>Rent Change Effective 02/07/2021 - \$400.00 Weekly</i>		
Rent - Paid to 01/07/2021 (Effective 07/07/2021)		\$390.00
Rent - Paid from 02/07/2021 to 08/07/2021 (Effective 14/07/2021)		\$390.00
		<b>\$780.00</b>
<b>EXPENSE</b>		
K & B Security Doors & Screens (Inv: 23611)		
Security screen install - Balance payment (GST Paid: \$34.55)	\$380.00	
Management Fee (GST Paid: \$2.93)	\$32.18	
Management Fee (GST Paid: \$2.93)	\$32.18	
	\$444.36	
	(Incl GST: \$40.41)	
		<b>BALANCE: \$335.64</b>

Ownership Summary	MONEY OUT	MONEY IN
<b>INCOME</b>		
		\$0.00
<b>EXPENSE</b>		
Monthly Admin Fee (GST Paid: \$0.35)	\$3.85	
	\$3.85	
	(Incl GST: \$0.35)	
<b>CONTRIBUTION</b>		
		\$0.00
		<b>BALANCE: -\$3.85</b>

**Ownership Account Balance \$331.79**

2.51

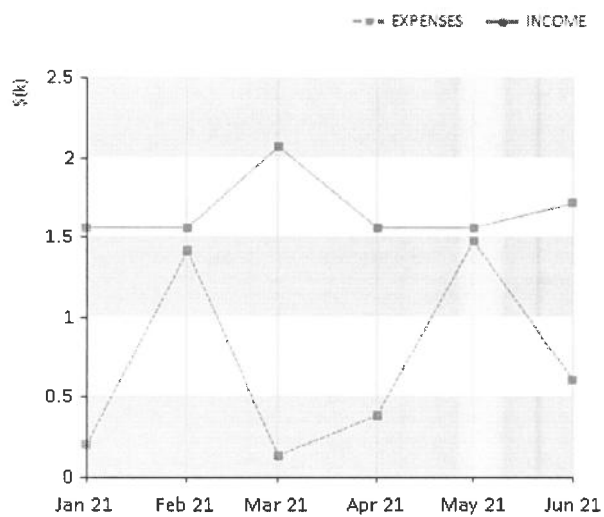
Ownership Payments	MONEY OUT	MONEY IN
30/06/2021 EFT to account Harper Swarz SMSF Macquarie Bank Limited (182-512 XXXX 5209)	\$331.79	

<b>TOTAL OWNERSHIP PAYMENTS</b>	<b>\$331.79</b>
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Balance Carried Forward	<b>\$0.00</b>
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**STATEMENT HISTORY**

**EXPENSES VS INCOME (6 MONTHS)**



**PAYMENT HISTORY (6 MONTHS)**

	EXPENSES	INCOME	PAYMENTS
Jan 21	\$200.78	\$1,560.00	\$2,139.22
Feb 21	\$1,414.72	\$1,560.00	\$145.28
Mar 21	\$136.42	\$2,070.19	\$1,543.77
Apr 21	\$388.60	\$1,560.00	\$1,069.61
May 21	\$1,476.02	\$1,560.00	\$575.77
Jun 21	\$609.92	\$1,717.49	\$1,107.57
<b>AVERAGE</b>	<b>\$704.41</b>	<b>\$1,671.28</b>	<b>\$1,096.87</b>

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

Residential Tenancies and Rooming Accommodation Act 2008

**Part 1 Tenancy details**

<b>Item 1</b>	<b>1.1 Lessor</b>
	Name/trading name <b>Harper Swarz SMSF Pty Ltd ATF Harper Swarz SMSF</b>

Address

C\ Ray White IMS, Unit 12, 3986 Pacific Highway,		
LOGANHOLME	QLD	Postcode <b>4129</b>

<b>1.2 Phone</b>	<b>Mobile</b>	<b>Email</b>
(07) 3139 1440	INTENTIONALLY BLANK	ims.qld@raywhite.com

<b>Item 2</b>	<b>2.1 Tenant/s</b>
	Tenant 1 Full name/s <b>Jodi Graham</b>
Phone <b>+61423348557</b>	Email <b>jodigraham82@gmail.com</b>

Tenant 2 Full name/s <b>Nathan Woods</b>	
Phone <b>+61478923801</b>	Email

Tenant 3 Full name/s	
Phone	Email

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

<b>Item 3</b>	<b>3.1 Agent</b> If applicable. See clause 43
	Full name/trading name <b>Ray White (IMS)</b>

Address

12/3986 Pacific Highway		
Loganholme	QLD	Postcode <b>4129</b>

<b>3.2 Phone</b>	<b>Mobile</b>	<b>Email</b>
07 3139 1440		ims.qld@raywhite.com

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

<b>4.1 Lessor</b>	Email Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Facsimile Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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<b>4.2 Tenant/s</b>	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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<b>4.3 Agent</b>	Email Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Facsimile Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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<b>Item 5</b>	<b>5.1 Address of the rental premises</b>	
	24 Chambers Ridge Boulevard	
Park Ridge	QLD	Postcode <b>4125</b>

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

AS PER ENTRY CONDITION REPORT
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**Item 6** **6.1 The term of the agreement is**  fixed term agreement  periodic agreement

**6.2 Starting on**  **6.3 Ending on**

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



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

Residential Tenancies and Rooming Accommodation Act 2008



**Item 7 Rent** \$ 390.00 per  week  fortnight  month See clause 8(1)

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

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

Electronic Fund Transfer OR DIRECT DEBIT, PAYROLL DEDUCTION, BANK CHEQUE, MONEY ORDER

Details for direct credit

BSB no. N/A Bank/building society/credit union N/A  
 Account no. N/A Account name N/A  
 Payment reference 101561

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

LOGANHOLME OFFICE

**Item 11 Rental bond amount** \$ 1560.00 See clause 13

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

Electricity  Yes  No Any other service that a tenant must pay  Yes  No  
 Gas  Yes  No Type POOL CHEMICALS, PAY TV, INTERNET See special terms (page 8)  
 Phone  Yes  No

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

Yes  No

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

Electricity 100% Any other service stated in item 12.1 100%  
 Gas 100% See special terms (page 8)  
 Phone 100%

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

Electricity Direct to Supplier  
 Gas Direct to Supplier  
 Phone Direct to Supplier  
 Any other service stated in item 12.1 Direct to Supplier  
 See special terms (page 8)

**Item 15 Number of persons allowed to reside at the premises** 5 See clause 23

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

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

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

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

Type Labrador Number 1 Type Number

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

Electrical repairs PLATINUM ELECTRICIANS SPRINGWOOD Phone +61404589290  
 Plumbing repairs A GRADE PLUMBING Phone 3290 2245  
 Other HOMEWATCH SECURITY SERVICES (LOCKSMITH) Phone 3801 4190



## Part 2 Standard Terms

### Division 1 Preliminary

#### 1 Interpretation

In this agreement -

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

#### 2 Terms of a general tenancy agreement

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

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

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

#### 3 More than 1 lessor or tenant

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

### Division 2 Period of tenancy

#### 4 Start of tenancy

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

#### 5 Entry condition report - s 65

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

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

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

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

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

- (1) This clause applies if -
    - (a) this agreement is a fixed term agreement; and
    - (b) the tenant terminates it before the term ends in a way not permitted under the Act.
  - (2) The tenant must pay the reasonable costs incurred by the lessor in reletting the premises.
- Note* - For when the tenant may terminate early under the Act, see clause 36 and the information statement. Under section 362, the lessor has a general duty to mitigate (avoid or reduce) the costs.

### Division 3 Rent

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

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

*Note* - If the way rent is to be paid is another way agreed on by the lessor and tenant under section 83(4)(g), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- (4) The rent must be paid at the place stated in this agreement for item 10.
- (5) However, if, after the signing of this agreement, the lessor gives a notice to the tenant stating a different place for payment and the place is reasonable, the rent must be paid at the place while the notice is in force.
- (6) If no place is stated in this agreement for item 10 and there is no notice stating a place, the rent must be paid at an appropriate place.

*Examples of an appropriate place* -

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

#### 9 Rent in advance - s 87

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

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

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

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

Residential Tenancies and Rooming Accommodation Act 2008

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

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

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

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

**12 Rent decreases - s 94**

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

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

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

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

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

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

**14 Increase in bond - s 154**

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

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

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

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

*Examples* -

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Subdivision 1 Occupation and use of premises

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

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

*Examples of possible legal impediments -*

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

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

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

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

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

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

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

*Note* - See the information statement for details.

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

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

#### 22 Units and townhouses - s 69

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

#### 23 Number of occupants allowed

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

#### 24 Pets

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

### Subdivision 2 Standard of premises

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

- (1) At the start of the tenancy, the lessor must ensure -
- (a) the premises are clean; and
  - (b) the premises are fit for the tenant to live in; and
  - (c) the premises are in good repair; and
  - (d) the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises.
- (2) While the tenancy continues, the lessor must -
- (a) maintain the premises in a way that the premises remain fit for the tenant to live in; and
  - (b) maintain the premises in good repair; and
  - (c) ensure the lessor is not in breach of a law dealing with issues about the health or safety of persons using or entering the premises; and
  - (d) keep any common area included in the premises clean.
- Note* - For details about the maintenance, see the information statement.
- (3) However, the lessor is not required to comply with subclause (1)(c) or (2)(a) for any non-standard items and the lessor is not responsible for their maintenance if -
- (a) the lessor is the State; and
  - (b) the non-standard items are stated in this agreement and this agreement states the lessor is not responsible for their maintenance; and
  - (c) the non-standard items are not necessary and reasonable to make the premises a fit place in which to live; and
  - (d) the non-standard items are not a risk to health or safety; and
  - (e) for fixtures - the fixtures were not attached to the premises by the lessor.

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

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

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

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

### Subdivision 3 The dwelling

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

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

*Note* - Fixtures are generally items permanently attached to land or to a building that are intended to become part of the land or building. An attachment may include, for example, something glued, nailed or screwed to a wall.

- (2) The lessor's agreement must be written, describe the nature of the fixture or change and include any terms of the agreement.

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

Residential Tenancies and Rooming Accommodation Act 2008

*Examples of terms -*

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

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

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

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

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

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

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

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

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

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

**32 Notice of damage - s 217**

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

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

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

*Note - For how the tenant may require reimbursement for the repairs, see sections 219(2) and (3) and 220 and the information statement.*

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

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

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

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

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

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

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

Residential Tenancies and Rooming Accommodation Act 2008

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

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

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

*Note* - See the information statement for details.

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

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

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

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

**38 Keys**

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

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

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

**40 Exit condition report - s 66**

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

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

*Note* - For the approved form for the condition report, see the information statement. The report may be very important in deciding who is entitled to a refund of the rental bond if there is a dispute about the condition of the premises.

- (2) The lessor or the lessor's agent must, within 3 business days after receiving the copy of the report -
  - (a) sign the copy; and
  - (b) if the lessor or agent does not agree with the report - show the parts of the report the lessor or agent disagrees with by marking the copy in an appropriate way; and
  - (c) if the tenant has given a forwarding address to the lessor or agent - make a copy of the report and return it to the tenant at the address.
- (3) The lessor or agent must keep a copy of the condition report signed by both parties for at least 1 year after this agreement ends.

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

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

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

**Division 9 Miscellaneous****42 Supply of goods and services - s 171**

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

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

**43 Lessor's agent**

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

**44 Notices**

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

*Note* - Download approved forms via the RTA website [rta.qld.gov.au](http://rta.qld.gov.au).
- (2) A notice from the tenant to the lessor may be given to the lessor's agent.
- (3) A notice may be given to a party to this agreement or the lessor's agent -
  - (a) by giving it to the party or agent personally; or
  - (b) if an address for service for the party or agent is stated in this agreement for item 1, 2 or 3 - by leaving it at the address, sending it by prepaid post as a letter to the address; or
  - (c) if a facsimile number for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by facsimile - by sending it by facsimile to the facsimile number in accordance with the *Electronic Transactions (Queensland) Act 2001*; or
  - (d) if an email address for the party or agent is stated in this agreement for item 1, 2 or 3 and item 4 indicates that a notice may be given by email - by sending it electronically to the email address in accordance with the *Electronic Transactions (Queensland) Act 2001*.
- (4) A party or the lessor's agent may withdraw his or her consent to notices being given to them by facsimile or email only by giving notice to each other party that notices are no longer to be given to the party or agent by facsimile or email.
- (5) If no address for service is stated in this agreement for item 2 for the tenant, the tenant's address for service is taken to be the address of the premises.
- (6) A party or the lessor's agent may change his or her address for service, facsimile number or email address only by giving notice to each other party of a new address for service, facsimile number or email address.
- (7) On the giving of a notice of a new address for service, facsimile number or email address for a party or the lessor's agent, the address for service, facsimile number or email address stated in the notice is taken to be the party's or agent's address for service, facsimile number or email address stated in this agreement for item 1, 2 or 3.
- (8) Unless the contrary is proved -
  - (a) a notice left at an address for service is taken to have been received by the party to whom the address relates when the notice was left at the address; and
  - (b) a notice sent by post is taken to have been received by the person to whom it was addressed when it would have been delivered in the ordinary course of post; and
  - (c) a notice sent by facsimile is taken to have been received at the place where the facsimile was sent when the sender's facsimile machine produces a transmission report indicating all pages of the notice have been successfully sent; and
  - (d) a notice sent by email is taken to have been received by the recipient when the email enters the recipient's email server.



## Special Terms

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

### 45 Occupation and use of premises

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

### 46 Subletting via online home sharing platforms

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

### 47 Care of the premises by the tenant

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

### 48 Photographs of the property during an inspection

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

### 49 Locks and keys and remote controls

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

### 50 Early termination by tenant

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

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



## Special Terms *continued...*

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

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

### 51 Liability excluded

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

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

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

### 52 Lessor's insurance

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

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

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

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

### 53 Tenant's insurance

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

### 54 Smoke alarm obligations

The tenant must-

- (1) Test each smoke alarm in the premises-

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;
  - (i) For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke - by pressing the button or other device;
  - (ii) Otherwise, by testing the alarm in the way stated in the Information Statement (RTA Form 17a) provided to the tenant/s at the commencement of the tenancy.

- (2) Replace each battery that is spent, or that the tenant/s is aware of is almost spent, in accordance with the Information Statement provided to the tenant/s at the commencement of the tenancy;

- (3) Advise the lessor as soon as practicable if the tenant/s become/s aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent); and

*Note:* In interpreting the word "spent" when referring to a battery, the term is used to include reference to a battery which is flat, non-functioning or lacking in charge that it does not properly operate the smoke alarm.

- (4) Clean each smoke alarm in the premises in the way stated in the Information Statement provided to the tenant/s at the commencement of the tenancy:

- (a) at least once every 12 months; or
- (b) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period;

In the event that the tenant/s engages a contractor/tradesperson (as listed in Item 18) to meet the tenant/s obligations listed under this clause, such engagement shall be at the tenant/s' own cost and expense.

- (5) Not tamper with or otherwise render a smoke alarm inoperative. Such an act will constitute malicious damage in accordance with section 188 of the Act.

### 55 Portable pool obligations

- (1) The tenant must-

- (a) Obtain the lessor's consent for a portable pool at the premises of a depth of 300mm or greater;
- (b) Where consent is to be provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, provide the lessor and/or the agent with details of the type and description of the proposed portable pool.

- (2) Where consent is provided by the lessor to the tenant for the use of a portable pool at the premises of a depth of 300mm or greater, the tenant agrees to:

- (a) Maintain and repair the portable pool at the tenant's own expense;
- (b) In accordance with the *Building Act 1975* obtain, maintain and renew a Pool Safety Certificate for a regulated pool, which includes a requirement for a compliant pool fence and, provide a copy of the Pool Safety Certificate to the lessor and/or agent;
- (c) Where a compliant pool fence is required for a regulated pool, obtain the lessor's consent regarding a proposed fence in accordance with clause 27 of the standard terms;
- (d) In circumstances where consent is provided to the tenant by the lessor in accordance with clause 27 of the standard terms, construct and maintain the fence as required by the *Building Act 1975*, at the tenant's own expense.

- (3) In accordance with clause 55(1) and 55(2), where consent is provided by the lessor to the tenant for a portable pool of a depth of 300mm or greater and/or as prescribed by the *Building Act 1975*, the tenant hereby agrees to indemnify and hold harmless the lessor and agent for any loss, claim, suit or demand, brought, caused or contributed to, directly or indirectly, by the portable pool.



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## Special Terms *continued...*

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### **56 Electronic Signing**

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

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## Special Condition

### General Tenancy - Smoking Not Allowed on Premises

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#### SMOKING NOT ALLOWED ON PREMISES

- (a) The Tenant must not, or allow any other person to, use or smoke tobacco or other smoke producing substance within any dwelling on the premises.
- (b) For the purposes of this Special Term a dwelling contained on the Premises shall include any enclosed area, room or structure attached to the dwelling, including but not limited to any garage, sunroom or enclosed veranda. A dwelling shall include any structure on the Premises designed to be used as a residence for human habitation.

# Annexure A

## Water Usage Charge - Tenant to Pay

1. The premises being water efficient and Item 12.2 and Clause 17(1) of the Standard Terms applying, the Tenant is required to pay the water consumption charges for the premises.
2. Water meter readings as at the date of commencement of the tenancy will be recorded on the Entry Condition Report and subsequently in the Routine Condition Reports (quarterly during the term of the tenancy) and finally on the Exit Condition Report.
3. The readings having been made by the Agent the invoice amount will be calculated at the applicable rate charged by the relevant local authority from time to time.
4. The Agent will forward to the Tenant every quarter an invoice for payment of the water consumption charges.
5. The Tenant must make payment of the invoiced amount in accordance with Clause 17(5) of the Standard Terms.

## Air Conditioning Filters & Exhaust Fans

The Tenant/s agree to clean the air conditioner filters, ceiling fans & exhaust fans every 12 months and upon vacating the Premises.

## Blinds & Curtains Cords

The Tenant confirms where curtains and blinds in the premises are fitted with tie downs and tension devices it is the Tenant's responsibility to ensure curtain or blind cords are always kept secured. Where in compliance with consumer legislation a label is attached to a cord or chain warning of potential danger of unsecured cord or chains (Swing Tag) the tenant must ensure the Swing Tag is not removed and notify the agent if it is removed.

## Break In

The Tenant will, in the case of a break in, immediately contact the police and then promptly advise the Lessor/Agent.

## Care of Premises

In accordance with Addendum B - Special Terms Clause 2(a), BluTack and other similar products are not to be used on any interior or exterior surface of the Premises without prior written approval from the Lessor.

## Carpets

For a tenancy of 12 months or more, notwithstanding the provisions of Addendum B - Special Terms Clause 4(b), carpets are to be cleaned from time to time as reasonably instructed by the Lessor/Agent. All marks and stains should be removed promptly.

## Change of Details

The Tenant will keep the Agent updated with any change of personal details previously provided to the Agent including mobile numbers and email addresses.

## Driveway or Car Space Areas

Where the Premises includes a car space and/or driveway for the Tenant's exclusive use, the Tenant acknowledges and confirms it is the Tenant's responsibility to keep such areas free of oil stains and otherwise keep such areas clean and tidy.

## Electronic Communications Servicing the Premises

The Tenant must satisfy itself as to the provisions of any electronic communication services to the Premises (internet, television - analogue, digital or cable). The Lessor gives no warranty in respect to the provisions or adequacy of such services to the Premises.

## Keys - Collection & Return

The parties agree and the Tenants acknowledge keys can only be collected and returned between the times set out in Addendum A - Additional Items - Item (F).

## Keys - Loss & Replacement

The Tenant will be responsible for all costs associated with the loss or replacement of keys, locks or security devices and services of a locksmith if required.

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# Annexure B

## Property Use

The Tenant(s) confirm and agree, in accordance with Clause 21 of the Standard Terms of this Agreement, the Premises shall only be used as a place of residence by the Tenant. Use of the Premises for business purpose, without the written consent of the Lessor/ Lessor's Agent first had and obtained, is prohibited. Any such consent will be entirely at the discretion of the Lessor.

## Receipt of Documents

1. The Tenant acknowledges having received a form 17a upon signing the Tenancy Agreement for the Premises.
2. The Tenant acknowledges having received a form 1a Condition Report for completion and return to the Lessor in accordance with Clause 5(3) of the Standard Terms of this Agreement.

## Repairs & Maintenance - Written Notice

The Tenant agrees and confirms all notices made in compliance with Clause 32 of the Standard Terms must be in writing (emergencies excepted).

## Smoke Alarms - Maintenance Company Employed

Notwithstanding the provisions of Addendum B - Special Terms Clause 2(k) the Lessor confirms and acknowledges it will contract with Complete Compliance Australia or AOK Smoke Alarms to attend the Premises for the purpose of carrying out smoke alarm maintenance at the Lessor's cost, 2-3 times per year.

## Smoking - House

No smoking by any Tenant or guest is permitted in the indoor areas of the Premises nor shall the Tenant leave around the Premises, debris arising from smoking.

## Smoking - Units in a Community Title Scheme

No smoking by any Tenant or guest is permitted in the indoor areas of the unit or terrace house or in any lifts, foyers or other common areas nor shall the Tenant leave around the Premises, debris arising from smoking.

## Termite Inspection & Maintenance Access

The Tenant's property may not be stored in such a way as to prevent proper access for termite inspection or treatment to take place.

## Vacating Premises (Notice)

The Tenant must give the Lessor written notice, in accordance with Chapter 5, Part 1, Division 3, Subdivision 2 of the Residential Tenancies and Rooming Accommodation Act 2008, prior to the tenancy expiry date, to the Lessor in the approved form of its intention to vacate the Premises.

Harper Swarz SMSF  
**General Ledger**



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Accountancy Fees (30100)</b>					
<u>Accountancy Fees (30100)</u>					
23/12/2020	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		2,200.00	3.2	2,200.00 DR
11/05/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		220.00	3.3	2,420.00 DR
08/06/2021	TRANSACT FUNDS TFR TO SIMMONS LIVINGSTON TD		220.00	3.4	2,640.00 DR
			<b>2,640.00</b>		<b>2,640.00 DR</b>

**Total Debits: 2,640.00**

**Total Credits: 0.00**

3.2



Simmons Livingstone & Associates

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

The Trustees  
Harper Swarz SMSF  
12 Edelsten Court  
CARRARA QLD 4211

**Tax Invoice**  
**024335**  
  
Ref: SWARDS1  
30 November, 2020

Description	Amount
Preparation of Financial Statements for the fund for the year ended 30th June 2020 including the following:-  - Operating Statement, Statement of Financial Position & Notes to the Financial Statements  - Trustee's declaration  - Preparation and lodgement of income tax and regulatory return  - Calculation of tax estimate  - Memorandum of Resolutions  - Calculations in relation to changes in market value of investments  - Preparation of Member's Statements  - Preparation of records in accordance with the auditor's requirements including payment of disbursement to SMSF Audits.	<p>Acc 2200 Audit 330 <hr/>2530</p> <p>2,300.00</p>
<b>Please note that this invoice is now due.</b>	2,300.00
	<b>GST: \$ 230.00</b>
	<b>Amount Due: \$ 2,530.00</b>

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

**Direct Deposit (EFT)**  
Account Name Simmons Livingstone & Associates  
BSB: 064 445 Account: 1052 7520

Ref: SWARDS1  
Invoice: 024335  
30 November, 2020  
**Amount Due: \$ 2,530.00**

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

Card Number:

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

Liability limited by a scheme approved under Professional Standards Legislation



Simmons Livingstone & Associates

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

Daryle Swarz  
Harper Swarz SMSF Pty Ltd  
12 Edelsten Court  
CARRARA QLD 4211

**Tax Invoice**  
**025680**  
Ref: SWARDC1  
9 March, 2021

Description	Amount
Fee for Professional Service rendered in relation to the following: <ul style="list-style-type: none"> <li>• Harper Swarz SMSF Pty Ltd</li> </ul> The following gives details of the work undertaken: <u>Harper Swarz SMSF Pty Ltd</u> Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.	200.00
<b>Please note that this invoice is now due.</b>	200.00
<b>GST: \$</b>	20.00
<b>Amount Due: \$</b>	<b>220.00</b>

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

<input type="checkbox"/> (EFT) - Transfer to our account	Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: SWARDC1 Invoice: 025680 9 March, 2021
	<b>Amount Due: \$</b>	<b>220.00</b>
<input type="checkbox"/> Credit Card (Please indicate type)	<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number:	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>	<input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/> <input style="width: 20px; height: 20px; border: 1px solid black;" type="text"/>
Cardholder .....	Signature .....	Expiry ...../.....
<small>Liability limited by a scheme approved under Professional Standards Legislation</small>		





4-1

Harper Swarz SMSF

Formation Costs

\$2,500.00 establishment costs

Year

2019	500.00	2,000.00
2020	500.00	1,500.00
2021	500.00	1,000.00
2022	500.00	500.00
2023	500.00	0.00

POSTED

**TAX INVOICE**

**Supplier:** Super Audits

**Auditor:** A.W. Boys  
SMSF Auditor Number (SAN) 100014140  
Registered Company Auditor (67793)

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 30 November 2020

**Recipient:** Harper Swarz Super Fund

**Address:** C/- 30/340 Hope Island Road, HOPE ISLAND Qld 4212

**Description of Services**

Statutory audit of the Harper Swarz Super Fund for the financial year ending 30 June 2020.

**Fee:** \$300.00

**GST:** \$30.00

**Total:** \$330.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

6.1

# Harper Swarz SMSF General Ledger



As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>ASIC Fees (30800)</b>					
<u>ASIC Fees (30800)</u>					
11/05/2021	BPAY TO ASIC BP		273.00		273.00 DR
26/05/2021	BPAY TO ASIC BP		55.00		328.00 DR
			<b>328.00</b>		<b>328.00 DR</b>

**Total Debits: 328.00**

**Total Credits: 0.00**

b-2



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

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

**INVOICE STATEMENT**

Issue date 20 Mar 21

**HARPER SWARZ PROPERTY PTY LTD**

ACN 632 379 643

Account No. 22 632379643

**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*

**Please pay**

Immediately	<b>\$0.00</b>
By 20 May 21	<b>\$273.00</b>

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

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



**ASIC**  
Australian Securities & Investments Commission

**PAYMENT SLIP**  
**HARPER SWARZ PROPERTY PTY LTD**

ACN 632 379 643 Account No: 22 632379643



22 632379643

<b>TOTAL DUE</b>	<b>\$273.00</b>
Immediately	<b>\$0.00</b>
By 20 May 21	<b>\$273.00</b>

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



**Bill Code: 17301**  
**Ref: 2296323796435**



\*814 129 0002296323796435 21

6.3



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

HARPER SWARZ SMSF PTY. LTD.  
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L  
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT  
Issue date 10 May 21  
**HARPER SWARZ SMSF PTY. LTD.**

ACN 632 046 112  
Account No. 22 632046112

### Summary

Opening Balance	\$55.00
New items	\$82.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$137.00</b>

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

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

### Please pay

**Immediately \$137.00**

*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.

**TOTAL DUE \$137.00**  
**Immediately \$137.00**

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



**ASIC**  
Australian Securities & Investments Commission

PAYMENT SLIP  
**HARPER SWARZ SMSF PTY. LTD.**

ACN 632 046 112 Account No: 22 632046112



22 632046112



**Bill**er Code: 17301  
**Ref:** 2296320461124



\*814 129 0002296320461124 96

## Transaction details:

page 2 of 2

614

	Transactions for this period	ASIC reference	\$ Amount
2021-05-10	Late Payment Fee 1	3X6396431480P A	\$82.00
	<b>Outstanding transactions</b>		
2021-03-05	Annual Review - Special Purpose Pty Co	3X6396431480P A	\$55.00
2021-05-10	Late Payment Fee 1	3X6396431480P A	\$82.00

### PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2296 3204 6112 496

#### Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

#### Phone

Call 13 18 16 to pay by Mastercard or Visa

#### On-line

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

#### Mail

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



Bill Code: 17301  
Ref: 2296320461124

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

**ASIC**

Australian Securities &amp; Investments Commission

**Forms Manager**

Registered Agents

Company: HARPER SWARZ SMSF PTY. LTD. ACN 632 046 112

6.5

**Company details**

Date company registered 05-03-2019  
 Company next review date 05-03-2022  
 Company type Australian Proprietary Company  
 Company status Registered  
 Home unit company No  
 Superannuation trustee company Yes  
 Non profit company No

**Registered office**

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

**Principal place of business**

12 EDELSTEN COURT , CARRARA QLD 4211

**Officeholders**

HARPER, RACHEL

Born 01-10-1978 at CANBERRA ACT

12 EDELSTEN COURT , CARRARA QLD 4211

Office(s) held: Director, appointed 05-03-2019  
Secretary, appointed 05-03-2019

SWARZ, DARYLE SHANE

Born 29-10-1977 at CANBERRA ACT

12 EDELSTEN COURT , CARRARA QLD 4211

Office(s) held: Director, appointed 05-03-2019

**Company share structure**

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

**Members**

HARPER , RACHEL

12 EDELSTEN COURT , CARRARA QLD 4211

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

SWARZ , DARYLE SHANE

12 EDELSTEN COURT , CARRARA QLD 4211

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

**Document history**

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

Received	Number	Form Description	Status
10-07-2019	5EAZ89334	484 CHANGE TO COMPANY DETAILS	Processed and imaged
10-07-2019	5EAZ89335	484 CHANGE TO COMPANY DETAILS	Processed and imaged
05-03-2019	0EHQ40743	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

b.b



**ASIC**

Australian Securities &amp; Investments Commission

**Forms Manager**

Registered Agents

Company: HARPER SWARZ PROPERTY PTY LTD ACN 632 379 643

6.7

**Company details**

Date company registered 20-03-2019  
 Company next review date 20-03-2022  
 Company type Australian Proprietary Company  
 Company status Registered  
 Home unit company No  
 Superannuation trustee company No  
 Non profit company No

**Registered office**

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

**Principal place of business**

12 EDELSTEN COURT , CARRARA QLD 4211

**Officeholders**

HARPER, RACHEL

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12 EDELSTEN COURT , CARRARA QLD 4211

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Secretary, appointed 20-03-2019

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12 EDELSTEN COURT , CARRARA QLD 4211

Office(s) held: Director, appointed 20-03-2019

**Company share structure**

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

**Members**

HARPER , RACHEL

12 EDELSTEN COURT , CARRARA QLD 4211

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

SWARZ , DARYLE SHANE

12 EDELSTEN COURT , CARRARA QLD 4211

Share class	Total number held	Fully paid	Beneficially held
ORD	1	Yes	Yes

**Document history**

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

Received	Number	Form Description	Status
10-07-2019	5EAZ89336	484 CHANGE TO COMPANY DETAILS	Processed and imaged
10-07-2019	5EAZ89337	484 CHANGE TO COMPANY DETAILS	Processed and imaged
20-03-2019	0EIE15110	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

b-8



7-1

**Simmons  
Livingstone  
& Associates**

Harper Swarz SMSF Pty Ltd as trustee of Harper Swarz  
SMSF  
28 Nerang-Broadbeach Road  
NERANG QLD 4211

**Simmons Livingstone & Associates**  
PO Box 806  
Oxenford QLD 4210  
Telephone: 07 5561 8800  
Facsimile: 07 5561 8700  
Email: admin@simmonslivingstone.com.au

# TAX INVOICE

Tax Invoice Number :	73458001067
Date:	30 June 2021

Description	Amount
• Professional Fee - Ongoing	\$665.43
• GST	\$66.54
<b>Total Amount Due: (includes GST)</b> Terms : 7 days	<b>\$731.97</b>

<p>✂ -----</p> <p>Please detach and return with your payment or Credit Card authority to :</p> <p><b>Infocus Securities Australia Pty Ltd</b> PO Box 806 Oxenford QLD 4210</p>	<p>Account: Harper Swarz SMSF Pty Ltd as trustee of PE ID: Harper Swarz SMSF Invoice: 622085 Due Date: 73458001067 Adviser: 07 July 2021 Amount Due: Samuel Young \$731.97</p>
--	--

If paid by Credit Card, a 1.5% surcharge will apply and the invoice value will become \$742.95 (inc GST).  
 Charge \$742.95 to my  MasterCard  VISA

Card No :

Cardholder Name : \_\_\_\_\_

Expiry Date : \_\_\_\_/\_\_\_\_/\_\_\_\_ Signature of Cardholder : \_\_\_\_\_

**Other Payment Methods: Direct Credit:**  
**Account Name:** Infocus Securities Australia Pty Ltd  
**Westpac BSB:** 034-676  
**Account Number:** 279166  
**Reference:** Please include ID: 6220851067.  
(Please email accounts@infocus.com.au on the day you send your payment via direct credit to enable Infocus to correctly receipt the payment).  
**Cheque:** Please make cheque payable to Infocus Securities Australia Pty Ltd

<p><b>Office Use Only</b> Authority Number: Date Received:</p>	<p>Infocus Securities Australia Pty Ltd ABN 47 097 797 049 AFSL and Australian Credit Licence No. 236523 trading as Infocus Wealth Management</p>
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