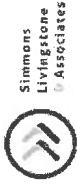


Contributions Breakdown Report

For The Period 01 July 2021 - 30 June 2022



Summary

Member	D.O.B	Age (at 30/06/2021)	Total Super Balance (at 30/06/2021) *1	Concessional	Non-Concessional	Other	Reserves	Total
Mita, Justin Shamus	02/07/1974	46	129,765.33	15,977.07	0.00	0.00	0.00	15,977.07
Mita, Stacy Gail	03/05/1974	47	20,018.88	5,299.00	0.00	0.00	0.00	5,299.00
All Members				21,276.07	0.00	0.00	0.00	21,276.07

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

Contribution Caps

Member	Contribution Type	Contributions	Cap	Current Position
Mita, Justin Shamus	Concessional	15,977.07	82,300.00	66,322.93 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap
Mita, Stacy Gail	Concessional	5,299.00	99,532.93	94,233.93 Below Cap
	(5 year carry forward cap available)			
	Non-Concessional	0.00	110,000.00	110,000.00 Below Cap

Carry Forward Unused Concessional Contribution Cap

Member	2017	2018	2019	2020	2021	2022	Current Position
Mita, Justin Shamus							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	0.00	7,500.00	14,000.00	6,200.00	0.00	15,977.07	
Unused Concessional Contribution	0.00	0.00	11,000.00	18,800.00	25,000.00	11,522.93	
Cumulative Carry Forward Unused	N/A	N/A	0.00	11,000.00	29,800.00	54,800.00	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	36,000.00	54,800.00	82,300.00	66,322.93 Below Cap
Total Super Balance	0.00	168,576.14	165,841.60	106,063.07	96,349.32	129,765.33	
Mita, Stacy Gail							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	2,073.15	782.38	1,797.04	1,170.03	0.00	5,299.00	
Unused Concessional Contribution	0.00	0.00	23,202.96	23,829.97	25,000.00	22,201.00	
Cumulative Carry Forward Unused	N/A	N/A	0.00	23,202.96	47,032.93	72,032.93	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	48,202.96	72,032.93	99,532.93	94,233.93 Below Cap
Total Super Balance	0.00	19,221.21	14,885.93	6,309.94	12,329.52	20,018.88	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Mita, Justin Shamus	N/A	0.00	0.00	8,244.90	0.00	N/A	Bring Forward Not Triggered
Mita, Stacy Gail	N/A	0.00	0.00	2,271.47	0.00	N/A	Bring Forward Not Triggered

Mita, Justin Shamus

Date	Transaction Description	Contribution Type	Ledger Data			SuperStream Data								
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other			
15/07/2021	CBA justin contrib 50	Employer	1,200.00											
16/08/2021	CBA Just super contrib 50	Employer	500.00											
25/08/2021	CBA justin super 50	Employer	300.00											
24/09/2021	CBA justin super 50	Employer	1,224.21											
11/10/2021	CBA justin super 50	Employer	2,695.00											
13/12/2021	CBA justin super contr 50	Employer	1,000.00											
16/12/2021	CBA justin super contr 50	Employer	1,150.00											
16/12/2021	CBA justin super contr 50	Employer	1,181.50											
11/01/2022	CBA justin super contr 50	Employer	1,000.00											
11/02/2022	CBA justin super contr 50	Employer	1,175.36											
16/03/2022	STACY MITA JUSTIN SUPER CONTRIBUTION 50	Employer	400.00											
14/04/2022	STACY MITA justin super contribution 50	Employer	1,000.00											
19/04/2022	STACY MITA justin super contribution 50	Employer	50.00											
26/04/2022	STACY MITA justin super contribution 50	Employer	842.00											
16/05/2022	STACY MITA justin contribution 50	Employer	1,000.00											

16/05/2022	STACY MITA justin contribution 50	Employer	259.00						
17/06/2022	STACY MITA justin contribution 50	Employer	1,000.00						
Total - Mita, Justin Shamus			15,977.07	0.00	0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00
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Mita, Stacy Gail

Date	Transaction Description	Contribution Type	Ledger Data				SuperStream Data				
			Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
19/07/2021	CBA stacy contribution 50	Employer	400.00								
11/10/2021	CBA super stacy 50	Employer	276.00								
29/10/2021	CBA super stacy 50	Employer	1,003.00								
17/11/2021	CBA super stacy con 50	Employer	1,000.00								
29/11/2021	CBA super stacy con 50	Employer	220.00								
29/11/2021	CBA super stacy con 50	Employer	400.00								
11/02/2022	CBA stacy super contrit 50	Employer	1,000.00								
14/03/2022	STACY MITA stacy super contrit 50	Employer	1,000.00								
Total - Mita, Stacy Gail			5,295.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

0.00	0.00	0.00
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Total for All Members			21,276.07	0.00	0.00	0.00
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Income

1-4

1 Salary or wages

Your main salary and wage occupation

Director - managing

Occupation code X 111111

Payer's Australian business number 84 796 064 919

Payer's Name THE TRUSTEE FOR JS MITA FAMILY TRUST

	Tax withheld
Allowances	
Lump A	
Lump B	
Lump D	

Tax withheld	0	TYPE
Gross payment	0	
RFBA		
RESC	15,977	
CDEP		

I Only used by taxpayers completing the supplementary section

Transfer the amount from TOTAL SUPPLEMENT INCOME OR LOSS 7,037 / L

TOTAL INCOME OR LOSS Add up the income amounts and deduct any loss amount in the boxes. 7,037 / L

Deductions

TOTAL DEDUCTIONS Items D1 to D - add up the boxes. 0

SUBTOTAL TOTAL INCOME OR LOSS less TOTAL DEDUCTIONS 7,037 / L

Losses

L1 Tax losses of earlier income years

Primary production losses carried forward from earlier income years Q 0

Primary production losses claimed this income year F 0

Non-primary production losses carried forward from earlier income years R 1,253

Non-primary production losses claimed this income year Z 0

"Reduction" amount to reduce the previous PP & NPP "gross" amounts

TAXABLE INCOME OR LOSS Subtract amounts at F and Z item L1 from amount at SUBTOTAL. \$ 7,037 / L

TOTAL TAX OFFSETS Items T2 and T - add up the boxes. U 0

Medicare levy related items

M1 Medicare levy reduction or exemption

If you complete this item and you had a spouse during 2021-22 you must also complete Spouse details—married or de facto.

Reduction based on family income

Number of dependent children and students Y 4

Exemption categories

Full 2.0% levy exemption - number of days V CLAIM

Half 2.0% levy exemption - number of days W TYPE

M2 Medicare levy surcharge (MLS)

THIS ITEM IS COMPULSORY.

If you do not complete this item you may be charged the full Medicare levy surcharge.

For the whole period 1 July 2021 to 30 June 2022, were you and all your dependants (including your spouse) - if you had any - covered by private patient HOSPITAL cover?

E Y Print Y for yes or N for no.

Number of days NOT liable for surcharge A 365

Income

1-5

1 Salary or wages

Your main salary and wage occupation

Pre-school teacher

Occupation code X 241111

Payer's Australian business number 95123828553

Payer's Name G8 EDUCATION LIMITED

	Tax withheld	624	TYPE
	Gross payment		
Allowances			
Lump A			
Lump B			
Lump D			
	RFBA		
	RESC		
	CDEP		

Payer's Australian business number 84 796 064 919

Payer's Name THE TRUSTEE FOR JS MITA FAMILY TRUST

	Tax withheld	0	TYPE
	Gross payment	0	
Allowances			
Lump A			
Lump B			
Lump D			
	RFBA		
	RESC	5,299	
	CDEP		

Exempt foreign employment income

Foreign tax paid on exempt foreign employment income

Country where exempt foreign employment was earned

Lump sum in arrears	Year	Amount

Total tax withheld Add up the boxes. \$ 624

I Only used by taxpayers completing the supplementary section

Transfer the amount from TOTAL SUPPLEMENT INCOME OR LOSS 4,189 / L

TOTAL INCOME OR LOSS Add up the income amounts and deduct any loss amount in the boxes. 4,189 / L

Deductions

TOTAL DEDUCTIONS Items D1 to D - add up the boxes. 0

SUBTOTAL TOTAL INCOME OR LOSS less TOTAL DEDUCTIONS 4,189 / L

Losses

L1 Tax losses of earlier income years

Primary production losses carried forward from earlier income years Q 0

Primary production losses claimed this income year F 0

Non-primary production losses carried forward from earlier income years R 1,253

Non-primary production losses claimed this income year Z 0

"Reduction" amount to reduce the previous PP & NPP "gross" amounts

TAXABLE INCOME OR LOSS Subtract amounts at F and Z item L1 from amount at SUBTOTAL. \$ 4,189 / L

TOTAL TAX OFFSETS Items T2 and T - add up the boxes. U 0

S & J Mita SF
 Rental Summary
 108/90 Northquarter Drive, Murrumba Downs 4503

	Statement no	Gross Rent	Advertising Fees	Agent Fees	C/Card Comm	Cleaning & Gardening	R&M	Letting fee	Stationery, Postage etc	Water	Net Rent	Bankings
Jul-21	76	1800		158.4		33	33	165	7.7		1402.9	1402.9
Aug	77	1080		95.04		33	160		7.7		784.26	784.26
Sept	78	2160		190.08		33			7.7		1929.22	1929.22
Oct	79	1440		126.72		113			7.7		1192.58	1192.58
Nov	80	1440		126.72		33			7.7		1272.58	1272.58
Dec	81	1800		145.2		33	172	165	7.7		1277.1	1277.1
Jan-22	82	1564.73		126.72		33			7.7		1397.31	1397.31
Feb	83	360		31.68		33			7.7		287.62	287.62
Mar	84	1080		95.04			649				335.96	335.96
Apr	85	1800		158.4							1641.6	1641.6
May	86	1584.23		126.72							1457.51	1457.51
Jun-22	87	1440		126.72							1313.28	1313.28
	88	1607.61		126.72							1480.89	1480.89
		19156.57	0	1634.16	0	344	1014	330	61.6	0	15772.81	15772.81
						0	0	0			0	15772.81

POSTED

2-1

Jidyi Pty Ltd

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MURRUMBA DOWNS
Email:

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76

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY LTD
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

TAX INVOICE Owners Statement - July 2021

108/90 Northquarter Drive Murrumba Downs

Date	Reference	Description	Ex.GST	GST	Amount
02/07/2021	136705	Rent From 02/07/2021 To 08/07/2021 (108E-90)	\$360.00	\$0.00	\$360.00
07/07/2021	136736	Rent From 09/07/2021 To 15/07/2021 (108E-90)	\$360.00	\$0.00	\$360.00
15/07/2021	136839	Rent From 16/07/2021 To 22/07/2021 (108E-90)	\$360.00	\$0.00	\$360.00
21/07/2021	136900	Rent From 23/07/2021 To 29/07/2021 (108E-90)	\$360.00	\$0.00	\$360.00
28/07/2021	136978	Rent From 30/07/2021 To 05/08/2021 (108E-90)	\$360.00	\$0.00	\$360.00
26/07/2021	7025431	Lease renewal (108-90)	(\$150.00)	(\$15.00)	(\$165.00)
26/07/2021	7025436	Smoke Alarm Test (108-90)	(\$30.00)	(\$3.00)	(\$33.00)
01/08/2021	7025629	Management Commissions - 108-90	(\$144.00)	(\$14.40)	(\$158.40)
01/08/2021	7025630	Administration Fees - 108-90	(\$7.00)	(\$0.70)	(\$7.70)
01/08/2021	7025631	Garden Maintenance - 108-90	(\$30.00)	(\$3.00)	(\$33.00)
				(\$36.10)	\$1,402.90

Other Items

Date	Reference	Description	Ex.GST	GST	Amount
		Opening Balance	\$0.00	\$0.00	\$0.00
01/08/2021	6140	Payment to Owner via EFT	\$0.00	\$0.00	(\$1,402.90)
				\$0.00	(\$1,402.90)
		Closing Balance			\$0.00

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TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 77

TAX INVOICE Owners Statement To 01/09/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
04/08/2021	137049	Rent From 06/08/2021 To 12/08/2021 (108E-90)		\$360.00	\$360.00
18/08/2021	137191	Rental From 13/08/2021 To 26/08/2021 (108E-90)		\$720.00	\$1,080.00
31/08/2021	6142	* Replace rusted tap ensuite	\$160.00		\$920.00
01/09/2021	7025912	* Administration Fees - 108-90	\$7.70		\$912.30
01/09/2021	7025913	* Garden Maintenance - 108-90	\$33.00		\$879.30
01/09/2021	7026061	* Management Commissions - 108-90	\$95.04		\$784.26
Other Items					
01/09/2021	6143	Payment to Owner via EFT	\$784.26		\$0.00
* Indicates Taxable Supply			Totals:	\$1,080.00	\$1,080.00
Total expenses of this tax invoice includes GST of \$26.89					\$0.00

Jidyi Pty Ltd

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UPPER COOMERA QLD 4209

Statement Number 78

TAX INVOICE Owners Statement To 01/10/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
01/09/2021	137333	Rental From 27/08/2021 To 09/09/2021 (108E-90)		\$720.00	\$720.00
12/09/2021	137438	Rental From 10/09/2021 To 16/09/2021 (108E-90)		\$360.00	\$1,080.00
15/09/2021	137458	Rental From 17/09/2021 To 23/09/2021 (108E-90)		\$360.00	\$1,440.00
24/09/2021	137571	Rental From 24/09/2021 To 30/09/2021 (108E-90)		\$360.00	\$1,800.00
29/09/2021	137599	Rental From 01/10/2021 To 07/10/2021 (108E-90)		\$360.00	\$2,160.00
01/10/2021	7026278	* Administration Fees - 108-90	\$7.70		\$2,152.30
01/10/2021	7026279	* Garden Maintenance - 108-90	\$33.00		\$2,119.30
01/10/2021	7026418	* Management Commissions - 108-90	\$190.08		\$1,929.22
Other Items					
01/10/2021	6154	Payment to Owner via EFT	\$1,929.22		\$0.00
* Indicates Taxable Supply			Totals:	\$2,160.00	\$2,160.00
					\$0.00

Total expenses of this tax invoice includes GST of \$20.98

Jidyi Pty Ltd

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UPPER COOMERA QLD 4209

Statement Number 79

TAX INVOICE Owners Statement To 01/11/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
09/10/2021	137709	Rental From 08/10/2021 To 14/10/2021 (108E-90)		\$360.00	\$360.00
13/10/2021	137734	Rental From 15/10/2021 To 21/10/2021 (108E-90)		\$360.00	\$720.00
22/10/2021	137837	Rental From 22/10/2021 To 28/10/2021 (108E-90)		\$360.00	\$1,080.00
27/10/2021	137870	Rental From 29/10/2021 To 04/11/2021 (108E-90)		\$360.00	\$1,440.00
31/10/2021	7026504	* Hedge trimming and green waste disposal (108-90)	\$80.00		\$1,360.00
01/11/2021	7026648	* Administration Fees - 108-90	\$7.70		\$1,352.30
01/11/2021	7026649	* Garden Maintenance - 108-90	\$33.00		\$1,319.30
01/11/2021	7026785	* Management Commissions - 108-90	\$126.72		\$1,192.58
Other Items					
01/11/2021	6157	Payment to Owner via EFT	\$1,192.58		\$0.00
* Indicates Taxable Supply			Totals:	\$1,440.00	\$1,440.00
					\$0.00

Total expenses of this tax invoice includes GST of \$22.49

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TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
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UPPER COOMERA QLD 4209

Statement Number 80

TAX INVOICE Owners Statement To 01/12/2021

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
05/11/2021	137980	Rental From 05/11/2021 To 11/11/2021 (108E-90)		\$360.00	\$360.00
10/11/2021	138016	Rental From 12/11/2021 To 18/11/2021 (108E-90)		\$360.00	\$720.00
19/11/2021	138107	Rental From 19/11/2021 To 25/11/2021 (108E-90)		\$360.00	\$1,080.00
24/11/2021	138148	Rental From 26/11/2021 To 02/12/2021 (108E-90)		\$360.00	\$1,440.00
01/12/2021	7026977	* Administration Fees - 108-90	\$7.70		\$1,432.30
01/12/2021	7026978	* Garden Maintenance - 108-90	\$33.00		\$1,399.30
01/12/2021	7027115	* Management Commissions - 108-90	\$126.72		\$1,272.58
Other Items					
01/12/2021	6162	Payment to Owner via EFT	\$1,272.58		\$0.00
* Indicates Taxable Supply			Totals:	\$1,440.00	\$1,440.00
					\$0.00

Total expenses of this tax invoice includes GST of \$15.22

Jidyi Pty Ltd

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TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
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UPPER COOMERA QLD 4209

Statement Number 81

TAX INVOICE Owners Statement To 01/01/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
03/12/2021	138251	Rental From 03/12/2021 To 09/12/2021 (108E-90)		\$360.00	\$360.00
08/12/2021	138275	Rental From 10/12/2021 To 16/12/2021 (108E-90)		\$360.00	\$720.00
17/12/2021	138374	Rental From 17/12/2021 To 23/12/2021 (108E-90)		\$360.00	\$1,080.00
23/12/2021	138426	Rental From 24/12/2021 To 30/12/2021 (108E-90)		\$360.00	\$1,440.00
31/12/2021	138513	Rental From 31/12/2021 To 06/01/2022 (108E-90)		\$360.00	\$1,800.00
09/12/2021	7027167	* supply and code garage remote (108-90)	\$139.00		\$1,661.00
29/12/2021	7027179	* lease renewal (108-90)	\$165.00		\$1,496.00
29/12/2021	7027189	* smoke alarm testing (108-90)	\$33.00		\$1,463.00
01/01/2022	7027287	* Administration Fees - 108-90	\$7.70		\$1,455.30
01/01/2022	7027288	* Garden Maintenance - 108-90	\$33.00		\$1,422.30
01/01/2022	7027423	* Management Commissions - 108-90	\$145.20		\$1,277.10
Other Items					
01/01/2022	6169	Payment to Owner via EFT	\$1,277.10		\$0.00
* Indicates Taxable Supply			Totals:	\$1,800.00	\$1,800.00
					\$0.00

Total expenses of this tax invoice includes GST of \$47.54

Jidyi Pty Ltd

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TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
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8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 82

TAX INVOICE Owners Statement To 01/02/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
05/01/2022	138551	Rental From 07/01/2022 To 13/01/2022 (108E-90)		\$360.00	\$360.00
14/01/2022	138655	Rental From 14/01/2022 To 20/01/2022 (108E-90)		\$360.00	\$720.00
19/01/2022	138686	Rental From 21/01/2022 To 27/01/2022 (108E-90)		\$360.00	\$1,080.00
19/01/2022	138686	* Tenant Payment - Water Charge (Invoice #6001493)		\$124.73	\$1,204.73
30/01/2022	138777	Rental From 28/01/2022 To 03/02/2022 (108E-90)		\$360.00	\$1,564.73
01/02/2022	7027580	* Administration Fees - 108-90	\$7.70		\$1,557.03
01/02/2022	7027581	* Garden Maintenance - 108-90	\$33.00		\$1,524.03
01/02/2022	7027712	* Management Commissions - 108-90	\$126.72		\$1,397.31
Other Items					
01/02/2022	6173	Payment to Owner via EFT	\$1,397.31		\$0.00
* Indicates Taxable Supply			Totals:	\$1,564.73	\$1,564.73
Total expenses of this tax invoice includes GST of \$15.22					
Total income of this tax invoice includes GST of \$11.34					

Jidyi Pty Ltd

2-9

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MURRUMBA DOWNS QLD 4503

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Fax



Email manager@northquarterplace.com.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 83

TAX INVOICE Owners Statement To 04/02/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
02/02/2022	138824	Rental From 04/02/2022 To 10/02/2022 (108E-90)		\$360.00	\$360.00
04/02/2022	7027843	* Administration Fees - 108-90	\$7.70		\$352.30
04/02/2022	7027844	* Garden Maintenance - 108-90	\$33.00		\$319.30
04/02/2022	7027946	* Management Commissions - 108-90	\$31.68		\$287.62
Other Items					
04/02/2022	6175	Payment to Owner via EFT	\$287.62		\$0.00
* Indicates Taxable Supply			Totals:	\$360.00	\$360.00
				\$360.00	\$0.00

Total expenses of this tax invoice includes GST of \$6.58

JARSZ Star Management Pty Ltd

JARSZ Star Management Pty Ltd

A.B.N. 81 650 439 482 A.C.N. 650 439 482

1/14 Blyth rd

Murrumba Downs QLD 4503

Phone

Fax



2-10

JARSZ STAR
MANAGEMENT PTY LTD

Email manager@murrumabdowns.net.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 84

TAX INVOICE Owners Statement To 01/03/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
14/02/2022	100167	Rental From 11/02/2022 To 17/02/2022 (108E-90)		\$360.00	\$360.00
16/02/2022	100204	Rental From 18/02/2022 To 24/02/2022 (108E-90)		\$360.00	\$720.00
28/02/2022	100414	Rental From 25/02/2022 To 03/03/2022 (108E-90)		\$360.00	\$1,080.00
28/02/2022	7100044	* Smoke alarm upgrade (108-90)	\$649.00		\$431.00
01/03/2022	7100206	* Management Commissions - 108-90	\$95.04		\$335.96
Other Items					
01/03/2022	3100001	Payment to Owner via EFT	\$335.96		\$0.00
* Indicates Taxable Supply			Totals:	\$1,080.00	\$1,080.00
					\$0.00

Total expenses of this tax invoice includes GST of \$67.64

JARSZ Star Management Pty Ltd

JARSZ Star Management Pty Ltd

A.B.N. 81 650 439 482 A.C.N. 650 439 482

1/14 Blyth rd

Murrumba Downs QLD 4503

Phone

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2-11

JARSZ STAR

MANAGEMENT PTY LTD

Email manager@murrumbadowns.net.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 85

TAX INVOICE

Owners Statement To 01/04/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
02/03/2022	100447	Rental From 04/03/2022 To 10/03/2022 (108E-90)		\$360.00	\$360.00
14/03/2022	100668	Rental From 11/03/2022 To 17/03/2022 (108E-90)		\$360.00	\$720.00
17/03/2022	100742	Rental From 18/03/2022 To 24/03/2022 (108E-90)		\$360.00	\$1,080.00
28/03/2022	100922	Rental From 25/03/2022 To 31/03/2022 (108E-90)		\$360.00	\$1,440.00
31/03/2022	101006	Rental From 01/04/2022 To 07/04/2022 (108E-90)		\$360.00	\$1,800.00
01/04/2022	7100610	* Management Commissions - 108-90	\$158.40		\$1,641.60
Other Items					
01/04/2022	3100013	Payment to Owner via EFT	\$1,641.60		\$0.00
* Indicates Taxable Supply			Totals:	\$1,800.00	\$1,800.00
					\$0.00

Total expenses of this tax invoice includes GST of \$14.40

JARSZ Star Management Pty Ltd

JARSZ Star Management Pty Ltd
A.B.N. 81 650 439 482 A.C.N. 650 439 482
1/14 Blyth rd
Murrumba Downs QLD 4503

Phone
Fax



2.12

JARSZ STAR
MANAGEMENT PTY LTD

Email manager@murrumbadowns.net.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 86

TAX INVOICE Owners Statement To 02/05/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
11/04/2022	101180	Rental From 08/04/2022 To 14/04/2022 (108E-90)		\$360.00	\$360.00
14/04/2022	101214	Rental From 15/04/2022 To 21/04/2022 (108E-90)		\$360.00	\$720.00
26/04/2022	101412	Rental From 22/04/2022 To 05/05/2022 (108E-90)		\$720.00	\$1,440.00
26/04/2022	101412	* Tenant Payment - Excess Water Charge (Invoice #6100765)		\$144.23	\$1,584.23
02/05/2022	7100990	* Management Commissions - 108-90	\$126.72		\$1,457.51
Other Items					
02/05/2022	310018	Payment to Owner via EFT	\$1,457.51		\$0.00
* Indicates Taxable Supply			Totals:	\$1,584.23	\$1,584.23
					\$0.00

Total expenses of this tax invoice includes GST of \$11.52

Total income of this tax invoice includes GST of \$13.11

JARSZ Star Management Pty Ltd

JARSZ Star Management Pty Ltd
A.B.N. 81 650 439 482 A.C.N. 650 439 482
1/14 Blyth rd
Murrumba Downs QLD 4503

Phone
Fax



2.13

JARSZ STAR
MANAGEMENT PTY LTD

Email manager@murrumbadowns.net.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 87

TAX INVOICE Owners Statement To 01/06/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
10/05/2022	101667	Rental From 06/05/2022 To 19/05/2022 (108E-90)		\$720.00	\$720.00
23/05/2022	101897	Rental From 20/05/2022 To 26/05/2022 (108E-90)		\$360.00	\$1,080.00
24/05/2022	101910	Rental From 27/05/2022 To 02/06/2022 (108E-90)		\$360.00	\$1,440.00
01/06/2022	7101392	* Management Commissions - 108-90	\$126.72		\$1,313.28
Other Items					
01/06/2022	3100036	Payment to Owner via EFT	\$1,313.28		\$0.00
* Indicates Taxable Supply			Totals:	\$1,440.00	\$1,440.00
					\$0.00

Total expenses of this tax invoice includes GST of \$11.52

JARSZ Star Management Pty Ltd

JARSZ Star Management Pty Ltd

A.B.N. 81 650 439 482 A.C.N. 650 439 482

1/14 Blyth rd

Murrumba Downs QLD 4503

Phone

Fax



2.14

JARSZ STAR

MANAGEMENT PTY LTD

Email manager@murrumbadowns.net.au

TO: Justin & Stacy Mita S & J MITA SUPER FUND PTY
Justin & Stacy Mita
8 Rumbold Court
UPPER COOMERA QLD 4209

Statement Number 88

TAX INVOICE Owners Statement To 01/07/2022

Date	Reference	Description	Debit	Credit	Balance
		Balance Carried Forward			\$0.00
108/90 Northquarter Drive Murrumba Downs					
07/06/2022	102149	Rental From 03/06/2022 To 09/06/2022 (108E-90)		\$360.00	\$360.00
07/06/2022	102163	Rental From 10/06/2022 To 16/06/2022 (108E-90)		\$360.00	\$720.00
21/06/2022	102404	Rental From 17/06/2022 To 23/06/2022 (108E-90)		\$360.00	\$1,080.00
21/06/2022	102415	Rental From 24/06/2022 To 30/06/2022 (108E-90)		\$360.00	\$1,440.00
21/06/2022	102415	* Tenant Payment - Excess Water Charge (Invoice #6100813)		\$167.61	\$1,607.61
01/07/2022	7101750	* Management Commissions - 108-90	\$126.72		\$1,480.89
Other Items					
01/07/2022	3100052	Payment to Owner via EFT	\$1,480.89		\$0.00
* Indicates Taxable Supply			Totals:	\$1,607.61	\$1,607.61
					\$0.00

Total expenses of this tax invoice includes GST of \$11.52

Total income of this tax invoice includes GST of \$15.24

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1

1.1 Lessor

Name/trading name **S & J MITA SUPER FUND PTY LTD**

Address

C/- 53/90 Northquarter Drive Murrumba Downs QLD Postcode **4503**

1.2 Phone

Mobile

Email

07 3482 3895

0410 530 516

manager@northquarterplace.com.au

Item 2

2.1 Tenant/s

Tenant 1 Full name/s **Zoe Shiels**

Phone **0411645698**

Email **Zoeshiels3@gmail.com**

Tenant 2 Full name/s **Samantha Duncan**

Phone **0421277353**

Email **samanthaaduncann@hotmail.com**

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

Item 3

3.1 Agent If applicable. See clause 43

Full name/trading name **JIDYI PTY LTD**

Address

53/90 Northquarter Drive
Murrumba Downs QLD Postcode **4503**

3.2 Phone

Mobile

Email

07 3482 3895

0410 530 516

manager@northquarterplace.com.au

Item 4

Notices may be given to

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes No Facsimile Yes No

4.2 Tenant/s

Email Yes No Facsimile Yes No

4.3 Agent

Email Yes No Facsimile Yes No

Item 5

5.1 Address of the rental premises

108/90 Northquarter Drive
Murrumba Downs QLD Postcode **4503**

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

Vertical Blinds, Roller Blind, Gas Cooktop, Electric Oven, Rangehood, Dishwasher, 2 x Split System Air Conditioners, Fans in 3 Bedrooms.

Item 6

6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on **03/01/22**

6.3 Ending on **02/07/22**

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



Item 7 Rent \$ 360.00 per week fortnight month See clause 8(1)

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

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

Direct Deposit

Details for direct credit

BSB no. 4 8 4 7 9 9 Bank/building society/credit union Suncorp

Account no. 0 5 4 0 0 4 2 5 6 Account name JIDYI PTY LTD

Payment reference NQP108

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

BANK

Item 11 Rental bond amount \$ 1440.00 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 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 Any other service stated in item 12.1
Gas See special terms (page 8)
Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 18(d)

Electricity As account holder, direct to the electricity supplier

Gas As account holder, direct to the gas provider

Phone As account holder, direct to the provider

Any other service stated in item 12.1
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 2 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 French Bulldog Number 1 Type Number

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

Electrical repairs Refer to Manager Phone 0410 530 516

Plumbing repairs Refer to Manager Phone 0410 530 516

Other Refer to Manager Phone 0410 530 516

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 36(2), 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.

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.
- Note* – There is a maximum bond that may be required. See section 146 and the information statement.
- (2) The lessor or the lessor's agent must, within 10 days of receiving the bond or a part of the bond, pay it to the authority and give the authority a notice, in the approved form, about the bond.
 - (3) The bond is intended to be available to financially protect the lessor if the tenant breaches this agreement.

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

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

14 Increase in bond – s 154

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

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

Division 5 Outgoings

15 Outgoings – s 163

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

Examples –

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

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

16 General service charges – ss 164 and 165

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

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

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

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.

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

- (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 – For details about water efficiency, see the information statement.

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

- (6) In this clause –
water consumption charge, for premises, means the variable part of a water service charge assessed on the volume of water supplied to the premises.

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

Division 6 Rights and obligations concerning the premises during tenancy

Subdivision 1 Occupation and use of premises

18 No legal impediments to occupation – s 181

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

Examples of possible legal impediments –

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

19 Vacant possession and quiet enjoyment – ss 182 and 183

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

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

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

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

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

Note – See the information statement for details.

21 Tenant's use of premises – ss 10 and 184

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

22 Units and townhouses – s 69

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

23 Number of occupants allowed

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

24 Pets

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

Subdivision 2 Standard of premises

25 Lessor's obligations – s 185

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

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

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

26 Tenant's obligations – s 188(2) and (3)

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

Subdivision 3 The dwelling

27 Fixtures or structural changes – ss 207–209

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

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

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

Examples of terms –

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

28 Supply of locks and keys – s 210

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

29 Changing locks – ss 211 and 212

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

Subdivision 4 Damage and repairs

30 Meaning of emergency and routine repairs – ss 214 and 215

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

31 Nominated repairer for emergency repairs – s 216

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

32 Notice of damage – s 217

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

33 Emergency repairs arranged by tenant – ss 218 and 219

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

Division 7 Restrictions on transfer or subletting by tenant

34 General – ss 238 and 240

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

35 State assisted lessors or employees of lessor – s 237

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

Division 8 When agreement ends

36 Ending of agreement – s 277

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

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

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

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

Note – See the information statement for details.

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

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

Examples of what may be fair wear and tear –

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

38 Keys

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

39 Tenant's forwarding address – s 205(2)

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

40 Exit condition report – s 66

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

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

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

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

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

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

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

Division 9 Miscellaneous

42 Supply of goods and services – s 171

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

Note – See section 164 for what is a service charge.

43 Lessor's agent

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

44 Notices

- (1) A notice under this agreement must be written and, if there is an approved form for the notice, in the approved form.
Note – Download approved forms via the RTA website: ra.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.

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. (See clause 2.3) to 2.5)

Refer to attached 'General Tenancy Special Conditions'

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

Signature of lessor/agent

Name/trading name

Sian Laenen

Signature

Date

29/12/21

Signature of tenant 1

Print name

Zoe Shiels

Signature

Date

17/12/2021

Signature of tenant 2

Print name:

Samantha Duncan

Signature

Date

17.12.21

Signature of tenant 3

Print name

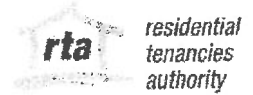
Signature

Date

2.23

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

Name/trading name **S & J MITA SUPER FUND PTY LTD**

Address

C/- 53/90 Northquarter Drive Murrumba Downs QLD Postcode **4503**

1.2 Phone Mobile Email

07 3482 3895 **0410 530 516** **manager@northquarterplace.com.au**

Item 2 2.1 Tenant/s

Tenant 1 Full name/s **Cody Woods**

Phone **0421 326 658** Email **woods_cody1995@yahoo.com**

Tenant 2 Full name/s **Samantha Duncan**

Phone **0421277353** Email **samanthaaduncann@hotmail.com**

Tenant 3 Full name/s

Phone Email

2.2 Address for service (if different from address of the premises in item 5.1)

Item 3 3.1 Agent (if applicable, see Section 4)

Full name/trading name **JIDYI PTY LTD**

Address

53/90 Northquarter Drive

Murrumba Downs QLD Postcode **4503**

3.2 Phone Mobile Email

07 3482 3895 **0410 530 516** **manager@northquarterplace.com.au**

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

4.1 Lessor Email Yes No Facsimile Yes No

4.2 Tenant/s Email Yes No Facsimile Yes No

4.3 Agent Email Yes No Facsimile Yes No

Item 5 5.1 Address of the rental premises

108/90 Northquarter Drive

Murrumba Downs QLD Postcode **4503**

5.2 Inclusions provided. (The tenant is not responsible for the condition of the premises, except for the following)

Vertical Blinds, Roller Blind, Gas Cooktop, Electric Oven, Rangehood, Dishwasher, 2 x Split System Air Conditioners, Fans in 3 Bedrooms.

Item 6 6.1 The term of the agreement is fixed term agreement periodic agreement

6.2 Starting on **03/07/21** 6.3 Ending on **02/01/22**



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 360.00 per week fortnight month quarter

Item 8 Rent must be paid on the Due Day of each Week

Item 9 Method of rent payment Direct Deposit

Details for direct credit

BSB no. 4 8 4 7 9 9 Bank/building society/credit union Suncorp

Account no. 0 5 4 0 0 4 2 5 6 Account name JIDYI PTY LTD

Payment reference NQP108

Item 10 Place of rent payment BANK

Item 11 Rental bond amount \$ 1440.00

Item 12 12.1 The services supplied to the premises for which the tenant must pay Electricity Gas Phone

12.2 Is the tenant to pay for water supplied to the premises

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.

Electricity Gas Phone Any other service stated in item 12.1

Item 14 How services must be paid for Electricity Gas Phone Any other service stated in item 12.1

Item 15 Number of persons allowed to reside at the premises 2

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? 16.2 Has the tenant been given a copy of the relevant by-laws?

Item 17 17.1 Pets approved 17.2 The types and number of pets that may be kept Type Number

Item 18 Nominated repairers Electrical repairs Plumbing repairs Other

Part 2 Standard Terms

Division 1 Preliminary

1 Interpretation

In this agreement –

- a reference to **the premises** includes a reference to any inclusions for the premises stated in this agreement for item 5.2; and
- a reference to a numbered section is a reference to the section in the Act with that number; and
- a reference to a numbered item is a reference to the item with that number in part 1; and
- 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

- This part states, under the *Residential Tenancies and Rooming Accommodation Act 2008 (the Act)*, section 55, the standard terms of a general tenancy agreement.
- 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.
- The lessor and tenant may agree on other terms of this agreement (**special terms**).
 - A duty or entitlement under the Act overrides a standard term or special term if the term is inconsistent with the duty or entitlement.
 - 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 142 to 149; or
 - the tenant does not sign and return the condition report to the lessor or the lessor's agent under section 66.

3 More than 1 lessor or tenant

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

Division 2 Period of tenancy

4 Start of tenancy

- The tenancy starts on the day stated in this agreement for item 6.2.
- 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

- The lessor must prepare, in the approved form, sign and give the tenant 1 copy of a condition report for the premises.
- The copy must be given to the tenant on or before the day the tenant occupies the premises under this agreement.
- 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 –
 - the day the tenant is entitled to occupy the premises;
 - the day the tenant is given the copy of the condition report.

Note – A wall completed condition report can be used in preference to both the parties if there is a dispute about the condition of the premises from the tenancy started. For more information about condition reports, see the information statement.
- 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

- This clause applies if –
 - this agreement is a fixed term agreement; and
 - none of the following notices or agreements, or applications made before the day the term ends (the **end day**) –
 - a notice to leave;
 - a notice of intention to leave;
 - an announcement termination notice;
 - a notice, agreement or application relating to the death of a sole tenant under section 277(7);
 - a written agreement between the lessor and tenant to end the agreement.
- 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 this notice, see the information statement.

7 Costs apply to early ending of fixed term agreement

- This clause applies if –
 - the agreement is a fixed term agreement; and
 - the tenant terminates it before the term ends in a way not permitted under the Act.
- The tenant must pay the reasonable costs incurred by the lessor in relating the premises.

Note – For when the tenant may terminate early under the Act, see clause 20 and the information statement. Under section 382, the lessor has a general duty to mitigate (and/or reduce) the costs.

Division 3 Rent

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

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

Note – If the way rent is to be paid is another way agreed on by the tenant and stated under section 84(1), the lessor or the lessor's agent must comply with the obligations under section 84(2).
- The rent must be paid at the place stated in this agreement for item 10.
- 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.
- If the 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 appropriate places

 - the lessor's address for rent;
 - the tenant's address.

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 –
- for a periodic agreement – 2 weeks' rent; or
 - for a fixed term agreement – 1 month's rent.
- Note* – Under clause 9, the lessor or the lessor's agent must not require payment of rent under the agreement in a period for which rent has already been paid.

2-26

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.
- Note – There is a maximum bond that may be required. See section 110 and the information statement.
- (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, sections 109 to 141. Delay in applying may mean that payment of the bond is not an 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 –
 - local council rates; council general rate; water usage charge; council rates for water.
- (2) The clause does not apply if –
 - (a) the lessor is the State; and
 - (b) the 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 limits the amount the tenant must pay.

17 Water service charges – ss 164 and 166

- (1) The tenant must pay an amount for the water consumption charges for the premises if –
 - (a) the tenant is enjoying or sharing the benefit of a water service to the premises; and
 - (b) the premises are individually metered for the supply of water or water is supplied to the premises by delivery by means of a vehicle; and
 - (c) this agreement states for item 12.2 that the tenant must pay for water supplied to the premises.
- Note – A water consumption charge does not include the amount of a water service charge that is a fixed charge by the water service.
- (2) However, the tenant does not have to pay an amount –
 - (a) that is more than the amount of the water consumption charge 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 165.

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 165(a)(i) 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, in a lease, 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 the amount of water or any other service charge the tenant should pay, the lessor or the tenant may attempt to resolve the dispute by mediation. 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 tenant might need to obtain approval from the mortgagee before the tenancy can start
- a certificate might be required under the *Building Act 2004* stating 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 mentioned 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 a public footpath
- (3) The tenant must not –
 - (a) interfere with the reasonable peace, comfort or privacy of a neighbour of the tenant; or
 - (b) 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 1960* 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 the 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.
- (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 6.2.

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

26 Tenant's obligations – s 186(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 – The fixture or structural change must be attached to land or to a building that will remain the permanent part of the land or building, as defined in section 12 of the *Residential Tenancies Act 2005*, or something else called or intended to be.
- (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 handling the fixture;
 - that the lessor must pay for the extra cost of the repair.
- (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 unusable;
 - (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 –* This is the amount the tenant may receive reimbursement for the repairs. See sections 219(1)(a)(i) and (ii) 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 (3), 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 tribunal decision 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 signed on behalf of the tenant who is entitled to a refund of the rental bond if the condition report is 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 bank 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 168 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 the 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 at: www.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.

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 26 to 28.

Refer to attached 'General Tenancy Special Conditions'

[Empty box for special terms]

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

Signature of lessor/agent

Name/trading name

Naomi Belczowski

Signature



Date 20/07/21

Signature of tenant 1

Print name

Cody Woods

Signature



Date 30.6.21

Signature of tenant 2

Print name

Samantha Duncan

Signature



Date 30.6.21

Signature of tenant 3

Print name

Signature

Date

GENERAL TENANCY SPECIAL CONDITIONS: PET OWNERS

1. The Tenant acknowledges the receipt of the Complex By-Laws. Renting in Qld Booklet, Entry Condition Report and Pool Safety Certificate, Cleaning Guideline, Special terms and conditions, contained in the Information Folder provided to new tenants by the Management of Northquarter Place.
2. NO PARKING ON INTERNAL ROADS OR LAWNS. NO PARKING in any of the complex common areas.
3. NO PARKING IN VISITOR CAR PARKS. Two cars per Unit, any additional cars must be parked outside the complex.
4. NO SMOKING WITHIN THE TOWNHOUSE. In the event of cigarette odour inside the Unit when vacating, the tenant will be responsible for professional cleaning of all vertical blinds and any other associated cleaning cost to erase the odour.
5. Upon vacating, you agree to leave the carpets 'as far as possible', clean and in the same condition they were in at the start of your tenancy - fair wear and tear excepted
6. Carpets are to be cleaned every 12 months (or earlier if necessary)
7. Both Bins are to be Emptied and Cleaned when vacating.
8. Tenants are responsible for all the keys and remote controls. If keys and remotes are not returned then the cost of replacing them and/or having locks changed, will be the tenant's responsibility. The unit is not deemed vacant (rent still payable) until these items have been returned or replaced.
9. Tenants are responsible for the replacement of all light bulbs, remote control batteries and plugs.
10. The tenant agrees to consult the office prior to any changes with the people who live in the unit.
11. The tenant agrees to provide two weeks written notice of Intention to Vacate the Unit – (form available from the office).
12. The tenant agrees that if they wish to vacate the unit prior to the end of their tenancy agreement the tenant acknowledges that he/she is responsible for all costs involved in the re-letting of the unit – re-let fee plus GST, rent until another approved tenant moves in.
13. Cleaning and Repairs must be done before handover of keys, on or before the last day of tenancy.
14. The lessor must keep the lawns within the premises properly mown and maintained. For that purpose, the tenant acknowledges that the lessor's agent may enter the premises to carry out lawn mowing and yard maintenance.
15. If three (3) breach notices are issued during the lease, a new lease will not be approved.
16. NO glass, NO food and NO drinks inside the pool area.
17. No Smoking in the BBQ area or any common areas within the complex.
18. The BBQ is to be cleaned after use.
19. Drip trays to be used in driveways, carports and garages if cars leak oil.
20. No blue tack, sticky tape or similar is to be used on any walls or fixtures within the premises.
21. Only hooks permitted for use inside the units are '3M Command Hooks'. Please do not use the cheaper version as they remove the paint from the walls when been removed.
22. Tenants are required to pay their rent one week in advance.
23. Tenants are required to comply with the "Northquarter Place" by-laws as supplied with entry pack.
24. Please ensure that you check all batteries in remotes before ringing with issues with remote controls for your garage, ceiling fan and air conditioner. If we have to call maintenance workers to come out for repairs and it is simply just a flat battery in your remote, you 'The tenant' will be liable to pay the bill.
25. Please ensure your air conditioner remote is on the correct setting before listing a fault with us. If we send a maintenance worker to come out to repair your air conditioner and the only fault is the incorrect setting or flat battery, you 'The tenant' will be liable to pay the bill.

26. The tenant is responsible to clean the air conditioner filters at least once every (3) three months. This should be more regular in months of constant use. In summer, we suggest cleaning the air conditioners filters once a month. If your air conditioners are faulty, and the air conditioner mechanic puts the fault down to blocked air filters due to failure of cleaning the filters, you will be responsible to pay the cleaning invoice charged by the air conditioner mechanic – Not the owner.

27. As you have been approved to have a pet at your townhouse, you agree that you are 100% accountable for any/all internal and external damages to the townhouse that are caused by your pet.

28. If you have a Dog, Cat or inside Bird at your townhouse, you are required to have internal and external 'Pet Pest Control' done by a professional company when vacating the townhouse. (A receipt must be provided to the agent upon vacating) - Guinea Pigs and Outside birds require only External Pet Pest Control.

29. GUINEA PIGS must never be inside the townhouse under any circumstances.

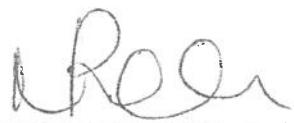
30. DOGS must not be allowed on the carpet in the townhouse under any circumstances. (It is suggested that a child safety gate be placed at the base of the internal stairs to prevent the dog going on the carpet)

31. Cat litter trays must not be placed anywhere within the townhouse under any circumstances. (Please put them in the garage or in the back yard) - Cats must remain indoors, (unless you can guarantee that your cat will stay in your back yard), then you may have them in the back yard. (If they are found in the common area of the complex, you will be asked to remove your cat from the complex immediately)

30. The tenant must keep the premises clean, having regard to its condition at the start of the tenancy. This means that you must keep the property clean and in good repair, similar to the way it was found as per your Form 1A – 'Entry Condition Report'.

Sian Laenen and Sean Huang
Naomi Belczowski
Northquarter Place Residential Managers

SIGNATURE OF LESSOR/AGENT:



SIGNATURE OF TENANT(s):



3-1

S & J Mita Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
12/10/2021	TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN TD		2,365.00	3-2	2,365.00 DR
12/10/2021	TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN TD		220.00	3-3	2,585.00 DR
29/11/2021	TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN TD		220.00	3-4	2,805.00 DR
			2,805.00		2,805.00 DR

Total Debits: 2,805.00
Total Credits: 0.00



S & J Mita Super Fund
8 Rumbold Court
UPPER COOMERA QLD 4209

Tax Invoice
026519

Ref: MITAJS1
17 May, 2021

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 - Preparation of Member's Statements - Processing 2x Rollovers from the ATO for Justin for unclaimed superannuation money - Processing of Superannuation Contributions Splitting Application - Preparation of records in accordance with the auditor's requirements including payment of disbursement to Super Audits.	<div style="text-align: right;"> <p>2365</p> <p>330</p> <hr/> <p>2695</p> </div> <p>2,450.00</p>
	2,450.00
Please note that this invoice is now due.	GST: \$ 245.00
	Amount Due: \$ 2,695.00

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520	Ref: MITAJS1 Invoice: 026519 17 May, 2021 Amount Due: \$ 2,695.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa	Card CCV
Card Number: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature
	Expiry/.....



S & J Mita Super Fund Pty Ltd
8 Rumbold Court
UPPER COOMERA QLD 4209

Tax Invoice
028472

Ref: MITAJC2
6 September, 2021

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

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MITAJC2 Invoice: 028472 6 September, 2021 Amount Due: \$ 220.00																				
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV																				
Card Number: <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>																						
Cardholder Signature		Expiry/.....																				
<small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small>																						



S & J Mita Super Fund 2 Pty Ltd
8 Rumbold Court
UPPER COOMERA QLD 4209

Tax Invoice
028834

Ref: MITAJC3
5 October, 2021

Description	Amount
<p>Fee for Professional Service rendered in relation to the following:</p> <ul style="list-style-type: none"> S & J Mita Super Fund 2 Pty Ltd <p>The following gives details of the work undertaken:</p> <p><u>S & J Mita Super Fund 2 Pty Ltd</u></p> <p>Attending to secretarial matters of the company on your behalf throughout the year including acting as your registered office checking and updating your company details as required with the Australian Securities & Investments Commission (ASIC) checking and forwarding of your annual Company Statement preparation of required ASIC advices preparation of director's meeting minutes to meet solvency requirements of the ASIC and maintenance of your electronic company register and documentation contained therein.</p>	200.00
<p>Please note that this invoice is now due.</p> <p>*Credit card payments attract a surcharge</p>	<p>200.00</p> <p>GST: \$ 20.00</p> <p>Amount Due: \$ 220.00</p>

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

<input type="checkbox"/> (EFT) - Transfer to our account Account Name Simmons Livingstone & Associates BSB: 064 445 Account: 1052 7520		Ref: MITAJC3 Invoice: 028834 5 October, 2021 Amount Due: \$ 220.00
<input type="checkbox"/> Credit Card (Please indicate type) <input type="checkbox"/> Mastercard <input type="checkbox"/> Visa		Card CCV
Card Number:	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
Cardholder	Signature	Expiry/.....
<p><small>Note that credit card payments attract a surcharge. Liability limited by a scheme approved under Professional Standards Legislation</small></p>		

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: 26 April 2022

Recipient: S & J Mita Super Fund

Address: C/- PO Box 806 OXENFORD QLD 4210

Description of Services

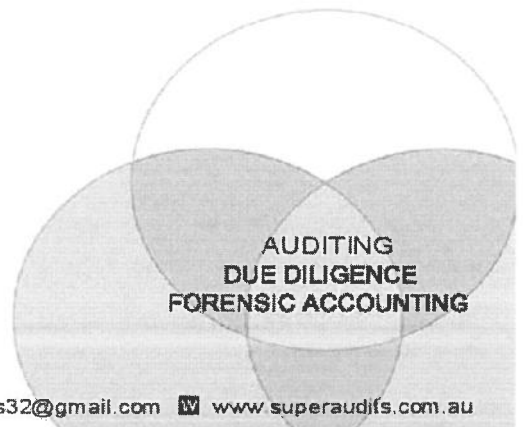
Statutory audit of the S & J Mita Super Fund for the financial year ending 30 June 2021.

Fee: \$300.00

GST: \$30.00

Total: \$330.00

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



5-1

S & J Mita Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
<u>ASIC Fees (30800)</u>					
12/10/2021	BPAY TO ASIC BP		276.00	5-2	276.00 DR
19/11/2021	BPAY TO ASIC BP [BPAY TO ASIC BP - part of \$139] [BPAY TO ASIC BP - part of \$139]		56.00	5-5	332.00 DR
			332.00		332.00 DR

Total Debits: 332.00

Total Credits: 0.00

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

S & J MITA SUPER FUND 2 PTY LTD
 SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
 PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 24 Sep 21

S & J MITA SUPER FUND 2 PTY LTD

ACN 601 996 463

Account No. 22 601996463

Summary

Opening Balance	\$0.00
New Items	\$276.00
Payments & credits	\$0.00
TOTAL DUE	\$276.00

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

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

Please pay

Immediately	\$0.00
By 24 Nov 21	\$276.00

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

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

**ASIC**

Australian Securities & Investments Commission

PAYMENT SLIP

S & J MITA SUPER FUND 2 PTY LTD

ACN 601 996 463

Account No: 22 601996463



22 601996463

TOTAL DUE	\$276.00
Immediately	\$0.00
By 24 Nov 21	\$276.00

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



Biller Code: 17301
Ref: 2296019964636



*814 129 0002296019964636 02

Transaction details:

page 2 of 2

5.3

	Transactions for this period	ASIC reference	\$ Amount
2021-09-24	Annual Review - Pty Co	3X8160142480B A	\$276.00
	Outstanding transactions		
2021-09-24	Annual Review - Pty Co	3X8160142480B A	\$276.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0199 6463 602

Australia Post

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

Phone


Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

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



Bill Code: 17301
Ref: 2296019964636

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



Company: S & J MITA SUPER FUND 2 PTY LTD ACN 601 996 463

Company details

Date company registered 24-09-2014
 Company next review date 24-09-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

Officeholders

MITA, STACY GAIL
 Born 03-05-1974 at PENRITH NSW
 12 RUMBOLD COURT , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 24-09-2014

MITA, JUSTIN SHAMUS
 Born 02-07-1974 at TEAROHA NEW ZEALAND
 12 RUMBOLD COURT , UPPER COOMERA QLD 4209
 Office(s) held: Director, appointed 24-09-2014

Company share structure

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

Members

MITA , JUSTIN SHAMUS		12 RUMBOLD COURT , UPPER COOMERA QLD 4209		
Share class	Total number held	Fully paid	Beneficially held	
ORD	1	Yes	Yes	
MITA , STACY GAIL		12 RUMBOLD COURT , UPPER COOMERA QLD 4209		
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
11-08-2022	3EGV30126	484 CHANGE TO COMPANY DETAILS	Processed and imaged
11-08-2022	3EGV30127	484 CHANGE TO COMPANY DETAILS	Processed and imaged
23-10-2014	7E6467172	484 CHANGE TO COMPANY DETAILS	Processed and imaged

515



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

S & J MITA SUPER FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXENFORD QLD 4210

INVOICE STATEMENT

Issue date 03 Sep 21

S & J MITA SUPER FUND PTY LTD

ACN 601 615 409

Account No. 22 601615409

Summary

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

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

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 03 Nov 21	\$56.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

S & J MITA SUPER FUND PTY LTD

ACN 601 615 409

Account No: 22 601615409



22 601615409

TOTAL DUE	\$56.00
Immediately	\$0.00
By 03 Nov 21	\$56.00

Payment options are listed on the back of this payment slip

B PAY	Billier Code: 17301
	Ref: 2296016154090



*814 129 0002296016154090 77

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Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2021-09-03	Annual Review - Special Purpose Pty Co	3X7991379480P A	\$56.00
	Outstanding transactions		
2021-09-03	Annual Review - Special Purpose Pty Co	3X7991379480P A	\$56.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0161 5409 077

Australia Post

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

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

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



Billier Code: 17301
Ref: 2296016154090

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

S-7



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

S & J MITA SUPER FUND PTY LTD
SIMMONS LIVINGSTONE AND ASSOCIATES PTY L
PO BOX 806 OXFENFORD QLD 4210

INVOICE STATEMENT

Issue date 08 Nov 21

S & J MITA SUPER FUND PTY LTD

ACN 601 615 409

Account No. 22 601615409

Summary

Opening Balance	\$56.00
New Items	\$83.00 —
Payments & credits	\$0.00
TOTAL DUE	\$139.00

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

Transaction details are listed on the back of this page

Please pay

Immediately \$139.00

If you have already paid please ignore this invoice statement.

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



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

S & J MITA SUPER FUND PTY LTD

ACN 601 615 409

Account No: 22 601615409



22 601615409

TOTAL DUE \$139.00
Immediately \$139.00

Payment options are listed on the back of this payment slip



Billor Code: 17301
Ref: 2296016154090



*814 129 0002296016154090 77

Transaction details:

page 2 of 2

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	Transactions for this period	ASIC reference	\$ Amount
2021-11-08	Late Payment Fee 1	3X7991379480P A	\$83.00
	Outstanding transactions		
2021-09-03	Annual Review - Special Purpose Pty Co	3X7991379480P A	\$56.00
2021-11-08	Late Payment Fee 1	3X7991379480P A	\$83.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2296 0161 5409 077

Australia Post

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

Phone

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On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

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Locked Bag 5000, Gippsland Mail Centre VIC 3841



Billier Code: 17301
Ref: 2296016154090

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



Company: S & J MITA SUPER FUND PTY LTD ACN 601 615 409

Company details

Date company registered 03-09-2014
 Company next review date 03-09-2023
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company Yes
 Non profit company No

Registered office

C/- SIMMONS LIVINGSTONE & ASSOCIATES, UNIT 30 , 340 HOPE ISLAND ROAD , HOPE ISLAND QLD 4212

Principal place of business

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

Officeholders

MITA, STACY GAIL

Born 03-05-1974 at PENRITH NSW

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

Office(s) held: Director, appointed 03-09-2014

MITA, JUSTIN SHAMUS

Born 02-07-1974 at TEAROHA NEW ZEALAND

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

Office(s) held: Director, appointed 03-09-2014

Company share structure

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

Members

MITA , JUSTIN SHAMUS

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

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

MITA , STACY GAIL

12 RUMBOLD COURT , UPPER COOMERA QLD 4209

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
11-08-2022	3EGV30124	484 CHANGE TO COMPANY DETAILS	Processed and imaged
11-08-2022	3EGV30125	484 CHANGE TO COMPANY DETAILS	Processed and imaged
03-09-2014	2E0959630	201 APPLICATION FOR INCORPORATION (DIVN 1)	Processed and imaged

b-1

S & J Mita Super Fund
Summary of Quantity Surveyor Report - Plant & Equipment
Lot 108, 89 Northquarter Drive, Murrumba Downs

Year	Claim	Closing WDV	29629 Total Cost
2015	4433	25196	
2016	5871	19325	
2017	4343	14982	
2018	3471	11511	
2019	2751	8760	
2020	2013	6747	
2021	1858	4889	
2022	1582	3307	
2023	1038	2269	
2024	851	1418	
2025	532	886	
2026	332	554	
2027	212	342	
2028	130	212	
2029	83	129	
2030	50	79	
2031	32	47	
2032	20	27	
2033	11	16	
2034	7	9	
2035	4	5	
2036	2	3	
2037	2	1	
2038	1	0	

POSTED

b-2

Diminishing value method summary

Date	Effective life	Pooled plant	Division 40	Division 43	Total
17-Mar-15 to 30-Jun-15	3,085	1,348	4,433	1,697	6,130
1-Jul-15 to 30-Jun-16	3,683	2,188	5,871	5,789	11,660
1-Jul-16 to 30-Jun-17	2,976	1,367	4,343	5,789	10,132
1-Jul-17 to 30-Jun-18	2,243	1,228	3,471	5,789	9,260
1-Jul-18 to 30-Jun-19	1,613	1,138	2,751	5,789	8,540
1-Jul-19 to 30-Jun-20	1,303	710	2,013	5,789	7,802
1-Jul-20 to 30-Jun-21	768	1,090	1,858	5,789	7,647
1-Jul-21 to 30-Jun-22	289	1,293	1,582	5,789	7,371
1-Jul-22 to 30-Jun-23	231	807	1,038	5,789	6,827
1-Jul-23 to 30-Jun-24	0	851	851	5,789	6,640
1-Jul-24 to 30-Jun-25	0	532	532	5,789	6,321
1-Jul-25 to 30-Jun-26	0	332	332	5,789	6,121
1-Jul-26 to 30-Jun-27	0	212	212	5,789	6,001
1-Jul-27 to 30-Jun-28	0	130	130	5,789	5,919
1-Jul-28 to 30-Jun-29	0	83	83	5,789	5,872
1-Jul-29 to 30-Jun-30	0	50	50	5,789	5,839
1-Jul-30 to 30-Jun-31	0	32	32	5,789	5,821
1-Jul-31 to 30-Jun-32	0	20	20	5,789	5,809
1-Jul-32 to 30-Jun-33	0	11	11	5,789	5,800
1-Jul-33 to 30-Jun-34	0	7	7	5,789	5,796
1-Jul-34 to 30-Jun-35	0	4	4	5,789	5,793
1-Jul-35 to 30-Jun-36	0	2	2	5,789	5,791
1-Jul-36 to 30-Jun-37	0	2	2	5,789	5,791
1-Jul-37 to 30-Jun-38	0	1	1	5,789	5,790
1-Jul-38 to 30-Jun-39	0	0	0	5,789	5,789
1-Jul-39 to 30-Jun-40	0	0	0	5,789	5,789
1-Jul-40 to 30-Jun-41	0	0	0	5,789	5,789
1-Jul-41 to 30-Jun-42	0	0	0	5,789	5,789
1-Jul-42 to 30-Jun-43	0	0	0	5,789	5,789
1-Jul-43 to 30-Jun-44	0	0	0	5,789	5,789
1-Jul-44 to 30-Jun-45	0	0	0	5,789	5,789
1-Jul-45 to 30-Jun-46	0	0	0	5,789	5,789
1-Jul-46 to 30-Jun-47	0	0	0	5,789	5,789
1-Jul-47 to 30-Jun-48	0	0	0	5,789	5,789
1-Jul-48 to 30-Jun-49	0	0	0	5,789	5,789
1-Jul-49 to 30-Jun-50	0	0	0	5,789	5,789
1-Jul-50 to 30-Jun-51	0	0	0	5,789	5,789
1-Jul-51 to 30-Jun-52	0	0	0	5,789	5,789
1-Jul-52 to 30-Jun-53	0	0	0	5,789	5,789
1-Jul-53 to 30-Jun-54	0	0	0	5,789	5,789
1-Jul-54 to 30-Jun-55	0	0	0	4,081	4,081

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S & J Mita Super Fund General Ledger



As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
<u>(Life Insurance Premiums) Mita, Justin Shamus - Accumulation (MITJUS00001A)</u>					
08/07/2021	AMP FD1CP810874810 13		165.08		165.08 DR
09/08/2021	AMP FD1CP810874810 13		165.08		330.16 DR
08/09/2021	AMP FD1CP810874810 13		165.08		495.24 DR
08/10/2021	AMP FD1CP810874810 13		165.08		660.32 DR
08/11/2021	AMP FD1CP810874810 13		165.08		825.40 DR
08/12/2021	AMP FD1CP810874810 13		196.88		1,022.28 DR
10/01/2022	AMP FD1CP810874810 13		196.88		1,219.16 DR
08/02/2022	AMP FD1CP810874810 13		196.88		1,416.04 DR
08/03/2022	AMP FD1CP810874810 13		196.88		1,612.92 DR
08/04/2022	AMP FD1CP810874810 13		196.88		1,809.80 DR
09/05/2022	AMP FD1CP810874810 13		196.88		2,006.68 DR
08/06/2022	AMP FD1CP810874810 13		196.88		2,203.56 DR
			2,203.56		2,203.56 DR
<u>(Life Insurance Premiums) Mita, Stacy Gail - Accumulation (MITSTA00001A)</u>					
13/07/2021	BT Life Insuranc YL157774 182-512 13		554.79		554.79 DR
13/08/2021	BT Life Insuranc YL157774 182-512 13		554.79		1,109.58 DR
13/09/2021	BT Life Insuranc YL157774 182-512 13		554.79		1,664.37 DR
13/10/2021	BT Life Insuranc YL157774 182-512 13		554.79		2,219.16 DR
15/11/2021	BT Life Insuranc YL157774 182-512 13		709.19		2,928.35 DR
13/12/2021	BT Life Insuranc YL157774 182-512 13		709.19		3,637.54 DR
13/01/2022	BT Life Insuranc YL157774 182-512 13		709.19		4,346.73 DR
14/02/2022	BT Life Insuranc YL157774 182-512 13		709.19		5,055.92 DR
14/03/2022	BT Life Insuranc YL157774 182-512 13		709.19		5,765.11 DR
13/04/2022	BT Life Insuranc YL157774 182-512 13		709.19		6,474.30 DR
13/05/2022	BT Life Insuranc YL157774 182-512 13		709.19		7,183.49 DR
14/06/2022	BT Life Insuranc YL157774 182-512 13		709.19		7,892.68 DR
			7,892.68		7,892.68 DR

} 7-5

} 8-1

Total Debits: 10,096.24

Total Credits: 0.00

7-2

AMP Life

Part of the Resolution Life Group

9 December 2021



Trustees S & J Mita SF
8 Rumbold Ct
UPPER COOMERA QLD 4209

Your contacts

THOMAS GRAHAM
(07) 5561 8800
TOM@SIMMONSLIVINGSTONE.COM.AU
E askamplife@amplife.com.au
W amplife.com.au
T 133 731
AMP Life Customer Service
GPO Box 5441 Sydney NSW 2001

Policy details

INSURED PERSON

Justin Mita

POLICY NUMBER

P810874810

Dear Sir/Madam,

Your annual statement — keeping you informed

Thank you for choosing us. Your AMP Life insurance policy helps protect your future should the unthinkable happen.

Your new insurance schedule

To keep you informed, we send you a new **insurance schedule** every year on your policy anniversary date. The schedule shows any updates to your policy features and benefits.

This new schedule replaces the previous one.

Please check your new schedule carefully to make sure all of your information is correct. This schedule forms part of your policy—be sure to keep it in a safe place for future reference.

Have your needs changed?

Life insurance is one of the important ways you've helped secure your family's future should the unthinkable happen. However as your life changes, your insurance needs can change too. It's important to regularly review your insurance to make sure your cover continues to meet your current needs. Also, there may be ways that you can save on your insurance like reducing the amount of cover you have.

So if your needs have changed or you're having difficulty paying premiums for your insurance cover, we suggest you contact us or talk to your financial adviser to discuss your options.

We're here to help

If you have any questions, please contact us or talk to your financial adviser.

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Yours sincerely,

Megan Beer

Megan Beer
CEO, AMP Life

What you need to know

This document does not take into account your financial situation, objectives and needs. It is important you consider these matters before making any investment decision based on the information contained in this document. Any advice in this document is provided by AMP Life Limited. ABN 84 079 300 379, AFSL No. 233671.

AMP Life Limited ABN 84 079 300 379 (AMP Life) has proudly served customers in Australia since 1849. AMP Limited ABN 49 079 354 519 has sold AMP Life to the Resolution Life Group whilst retaining a minority economic interest. AMP Limited has no day-to-day involvement in the management of AMP Life whose products and services are not affiliated with or guaranteed by AMP Limited. "AMP", "AMP Life" and any other AMP trade marks are used by AMP Life under licence from AMP Limited.

Our privacy policy covers how we handle your personal information and is available at amplife.com.au/privacy or by calling 133 731.



Please also refer to the plan documentation for your product or visit amplife.com.au for more information.

Insurance schedule

This schedule was issued on 8 December 2021. It provides information about your policy and is valid unless we give you another schedule to replace it.

Policy & personal details

Policy number	P810874810
Policy commencement date	8 December 2014
Policy owner	S & J Mita Super Fund PL ATF S & J Mita Super Fund
Insured person	Justin Mita
Insured person's month and year of birth	July 1974
Annual review date	8 December each year
Payment method	Direct debit

Insurance details

Life Insurance SMSF Plan

Sum insured	\$661,337.21
Commencement date	08/12/2014
Expiry date	02/07/2049
Premium structure	Stepped
Automatic inflation	Active

- Stepped premiums change each year according to the insured person's age. Generally, they increase as the insured person gets older.
- For further details about this plan, see your **policy document** and any other updates we've provided to you.

Options

Option name	Sum insured	Commencement date	Expiry date	Premium structure
Total and Permanent Disability Insurance Option (Any)	\$661,337.21	08/12/2014	02/07/2049	Stepped

- Stepped premiums change each year according to the insured person's age. Generally, they increase as the insured person gets older.

Premium details

Your insurance premium is the cost you pay for your insurance cover and depends on many factors. You need to pay your insurance premium from when your cover starts until it stops.

Plan/Option	Sum insured \$	Monthly instalment \$
Life Insurance SMSF Plan	661,337.21	103.63
Total and Permanent Disability Insurance Option (Any)	661,337.21	128.43
(Less Large sum insured discount)	—	- 41.31
Life Insurance SMSF Plan Total	\$661,337.21	\$190.75
Plan fee		\$6.13
Total monthly instalment		\$196.88 ✓
Total annual premium		\$2,362.56

- If you pay your instalments yearly you don't have to pay an instalment loading charge. If you pay more often than yearly, you'll have to pay this charge. See your **policy document** for more details.

Additional information

Important information

We must give you the information you need to understand your plan and benefit entitlements. The additional information below supports and explains the details shown in this document. You can also see your **policy document** or visit amplife.com.au for more details.

If you have any more questions about your plan including insurance benefits, fees and charges that apply or how to make payments, please contact us or talk to your financial adviser.

Please note that some of the information below may not apply to your plan.

Statement notes

The following may be referred to in your **insurance schedule**.

Statutory Fund

Your plan is backed by our Australian Statutory Fund No. 1.

Changes to premiums

We may review and change our premium rates from time to time. If we change our premium rates, we'll apply the change to all plans that we consider to be similar to your plan. For more details, please see your **policy document**.

Automatic inflation increases

You may have chosen automatic inflation increases to protect your insurance benefits against inflation. This will be shown in the section **insurance details**. Each year we'll increase your sum insured by either the increase to the consumer price index (CPI) or a fixed percentage (whichever is higher). If you don't want us to increase your sum insured, please contact us.

Your premium may also change in line with your new sum insured. This change would apply in addition to any other premium increases that are set out in this section.

Stamp Duty

Stamp duty is a State/Territory Government levy payable on certain types of insurance cover and may be included with your insurance premium or be an additional amount payable. If the stamp duty amount is an additional amount, it will be shown separately on this statement.

The charge for stamp duty may vary from time to time due to changes imposed by the State/Territory Revenue Office. As stamp duty charges are based on our recorded address of the insured person on this plan, changes or corrections to the insured person's address may affect the amount of stamp duty payable with your next premium after that change is notified.

Please note it is your responsibility to inform us of any corrections or changes to the insured person's address.

Smoker status

If the insured person is a non-smoker and you haven't told us, your premium may reduce in the future if you complete a **non-smoker declaration**. Please contact us for a form or visit our website.

Risks of cancelling and replacing your insurance

If you're thinking of cancelling your current insurance cover and replacing it with other cover, you need to know about certain risks that are involved.

For example, you'll probably need to provide current medical and financial information for the new application and, if the insured person's health has changed, this may affect the terms of the new cover. Also, if you cancel your current insurance while you're applying or before the new cover starts, there may be a period when you won't be protected.

If you want more details, please contact us or talk to your financial adviser.

Personal details

If any of your details in this statement are incorrect or missing, please contact us.

If you need to make a claim

As life happens we're here for you especially at claim time. You can make a claim in the following ways.

Visit amplife.com.au/claims and lodge your claim using our online claims notification service.

Call us on 133 731 Monday to Friday, 8.30am – 5pm (AEST).

Write to: AMP Claims

PO Box 181

PARRAMATTA NSW 2124

Please note that qualifying or waiting periods may apply in some cases before we pay any benefits. For more details, please see your **policy document**.

We want to hear from you

If you have feedback on our product or service or you want to make a complaint, we want to hear from you so please contact us.

We hope to resolve any issues straight away. If we can't, we'll aim to give you a response within 10 working days.

If you're not satisfied with our response, you can get an independent resolution by referring your complaint to the Australian Financial Complaints Authority. You can call them on 1800 931 678.

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24 Oct 2021

F 000614 000



Portfolio No: BL157774-A

THE TRUSTEES
S AND J MITA SUPER FUND PTY LT
ATF S AND J MITA SUPER FUND
8 RUMBOLD COURT
UPPER COOMERA QLD 4209

Your BT Protection Plans renewal

Dear Sir/madam,

Thank you for choosing BT insurance. Should the unexpected happen, you have insurance in place to help financially protect you and your loved ones.

Your policy is guaranteed renewable

Your renewal date is 13 Nov 2021. Each year your policy automatically renews, and we send you a renewal notice that provides you with an updated Renewal Summary that details your cover and premiums to be paid for the next year.

Your renewal details at a glance

Policy number	Insured person(s)	Type of insurance	Premium on renewal	Payment frequency	Payment method
YL157774	Stacy Mita	Term Life	\$155.92	Monthly	Automatic debit
CL170981	Stacy Mita	Income Protection	\$553.27	Monthly	Automatic debit

Details of your policy

Your premium and your level of cover may have changed. Each year your premium is reviewed based on age, level of cover (including any Consumer Price Indexation (CPI) increase) and a range of other aspects of your policy. From time to time we may also make changes to your premium rates as part of a review of our pricing. If we do increase the premium rates on your policy, we will always notify you prior to the increase taking effect.

709-19.

We want to make sure that you know exactly what you're covered for so please read your Product Disclosure Statement and Policy Document (PDS) and the details of your insurance in the attached Policy Schedule, including any discounts or loyalty bonuses that may apply to your cover with us.

The issuer and insurer of the product is Westpac Life Insurance Services Limited (MLISL) ABN 31 005 140 157, AFSL 233729, except for Term Life as Superannuation and Income Protection as Superannuation which are issued by BT Funds Management Limited (AFBL) ABN 63 002 916 458, AFSL Number 233 724, RSE License Number L0001000 (BTFLM) as trustee of the Retirement Wrap ABN 36 827 042 091, SPIN BTAG280AU, USI BTAV280AU, FSE Registration Number R1001327. BT Financial Group is a division of the Westpac Banking Corporation ABN 33 007 457 141, AFSL 223714 (the Bank). MLISL and BTFLM are wholly owned subsidiaries of the Bank. The Bank does not guarantee the insurance. This information does not take into account your personal circumstances. Terms and conditions, and limitations and exclusions apply. Read the Product Disclosure Statement to see if this insurance is right for you.

8.2



Consider the risks of cancelling or replacing your cover

We're providing the following information as part of our commitment under the Life Insurance Code of Practice to help you understand the risks of cancelling and/or replacing your cover.

Life insurance is designed to offer an amount of financial protection should the unforeseen occur, or if you are unable to work due to sickness or injury. There can be risks when cancelling or replacing your Insurance cover that we need to make sure you are aware of. These could include:

The consequences of being medically underwritten for a new insurance policy in the future. When you apply for a new insurance policy, you will need to answer medical questions and go through an underwriting process. This means your health, income and pastimes may be assessed again at that time, and changes to your health since your existing policy was taken out could affect you. It may result in limitations or exclusions on what you can claim for, loadings being placed on the premiums to be paid for your new cover making it more expensive, or even being declined for the provision of cover.

Not all policies are the same. It may appear that you can get the same cover for less if you shop around, however, not all life insurance policies are alike. You should carefully consider the terms and conditions in both the current and new Product Disclosure Statements (and any other associated policy documentation). If you cancel and replace cover under a new policy, it will likely be subject to different terms and conditions to the current policy you have now, and may affect what you can claim for and how much your benefit will be.

Claiming after cancellation. You may not be able to claim for a condition that arises after your existing cover is cancelled.

Timing of replacement cover. You may want to consider not cancelling your existing cover until any replacement cover is in place.

Given that life insurance is intended to provide financial protection in the event of your death or specified illness or injury, you should fully consider your personal financial obligations before cancelling your existing cover.



Important: If your policy is cancelled, you may not be able to reinstate your cover. The 'reinstatement of cover' option is only available for policies which commenced under a Product Disclosure Statement (PDS) dated on or after 28 April 2006. Policies which commenced under an earlier PDS (dated prior to 28 April 2006) cannot be reinstated after they are cancelled.

If you're experiencing financial hardship/loss of income/difficulty in paying premiums

When premiums increase it might become challenging to manage the rising cost of staying covered and financially protected. Our policies are designed to be flexible, so there may be ways you can adjust your cover amount, reduce your benefits and/or remove or alter benefit options to reduce your premiums, if your policy allows you to do so, rather than having to cancel it. You may also be able to apply for a Premium Holiday for a period of time.

If you are facing financial hardship or finding it difficult to pay your premiums, please talk to your financial adviser or call us on 1300 553 764 for assistance.

Before you make any changes to your cover, you should consider obtaining independent financial advice to decide whether your insurance cover is suitable for your personal requirements. Your adviser can assess your financial situation and explore options and strategies for your current and long term needs.

If you need to make a claim

Call us as soon as you can on 1300 553 764 between 8.00am to 6:30pm, Monday to Friday (Sydney and Melbourne time). Alternatively, email us at lifeclaims@btfinancialgroup.com

We may ask you a few questions to help us work out what type of claim you need to make so that we can send you the correct information. You will be assigned a Claims Consultant, who will assist you with your claim. For selected Income Protection and Living Insurance claims we may be able to assess your claim on the spot, over the phone. Further information on claiming and the steps involved can be found online at bt.com.au/lifeclaims



Options to reduce your premiums

Your Protection Plans cover is flexible

Please note that these options may or may not be suitable for you as they do not consider any of your personal objectives, financial situation or needs. You may wish to obtain financial advice to discuss whether these options may be appropriate for you, before making any changes to your cover.

Your Protection Plans policy is designed so that you can change the structure of your cover as your life and financial situation changes, or your premiums are becoming unaffordable.

Here are some options on how you can alter your Income Protection policy to reduce your premiums. You may consider making multiple changes to your cover.

# Options available to reduce your premiums*				
1	Reduce monthly benefit	This is the amount you will be eligible to receive if you make a claim. Reducing your monthly benefit amount will generally lower your premium.		
2	Increase waiting period	90 days (3 months)	180 days (6 months)	360 days (1 year) 720 days (2 years)
Your waiting period is the length of time before you are eligible to receive your monthly benefit when you make a claim. Generally, the longer your waiting period, the lower your premium will be.				
3	Decrease benefit period	2 years	5 years	To age 55
Reducing your benefit period will generally reduce your premium.				
4	Change from Income Protection Plus to Income Protection	Income Protection Plus offers more comprehensive cover with extra benefits, which come at an additional cost. Moving your cover from Income Protection Plus to Income Protection will reduce your premiums.		
5	Remove Accident benefit	Accident benefit pays a benefit if the Insured Person is totally disabled for a specified number of days during the waiting period due to an accidental injury. Not having this benefit on your policy will lead to lower premiums.		
6	Change benefit type from 'Agreed value' to 'Indemnity' *	An 'Agreed Value' policy means a specific \$ benefit amount will be paid if you make a claim, which would have been arranged when you took the policy out. An Indemnity policy will use your income at the time of claim to calculate your monthly benefit, and the premiums are lower. Please note that Agreed Value and Endorsed Agreed Value are no longer available in the market. This means that if you change your cover from Agreed or Endorsed value to Indemnity cover, and you change your mind later – you cannot change it back.		

* The changes in the table will not require any medical questions to be completed with regards to your health. However, if you decide to make changes in the future that will increase your cover and features, please note that they may be subject to an assessment and additional terms and conditions.

Contact us

If you have any questions or concerns you can speak to your financial adviser, or one of our dedicated insurance consultants by calling 1300 553 764 (Mon-Fri 8.00am-6.30pm Sydney & Melbourne time).

If you do not want to receive any future marketing communications, please contact us on 1300 553 764. Please note that an 'Opt out' received by Westpac Life Insurance Services Limited (WLISL) will only be applied to products it issues and will not be applied to any other products you may hold issued by entities within the Westpac Group.

A target market determination has been made for Protection Plans products. Please visit bt.com.au/tmd for any of our target market determinations. The Insurer and Issuer is Westpac Life Insurance Services Limited ABN 31 003 149 157 AFSL 233728 (WLISL), except for Term Life as Superannuation, Income Protection as Superannuation and Income Protection Assured as Superannuation, which are issued by BT Funds Management Limited ABN 63 002 916 458 AFSL 233724 (BTFM) as Trustee of the Retirement Wrap ABN 39 827 542 991. WLISL and BTFM are wholly owned subsidiaries of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714 (the Bank). The Bank does not guarantee the insurance. This information does not take into account your personal circumstances. Terms and conditions, and limitations and exclusions apply. Please read the Product Disclosure Statement to see if this insurance is right for you. This can be obtained by visiting bt.com.au or calling 1300 553 764.

8.4



Your BT Protection Plans Renewal Summary for Term Life

Effective: 13 Nov 2021

Policy owner S AND J MITA SUPER FUND PTY LTD

Address
S AND J MITA SUPER FUND PTY LT
ATF S AND J MITA SUPER FUND
8 RUMBOLD COURT
UPPER COOMERA QLD 4209

Your policy details

Portfolio number BL157774-A

Policy number YL157774

Product name Term Life

Policy risk commencement date 13 Nov 2014

Renewal date 13 Nov each year

Premium details

Premium \$139.06

Policy fee \$8.88

Stamp duty \$7.98

Total premium payable \$155.92

Premiums payable 13th November and then at a monthly frequency. If this falls on a weekend or NSW public holiday, the payment will be processed on the next business day.

CPI increase 3%

Insured person details

Insured person	Date of birth	Gender	Smoker status	Exclusions	Client ID
Stacy Mita	3 May 1974	Female	Non-Smoker	No	30595035

Stacy Mita Benefit type	Expiry date	Benefit amount	Premium option	Loadings	Occupation category
Death Benefit	13 Nov 2073	\$578,038	Stepped	No	N/A
TPD Benefit (Any)	13 Nov 2073	\$578,038	Stepped	No	B

Policy: YL157774 Page: 1

The issuer and issuer of the product is Westpac Life Insurance Services Limited (WLISL) ABN 31 003 149 157, AFSL 233729, except for Term Life as Superannuation and Income Protection as Superannuation which are issued by BT Funds Management Limited ABN 63 002 910 408, AFSL Number: 233 724, RSE License Number: L000140 (BTFM) as trustee of the Retirement Wrap ABN 39 827 542 991, SPIN BTAG260AU, USI BTA0260AU, RSE Registration Number RI001327. BT Financial Group is a division of the Westpac Banking Corporation ABN 33 007 457 141, AFSL 253714 (the Bank). WLISL and BTFM are wholly owned subsidiaries of the Bank. The Bank does not guarantee the insurance. This information does not take into account your personal circumstances. Terms and conditions, and limitations and exclusions apply. Read the Product Disclosure Statement to see if this insurance is right for you.



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Your BT Protection Plans Renewal Summary for Income Protection

Effective: 13 Nov 2021

Policy owner S AND J MITA SUPER FUND PTY LTD

Address S AND J MITA SUPER FUND PTY LT
ATF S AND J MITA SUPER FUND
8 RUMBOLD COURT
UPPER COOMERA QLD 4209

Your policy details

Portfolio number BL157774-A

Policy number CL170981

Product name Income Protection

Policy risk commencement date 13 Nov 2014

Renewal date 13 Nov each year

Premium details

Premium \$498.71

Policy fee \$8.88

Stamp duty \$45.68

Total premium payable \$553.27

Premiums payable 13th November and then at a monthly frequency. If this falls on a weekend or NSW public holiday, the payment will be processed on the next business day.

CPI increase 3%

Insured person details

Insured person	Date of birth	Gender	Smoker status	Exclusions	Client ID
Stacy Mita	3 May 1974	Female	Non-Smoker	No	30595035

Stacy Mita

Benefit type	Monthly benefit	Expiry date	Premium option	Loadings	Occupation category
Income Protection (Own)	\$3,613	13 Nov 2039	Stepped	No	B

Benefit type Indemnity
Waiting period 30 days
Benefit period To Age 65

Policy: CL170981 Page: 1

The insurer and issuer of the product is Westpac Life Insurance Services Limited (WLISL) ABN 61 000 140 167, AFSL 333728, except for Term Life as Superannuation and Income Protection as Superannuation which are issued by BT Funds Management Limited ABN 63 002 910 468, AFSL Number 233 724, RSE License Number 0001010 (BTFM) as trustee of the Retirement VAP ABN 39 807 542 901, SPIN BTAG280AU, USI BTAG280AU, RSE Registration Number R1001327. BT Financial Group is a division of the Westpac Banking Corporation ABN 33 007 457 141, AFSL 233714 (the Bank). WLISL and BTFM are wholly owned subsidiaries of the Bank. The Bank does not guarantee the insurance. This information does not take into account your personal circumstances. Terms and conditions, and limitations and exclusions apply. Read the Product Disclosure Statement to see if this insurance is right for you.

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S & J Mita Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
01/07/2021	Reverse creditor 01/07/21			906.50	906.50 CR
17/12/2021	BPAY TO MBRC RATES BP		1,175.37		268.87 DR
11/02/2022	BPAY TO MBRC RATES BP		587.68		856.55 DR
12/04/2022	BPAY TO MBRC RATES BP		88.00		944.55 DR
			1,851.05	906.50	944.55 DR
Property Expenses - Garden and Lawn (41970)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
30/06/2022	T/up Agent statements		344.00		344.00 DR
			344.00		344.00 DR
Property Expenses - Insurance Premium (41980)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
21/02/2022	BPAY TO TERRI SCHEER BP		385.00		385.00 DR
			385.00		385.00 DR
Property Expenses - Interest on Loans (42010)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
30/07/2021	Debit Interest This Financial Year To Date \$933.91 Interest Charged		933.91		933.91 DR
31/08/2021	Debit Interest This Financial Year To Date \$1,924.17 Interest Charged		990.26		1,924.17 DR
30/09/2021	Debit Interest This Financial Year To Date \$2,852.49 Interest Charged		928.32		2,852.49 DR
29/10/2021	Debit Interest This Financial Year To Date \$3,746.60 Interest Charged		894.11		3,746.60 DR
30/11/2021	Debit Interest This Financial Year To Date \$4,732.91 Interest Charged		986.31		4,732.91 DR
31/12/2021	Debit Interest This Financial Year To Date \$5,685.54 Interest Charged		952.63		5,685.54 DR
31/01/2022	Debit Interest This Financial Year To Date \$6,636.89 Interest Charged		951.35		6,636.89 DR
28/02/2022	Debit Interest This Financial Year To Date \$7,495.10 Interest Charged		858.21		7,495.10 DR
31/03/2022	Debit Interest This Financial Year To Date \$8,442.98 Interest Charged		947.88		8,442.98 DR
29/04/2022	Debit Interest This Financial Year To Date \$9,329.16 Interest Charged		886.18		9,329.16 DR
31/05/2022	Debit Interest This Financial Year To Date \$10,327.30 Interest Charged		998.14		10,327.30 DR
30/06/2022	Debit Interest This Financial Year To Date \$11,312.59 Interest Charged		985.29		11,312.59 DR
			11,312.59		11,312.59 DR
Property Expenses - Repairs Maintenance (42060)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
17/12/2021	TRANSACT FUNDS TFR TO GEEWIZ ELECTRICAL TD		340.00		340.00 DR
17/12/2021	TRANSACT FUNDS TFR TO GEEWIZ ELECTRICAL TD		841.50		1,181.50 DR
30/06/2022	T/up Agent statements		33.00		1,214.50 DR
30/06/2022	T/up Agent statements		160.00		1,374.50 DR
30/06/2022	T/up Agent statements		172.00		1,546.50 DR
30/06/2022	T/up Agent statements		649.00		2,195.50 DR
			2,195.50		2,195.50 DR
Property Expenses - Stationery, Phone and Postage (42090)					

**S & J Mita Super Fund
General Ledger**

As at 30 June 2022



Transaction Date	Description	Units	Debit	Credit	Balance \$
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
30/06/2022	T/up Agent statements		61.60		61.60 DR
			61.60		61.60 DR
Property Expenses - Strata Levy Fees (42100)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
01/11/2021	BPAY TO DEFT PAYMENTS BP		1,003.00	11-1	1,003.00 DR
21/02/2022	BPAY TO DEFT PAYMENTS BP		522.77	11-2	1,525.77 DR
26/04/2022	BPAY TO DEFT PAYMENTS BP		842.00	11-4	2,367.77 DR
			2,367.77		2,367.77 DR
Property Expenses - Water Rates (42150)					
<u>108/89 Northquarter Drive, Murrumba Downs Q 4503 (108NORTH)</u>					
14/10/2021	BPAY TO UNITYWATER BP		379.79	12-1	379.79 DR
17/12/2021	BPAY TO UNITYWATER BP		382.13	12-2	761.92 DR
07/04/2022	BPAY TO UNITYWATER BP		412.00	12-3	1,173.92 DR
			1,173.92		1,173.92 DR
Total Debits:			19,691.43		
Total Credits:					906.50

Policy Schedule

Landlord Preferred Policy

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PAID

4 May 2023

S & J Mita Superfund Pty Ltd ATF S & J Mita
Superfund
59 Marlowe Road
ALBERTON QLD 4207

POLICY NUMBER: TS043333LPP
AMOUNT DUE: \$ 0.00
DUE DATE: 19/03/2022

Insured: Stacy Mita & Justin Mita

Insured Address: 108/89 Northquater Drive, MURRUMBA DOWNS QLD 4503

Premium Type

Renewal

Sum Insured

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

Period of Insurance

19/03/2022 until 12:01am 19/03/2023

Managing Agent

JARSZ Star Management

Excess per claim

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

Property Details

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

Annual Premium **\$385.00**

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Last year's annual premium	\$399.00
Change on last year	-3.5 %

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information and payment details

TS00033 01/03/14 A

9-4

Insured details

What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

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

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

When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

Privacy

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

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$332.78	\$321.10
GST	\$33.28	\$32.11
Stamp Duty	\$32.95	\$31.79
Annual Premium (*)	\$399.00	\$385.00

* Please note that minor rounding may be present in your premium calculation.

When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

***Property maintenance and condition**

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

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

Stacy Mita & Justin Mita - 108/89 Northquater Drive, MURRUMBA DOWNS QLD 4503

Amount Payable

\$0.00

Due Date

19/03/2022

Policy Number

TS043333LPP

Payment Reference No

704333335

Payment Options



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



Biller Code: 63461

Ref: 704333335



Telephone & Internet Banking - BPAY®

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

9-5



62 Margaret Street
Burpengary East QLD 4505
1300 433 949
admin@geewizelectrical.com.au

QUOTATION
ABN: 58 605 670 620

QUOTE # 4134
22nd November 2021
P.O. # Unit 108

JOB SITE ADDRESS:
108/90 Northquarter Dr, Murrumba

Accounts Payable
NorthQuarter Place
108/90 Northquarter Dr,
Murrumba Downs QLD 4503

WORK COMPLETED:

Inspection - Upstairs unit is short cycling and is low on gas. and will also need a deep clean.

Outcome - Repair and regas. AS described below. Plus AC unit is very dirty and requires a strip clean - (Deep Clean) to flush out all the dirt in the coil, preventing correct operation.

Bedroom Replacement AC (Haier 2.5kw) Comparison - \$1380 + gst = \$1518

DESCRIPTION

QTY UNIT PRICE TOTAL PRICE

Removal of Cover. Removal of Drain tray. Clean Filter. Check Drain pipe flow. Application of Cleaning Foam to Coil. Rinse coil. Clean all components of dirt, grime, and mildew. Re-assemble, run unit and test operations.

1 \$185.00 \$203.50

Reclaim existing gas. Check flare joints and reseal. Vacuum system to confirm no more leaks. Re-install gas and add gas to correct operating level.

Price will vary depending on the type of leak repairs, the size of the unit and the amount of Gas required to recharge the system. It can range from roughly \$380 + gst to \$580 + gst Depending on the Quantity of Gas required to fill it.

1 \$580.00 \$638.00

500 grams initially included. For \$380.)

SUBTOTAL: \$765.00
GST: \$76.50
TOTAL: \$841.50

How to Pay

We accept payment by: Bank Deposit, Card or Cash

TERMS AND CONDITIONS:
Quote is valid for 30 days from issue date.

BANK: NAB A/C: GEEWIZ ELECTRICAL
BSB: 084 261
Account: 24 689 8332

Thank you for your business, have a great day!

9-7



GEEWIZ! ELECTRICAL

& Air Conditioning

ELEC. - # 79296

REG. - # 1113308

"Power to the People"

62 Margaret Street
Burrpengary East QLD 4505
1300 433 949
admin@geewizelectrical.com.au

Tax Invoice
ABN: 58 605 670 620

Tax Invoice # 4427
24th February 2022
P.O. # Unit 108

JOB SITE ADDRESS:

108/90 Northquarter Dr, Murrumba

Property Owner of site address, C/-
Northquarter Drive. (Jarzs Star Pty Ltd)
53/90 Northquarter Drive,
Murrumba Downs, Qld 4503

WORK COMPLETED:

Supply and install new smoke alarms to meet Queensland's current legislation.

Replace 2x 240v smoke alarms, and add 3x wireless smoke alarms
(1x for each bedroom)

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Supply and Install a Hardwired 240v 10yr Lithium Photoelectric Smoke Alarm.	2	\$118.00	\$259.60
Supply and Install a Wireless 10yr Lithium Photoelectric Smoke Alarm with Wireless interconnection capabilities.	3	\$118.00	\$389.40
Smoke Alarms are interconnected and Photoelectric. They meet the new smoke alarm legislation which must be complied with by 1st January 2022 and Australian Standard AS3786-2014 .	1	\$0.00	\$0.00

SUBTOTAL: \$590.00

GST: \$59.00

TOTAL: \$649.00

PAID: \$0.00

BALANCE DUE: \$649.00

How to Pay

Tax Invoice #4427
\$649.00 Due by: 10th March 2022

We accept payment by: Bank Deposit, Cash, or Credit card with a 1.8% transaction Fee

BANK: NAB A/C: GEEWIZ ELECTRICAL
BSB: 084 261
Account Number: 24 689 8332

Online payment Visit this link to pay your invoice online: <https://sm8.link/v5gx8pp>

Thank you for your business, have a great day!

9-8



GEEWIZ! ELECTRICAL

& Air Conditioning
ELEC. - # 79296
REF. - # AU52194
"Power to the People"

62 Margaret Street
Burpengary East QLD 4505
1300 433 949
admin@geewizelectrical.com.au

QUOTATION
ABN: 58 605 670 620

QUOTE # 4118
22nd November 2021
P.O. # Unit 108

JOB SITE ADDRESS:
108/90 Northquarter Dr, Murrumba

Accounts Payable
NorthQuarter Place
108/90 Northquarter Dr,
Murrumba Downs QLD 4503

WORK COMPLETED:

Inspection. - Downstairs (lounge) ac outdoor unit has exposed wires and will need repairing/replacing. And will need a deep clean.

Outcome - AC unit is very dirty and requires a strip clean - (Deep Clean) to flush out all the dirt in the coil, which is currently preventing correct operation. cleaning will improve efficiency.

Wiring need to be repaired externally - Possibly chewed by a dog?
Insulation need repair.

..
Comparison Price for a New Haier AC unit Supplied and Installed - 5.2kw \$1899 + gst = \$2088.90 With a 5 year warranty.

I have attached a form to read for both AC units. While it is about whether to regas or replace, It proposes a few questions to think about for general repairs as well.
Sometimes the greater outlay eg a new unit, can be the better investment for old units.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Removal of Cover. Removal of Drain tray. Clean Filter. Check Drain pipe flow. Application of Cleaning Foam to Coil. Rinse coil. Clean all components of dirt, grime, and mildew. Re-assemble, run unit and test operations.	1	\$185.00	\$203.50
Repair of Wires may require a Junction box mounted to wall so wires can be extended. Replacing the damaged piece. Conduit installed over wiring for protection and insulation installed.	1	\$155.00	\$170.50
		SUBTOTAL:	\$340.00

How to Pay

We accept payment by: Bank Deposit, Card or Cash

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date.

BANK: NAB A/C: GEEWIZ ELECTRICAL
BSB: 084 261
Account: 24 689 8332

Thank you for your business, have a great day!

Rate notice

10-1



Customer Service Centres
 Caboolture - 2 Hasking Street, Caboolture
 Redcliffe - Irene Street, Redcliffe
 Strathpine - 220 Gympie Road, Strathpine

Postal Address
 PO Box 159
 Caboolture Qld 4510

Customer Service
 Ph: (07) 3480 6464

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



S & J Mita Super Fund 2 Pty Ltd
 8 Rumbold Court
 UPPER COOMERA QLD 4209

Property Details
 Unit 108 90 Northquarter Drive, MURRUMBA DOWNS QLD 4503
 Lot 108 SP 235919
 Rateable Valuation \$37,902

Property number	657667
Total Payable	\$906.50
Period of rating	1 January - 31 March 2021
Date of issue	06 January 2021
Due date for payment	05 February 2021

Balance from Last Period - Payable Now	
Balance as at 19 December 2020	453.25
Council Rates & Charges	
General Rate - Category U5N (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$906.50

End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 17 December 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

Important Message

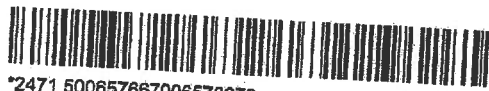
Due to a recent change in Council's billing system, the payment references and biller codes for your property have changed. Please use the information below for all future payments.

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 07 3480 6349
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/rates/calculator

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



*2471 500657667006576673



Bill Code: 339457
Ref: 500657667006576673

Location: Unit 108 90 Northquarter Drive, MURRUMBA DOWNS QLD 4503

Property number	657667
Total Payable	\$906.50
Period of rating	1 January - 31 March 2021
Date of issue	06 January 2021
Due date for payment	

341300111



Payment Receipt

I bank with Macquarie

Payment reference	MBL20211217216920370
Description	BPAY TO MBRC RATES
Amount	\$1,175.37
From	Cash Management Account S & J Mita Super Fund Pty Ltd Atf S & J Mita Super Fund
To	182-512 000963075247 BPAY TO MBRC RATES 339457 500657667006576673
When	BPAY Payment Friday, 17 December 2021 (Sydney Time)



10-3

ABN: 92967232136
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510
Phone: (07) 3205 0555

Tax Invoice/Receipt

Payment Made by:-

Receipt No D001128050

Date 11 Feb 2022
Time 7:47:57AM

S&J S & J Mita Super Fund 2 Pty Ltd
8 Rumbold Court
UPPER COOMERA QLD 4209

Item/Description	GST	Amount
Account: 657667 Customer Reference Number 500657667006576673 MBL20220211217979511 Unit 108 90 Northquarter Drive MURRUMBA	0.00	587.68
Total Amount:	0.00	587.68

Payment	Amount
Bpay Payment	587.68
Total Tendered	587.68
Rounding Amount	0.00
Change	0.00
Total Receipt	587.68

11-1

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au
t. +61 07 5519 2900
w. ebcm.com.au
a. PO BOX 10374 Southport QLD 4215

Northquarter Place CTS 43070

ABN 11 436 070 913

STATEMENT

S & J Mita Super Fund 2 P/L
8 Rumbold Court
UPPER COOMERA QLD 4209

Transfer Date:
16/03/15

Statement Period			
01 Oct 20 to 30 Sep 21			
A/c No	111	Lot No	108
Page Number	1 of 2	Unit No	

Linked Last Certificate Issued: 09/03/15

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward			946.28	-946.28
01/10/20	Administrative Fund	01/10/20 To 31/01/21	I0007990	717.39		-228.89
01/10/20	Sinking Fund	01/10/20 To 31/01/21	I0008128	146.14		-82.75
01/10/20	Building Insurance	01/10/20 To 31/01/21	I0008266	82.75		0.00
23/12/20	Administrative Fund	01/02/21 To 31/05/21	I0008404	677.54		677.54
23/12/20	Sinking Fund	01/02/21 To 31/05/21	I0008542	166.06		843.60
23/12/20	Building Insurance	01/02/21 To 31/05/21	I0008680	89.27		932.87
16/02/21	Other	Arrears Notice Fee	M0000790	33.00		965.87
02/03/21	Other	Arrears Notice Fee	M0000796	66.00		1,031.87
16/03/21	Other	Arrears Notice Fee	M0000802	198.00		1,229.87
30/03/21	Receipt	Administrative Fund	R0003485		614.90	614.97
19/04/21	Receipt	Administrative Fund	R0003493		62.64	552.33
19/04/21	Receipt	Sinking Fund	RA003493		166.06	386.27
19/04/21	Receipt	Insurance	RB003493		71.30	314.97
22/04/21	Administrative Fund	01/06/21 To 30/09/21	I0008818	677.54		992.51
22/04/21	Sinking Fund	01/06/21 To 30/09/21	I0008956	166.06		1,158.57
22/04/21	Building Insurance	01/06/21 To 30/09/21	I0009094	89.27		1,247.84
17/05/21	Receipt	Administrative Fund	R0003531		297.03	950.81
More details on next page...				\$3,109.02	\$2,158.21	\$950.81

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE:	\$1,003.40
0.00	66.00	0.00	0.00	937.40	Date Paid	Amount Paid

Tel: 1300 552 311
Ref: 1439 3321 1

Telephone: Call this number to pay by credit card using a land line or mobile phone. International +613 8648 0158

www.stratamax.com.au
Ref: 1439 3321 1

Internet: Visit this website to make a secure credit card payment over the Internet.

Tel: 1300 552 311
Ref: 1439 3321 1

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ldr to register.

By using StrataPay payment options you are taken to have read and agreed to the User Terms & Conditions available at www.stratapay.com or by phoning 1300 135 610. Additional charges may apply.

STRATAPAY
A Smarter Way...

VISA

StrataPay Reference No.
1439 3321 1

Due Date

Amount
\$1,003.40

BPAY Biller Code: 96503
Ref: 260770748 1000 0001 113

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

Post BIlpay In Person: Pay in-store at Australia Post by cheque or EFTPOS

Mall: Send this payment with your cheque to:
DEFT, GPO Box 141
Brisbane Qld 4001

Make cheques payable to:
BODY CORPORATE FOR
NORTHQUARTER PLACE
CTS 43070

DEFT
MACQUARIE BANK PAYMENT SYSTEMS

DEFT Reference Number
260770748 1000 0001 113

Managed by EBCM Account BODY CORPORATE FOR NORTHQUARTER PLACE CTS 43070

*496 260770748 10000001113

11-2

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au
t. +61 07 5519 2900
w. ebcm.com.au
a. PO BOX 10374 Southport QLD 4215

Northquarter Place CTS 43070

ABN 11 436 070 913

STATEMENT

S & J Mita Super Fund 2 P/L
8 Rumbold Court
UPPER COOMERA QLD 4209

Transfer Date:
16/03/15

Statement Period			
01 Oct 21 to 30 Sep 22			
A/c No	111	Lot No	108
Page Number	1 of 2	Unit No	

Linked

Last Certificate Issued: 09/03/15

Date	Type	Details	Reference	Debit	Credit	Balance
01/10/21	Administrative Fund	Brought forward		66.00		66.00
01/10/21	Sinking Fund	01/10/21 To 31/01/22	I0009232	690.82		756.82
01/10/21	Building Insurance	01/10/21 To 31/01/22	I0009370	159.42		916.24
01/11/21	Receipt	Administrative Fund	I0009508	87.16		1,003.40
01/11/21	Receipt	Sinking Fund	R0003778		690.82	312.58
01/11/21	Receipt	Insurance	RA003778		159.42	153.16
01/11/21	Receipt	Other	RB003778		87.16	66.00
17/01/22	Administrative Fund	01/02/22 To 31/05/22	RC003778		65.60	0.40
17/01/22	Sinking Fund	01/02/22 To 31/05/22	I0009646	693.68		694.08
17/01/22	Building Insurance	01/02/22 To 31/05/22	I0009784	239.13		933.21
21/02/22	Receipt	Administrative Fund	I0009922	112.34		1,045.55
01/03/22	Other	Arrears Notice Fee	R0003938		522.77	522.78
15/03/22	Other	Arrears Notice Fee	M0000883	44.00		566.78
29/03/22	Other	Arrears Notice Fee	M0000890	77.00		643.78
22/04/22	Administrative Fund	01/06/22 To 30/09/22	M0000895	198.00		841.78
22/04/22	Sinking Fund	01/06/22 To 30/09/22	I0010060	693.68		1,535.46
22/04/22	Building Insurance	01/06/22 To 30/09/22	I0010198	239.13		1,774.59
			I0010336	112.44		1,887.03
More details on next page...				\$3,412.80	\$1,525.77	\$1,887.03

Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$1,206.06	
0.00	0.00	0.00	196.76	1,009.30	Date Paid	Amount Paid

Tel: 1300 552 311
Ref: 1439 3321 1

Telephone: Call this number to pay by credit card using a land line or mobile phone. International +613 8648 0158

www.stratamax.com.au
Ref: 1439 3321 1

Internet: Visit this website to make a secure credit card payment over the internet.

Tel: 1300 552 311
Ref: 1439 3321 1

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

By using StrataPay payment options you are taken to have read and agreed to the User Terms & Conditions available at www.stratapay.com or by phoning 1300 135 610. Additional charges may apply.

STRATAPAY
A Smarter Way...

VISA

StrataPay Reference No.
1439 3321 1

Due Date

Amount
\$1,206.06

BPAY Biller Code: 96503
Ref: 260770748 1000 0001 113

BPay: Contact your participating financial institution to make a payment from your cheque or savings account.

Post BPay In Person: Pay in-store at Australia Post by cheque or EFTPOS

Mail: Send this payment with your cheque to:
DEFT, GPO Box 141
Brisbane Qld 4001

Make cheques payable to:
BODY CORPORATE FOR
NORTHQUARTER PLACE
CTS 43070

DEFT
PAYMENT SYSTEMS

MACQUARIE BANK

DEFT Reference Number
260770748 1000 0001 113

Managed by
EBCM
Account
BODY CORPORATE FOR
NORTHQUARTER PLACE
CTS 43070



*496 260770748 10000001113

11-3

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au
t. +61 07 5519 2900
w. ebcm.com.au
a. PO BOX 10374 Southport QLD 4215

S & J Mita Super Fund 2 P/L
8 Rumbold Court
UPPER COOMERA QLD 4209

Date 03/04/23

Property NORTHQUARTER PLACE CTS 43070
00108/90 Northquarter Drive
Murrumba Downs Qld 4053

Lot No. 00108
Unit No.
ABN 11 436 070 913
Page Page 1

Financial Status Summary
Period: 01/07/21 to 30/06/22

Further to your request regarding the above property, we list below a Summary of charges and payments for this period to assist you in the preparation of your Tax Return. Transaction details that make up the Summary amounts are show on the following page(s).

The fee of \$0.00 for the preparation of this statement has been debited to your above property account.

Charges Summary

Receipts Summary

Administrative Fund	2,078.18	Administrative Fund Receipts	-1,704.12
Sinking Fund	637.68	Sinking Fund Receipts	-398.55
Building Insurance	311.94	Building Insurance Receipts	-199.50
Overdue Interest	18.14	Other Receipts	-65.60
Arrears Notice Fee	319.00		
		<hr/>	<hr/>
		Total Receipts	-2,367.77

Yours faithfully,
Ernst Body Corporate Mgt BNE

11-4

Managed by Ernst Body Corporate Management ABN 87 010 209 784 on Behalf of the Body Corporate.

e. ernstlevies@ebcm.com.au
 t. +61 07 5519 2900
 w. ebcm.com.au
 a. PO BOX 10374 Southport QLD 4215

Date 03/04/23
 Lot No. 00108
 Unit No.
 ABN 11 436 070 913
 Page 2

Property NORTHQUARTER PLACE CTS 43070
 00108/90 Northquarter Drive
 Murrumba Downs Qld 4053

Financial Status Summary Transactions
Period: 01/07/21 to 30/06/22

Date	Fund Name	Details	Purpose	GST	Total
06/09/21	Administrative Fund	01/10/21 to 31/01/22	Regular	62.80	690.82
06/09/21	Sinking Fund	01/10/21 to 31/01/22	Regular	14.49	159.42
06/09/21	Building Insurance	01/10/21 to 31/01/22	Regular	7.92	87.16
01/11/21	Administrative Fund	Receipt		0.00	-690.82
01/11/21	Sinking Fund	Receipt		0.00	-159.42
01/11/21	Building Insurance	Receipt		0.00	-87.16
01/11/21	Other	Receipt		0.00	-65.60
17/01/22	Administrative Fund	01/02/22 to 31/05/22	Regular	63.06	693.68
17/01/22	Sinking Fund	01/02/22 to 31/05/22	Regular	21.74	239.13
17/01/22	Building Insurance	01/02/22 to 31/05/22	Regular	10.21	112.34
21/02/22	Administrative Fund	Receipt		0.00	-522.77
01/03/22	Other	Arrears Notice Fee		4.00	44.00
15/03/22	Other	Arrears Notice Fee		7.00	77.00
29/03/22	Other	Arrears Notice Fee		18.00	198.00
22/04/22	Administrative Fund	01/06/22 to 30/09/22	Regular	63.06	693.68
22/04/22	Sinking Fund	01/06/22 to 30/09/22	Regular	21.74	239.13
22/04/22	Building Insurance	01/06/22 to 30/09/22	Regular	10.22	112.44
26/04/22	Administrative Fund	Receipt		0.00	-490.53
26/04/22	Sinking Fund	Receipt		0.00	-239.13
26/04/22	Building Insurance	Receipt		0.00	-112.34
30/06/22	Overdue Interest	Interest to 30/06/22		0.00	18.14

\$842

[



S & J Mita Super Fund 2 Pty Ltd
8 Rumbold Ct
UPPER COOMERA QLD 4209

12-1

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99784996
Payment reference	0997 8499 63
Property	Unit 108/90 Northquarter Drive, MURRUMBA DOWNS, QLD

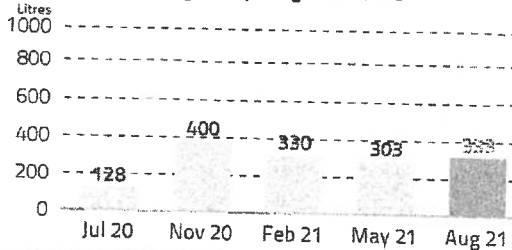
Bill number	7122027757
Billing period	05 May 2021 90 days to 2 Aug 2021
Issue date	27 Aug 2021
Approximate date of next meter reading	1 Nov 2021

Your account activity

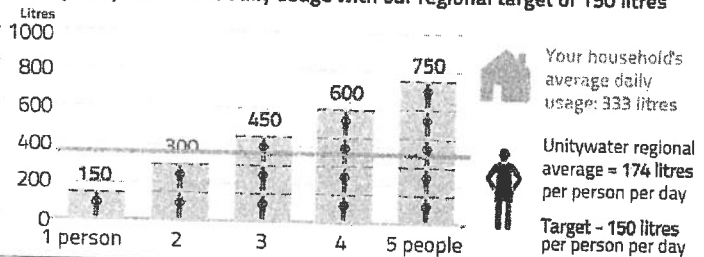
Your last bill \$357.21	-	Payments/adjustments \$357.21	=	Balance \$0.00	+	New charges \$373.79	=	Total due \$373.79
								Due date 27 Sep 2021

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Locking in prices to keep bills low

See how far your money goes

Read the information with your bill to find out more about your 2021-22 pricing

Easy ways to pay For other payment options - see over

BPAY
Bill Code: 130393
Ref: 0997 8499 63
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
Registered to BPAY Pty Ltd ABN 69 079 137 518

DIRECT DEBIT
Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

12-2



Unitywater

Serving you today,
investing in tomorrow.



S & J Mita Super Fund 2 Pty Ltd
8 Rumbold Ct
UPPER COOMERA QLD 4209

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number 99784996

Payment reference 0997 8499 63

Property Unit 108/90 Northquarter
Drive, MURRUMBA DOWNS, QLD

Bill number 7122283789

Billing period 03 Aug 2021
91 days to 1 Nov 2021

Issue date 12 Nov 2021

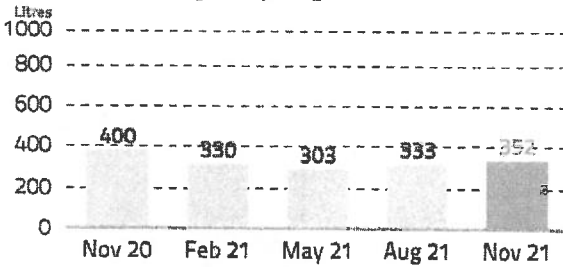
Approximate date
of next meter reading 31 Jan 2022

Your account activity

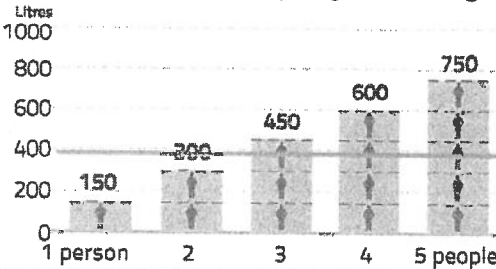
Your last bill \$373.79	-	Payments/ adjustments \$378.39	=	Balance -\$4.60 In credit	+	New charges \$386.73	=	Total due \$382.13
								Due date 13 Dec 2021

8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



Your household's
average daily
usage: 352 litres

Unitywater regional
average = 166 litres
per person per day

Target - 150 litres
per person per day

WATER RESTRICTIONS COULD BE COMING THIS SUMMER

As dam levels drop, we need more Local Water Legends
to help save water – act now.

Find out more at unitywater.com/restrictions



Easy ways to pay For other payment options - see over



BPAY[®]
Biller Code: 130393
Ref: 0997 8499 63

Contact your bank or financial institution
to pay from your cheque, savings, debit,
credit card or transaction account.

Find out more at bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at
unitywater.com to set up
automatic payments from your
bank account or credit card or
call us for assistance.

SmoothPay

Smooth out your bill payments across
the year with regular fortnightly or
monthly payments, interest free.
Find out more at
unitywater.com/smoothpay



S & J Mita Super Fund 2 Pty Ltd
8 Rumbold Ct
UPPER COOMERA QLD 4209

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri

unitywater.com
ABN 89 791 717 472

Account number	99784996
Payment reference	0997 8499 63
Property	Unit 108/90 Northquarter Drive, MURRUMBA DOWNS, QLD

Bill number	7122638950
Billing period	02 Nov 2021 to 2 Feb 2022 93 days
Issue date	16 Feb 2022
Approximate date of next meter reading	5 May 2022

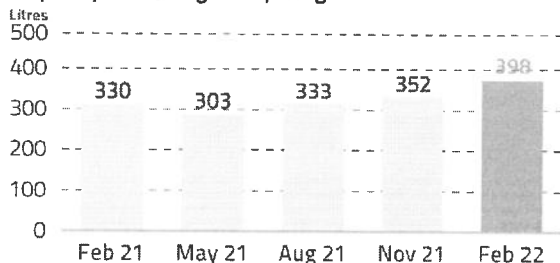
Your account activity

Your last bill \$382.13	-	Payments/adjustments \$381.62	=	Balance \$0.51	+	New charges \$414.56	=	Overdue \$0.50
								Total due* \$415.07
								New charges due 18 Mar 2022

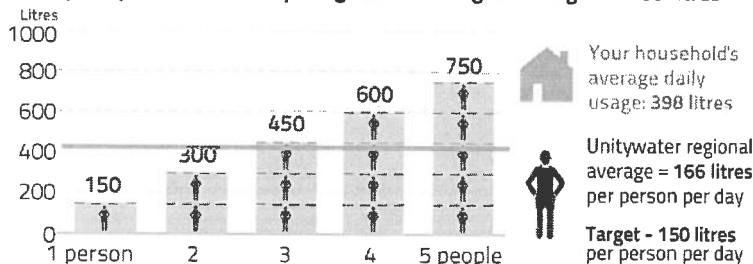
8% interest per annum, compounding daily, will apply to any amount not paid by the due date.

Includes overdue amount

Compare your average daily usage over time



Compare your current daily usage with our regional target of 150 litres



We're crystal clear about our sustainability goals.

We're joining other water utilities worldwide in the Race to Zero, a global movement to reduce carbon emissions to zero.

[Find out more](#)

unitywater.com/sustainability

Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0997 8499 63

Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.

Find out more at bpay.com.au

® Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.

Find out more at unitywater.com/smoothpay

12-4

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
ABG20245	1 Nov 21	1201	2 Feb 22	1238	37	93	397.8
Total water usage					37	93	397.8
Total sewerage usage (waste and greywater) = 90% of water usage					33.30	93	358.1

Activity since last bill

Last bill		\$382.13
Payments / adjustments		
17 Dec 2021	CBA BPAY BPAY 17/12/2021	-\$382.13
19 Dec 2021	Interest Charges 8% 6 days	\$0.50
16 Feb 2022	Interest Charges 8% 59 days	\$0.01
Account balance		\$0.51 ¹

Water and Sewerage Charges

Lot 108 Plan SP235919 Installation ID 223164273422

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	02 Nov 21 to 02 Feb 22	0.3978	93	\$3.231	\$119.55

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	02 Nov 21 to 02 Feb 22	0.3978	93	\$0.667	\$24.68
Sewerage up to 740 L/day	02 Nov 21 to 02 Feb 22	0.3581	93	\$0.667	\$22.21
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	02 Nov 21 to 02 Feb 22	1	93	\$0.891	\$82.86
Sewerage Access	02 Nov 21 to 02 Feb 22	1	93	\$1.777	\$165.26

Water subtotal \$227.09
Sewerage subtotal \$187.47

New water and sewerage charges \$414.56 ²

Total Due* = ¹ + ² \$415.07

*Includes Overdue Amount (8% interest per annum, compounding daily, is being charged on this amount) \$0.50

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or fill out our easy online form at unitywater.com/pensioner

Credit card payments

Only MasterCard and Visa are accepted. A credit card surcharge may apply to your payment. Learn more at unitywater.com/creditcard

Interest on overdue amounts

Interest of 8% per annum, compounding daily, will apply to any amount not paid by the due date.

Water efficiency

For water efficiency tips, visit unitywater.com/water-tips

Interpreter service 13 14 50

当您需要口译员时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
동역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0997 8499 63



Cheques by mail
Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online
Billpay Code: 4028
Ref: 0997 8499 63
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0997849963 00041507

Account number 99784996

Payment reference 0997 8499 63

Overdue \$0.50

Total due# \$415.07

New charges due 18 Mar 2022

Includes overdue amount

13-1



Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



041 299133
S & J MITA SUPER FUND PTY LTD
8 RUMBOLD COURT
UPPER COOMERA QLD 4209

1 Shelley Street
Sydney, NSW 2000

account balance **\$113.76**
as at 31 Dec 21

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

transaction	description	debits	credits	balance
30.06.21	OPENING BALANCE			1,134.13
01.07.21	Deposit JIDYI PTY LTD NQP108		1,061.72	2,195.85
08.07.21	Direct debit AMP FD1CP810874810	165.08		2,030.77
13.07.21	Direct debit BT Life Insuranc YL157774 182-512	554.79		1,475.98
15.07.21	Deposit CBA justin contrib		1,200.00	2,675.98
16.07.21	Funds transfer MONTHLY LOAN PAYMENT	1,127.64		1,548.34
19.07.21	Deposit CBA stacy contribution		400.00	1,948.34
19.07.21	Funds transfer TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	1,471.17		477.17
02.08.21	Deposit JIDYI PTY LTD NQP108		1,402.90	1,880.07
09.08.21	Direct debit AMP FD1CP810874810	165.08		1,714.99
13.08.21	Direct debit BT Life Insuranc YL157774 182-512	554.79		1,160.20
16.08.21	Deposit CBA Just super contrib		500.00	1,660.20

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 963075247

deposits using BPay
From another bank



Biller code: 667022
Ref: 963 075 247

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

transaction	description	debits	credits	balance
16.08.21	Funds transfer MONHTLY LOAN PAYMENT	1,127.64		532.56
25.08.21	Deposit CBA justin super		300.00	832.56
30.08.21	Funds transfer TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	300.00		532.56
01.09.21	Deposit JIDYI PTY LTD NQP108		784.26	1,316.82
08.09.21	Direct debit AMP FD1CP810874810	165.08		1,151.74
13.09.21	Direct debit BT Life Insuranc YL157774 182-512	554.79		596.95
24.09.21	Deposit CBA justin super		1,224.21	1,821.16
27.09.21	Funds transfer TRANSACT FUNDS TFR TO sj mita super fund	1,200.00		621.16
01.10.21	Deposit JIDYI PTY LTD NQP108		1,929.22	2,550.38
08.10.21	Direct debit AMP FD1CP810874810	165.08		2,385.30
11.10.21	Deposit CBA super stacy		276.00	2,661.30
11.10.21	Deposit CBA justin super		2,695.00	5,356.30
12.10.21	Funds transfer TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN	2,695.00		2,661.30
12.10.21	Funds transfer TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN	220.00		2,441.30
12.10.21	BPAY BPAY TO ASIC	276.00		2,165.30
13.10.21	Direct debit BT Life Insuranc YL157774 182-512	554.79		1,610.51
14.10.21	BPAY BPAY TO UNITYWATER	379.79		1,230.72
15.10.21	Funds transfer MONHTLY LOAN PAYMENT	1,127.64		103.08
29.10.21	Deposit CBA super stacy		1,003.00	1,106.08
01.11.21	Deposit JIDYI PTY LTD NQP108		1,192.58	2,298.66
01.11.21	BPAY BPAY TO DEFT PAYMENTS	1,003.00		1,295.66
08.11.21	Direct debit AMP FD1CP810874810	165.08		1,130.58
15.11.21	Direct debit BT Life Insuranc YL157774 182-512	709.19		421.39
17.11.21	Deposit CBA super stacy con		1,000.00	1,421.39
18.11.21	Funds transfer TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	1,000.00		421.39
19.11.21	BPAY BPAY TO ASIC	139.00		282.39
29.11.21	Deposit CBA super stacy con		220.00	502.39

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

transaction	description	debits	credits	balance
29.11.21	Deposit CBA super stacy con		400.00	902.39
29.11.21	Funds transfer TRANSACT FUNDS TFR TO SIMMON LIVINGSTOPN	220.00		682.39
01.12.21	Deposit JIDYI PTY LTD NQP108		1,272.58	1,954.97
01.12.21	Funds transfer TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	400.00		1,554.97
08.12.21	Direct debit AMP FD1CP810874810	196.88		1,358.09
13.12.21	Deposit CBA justin super contr		1,000.00	2,358.09
13.12.21	Direct debit BT Life Insuranc YL157774 182-512	709.19		1,648.90
16.12.21	Deposit CBA justin super contr		1,150.00	2,798.90
16.12.21	Deposit CBA justin super contr		1,181.50	3,980.40
16.12.21	Funds transfer PP TO S & J MITA SUPER FUND PTY LTD AT	1,127.64		2,852.76
17.12.21	Funds transfer TRANSACT FUNDS TFR TO GEEWIZ ELECTRICAL	340.00		2,512.76
17.12.21	Funds transfer TRANSACT FUNDS TFR TO GEEWIZ ELECTRICAL	841.50		1,671.26
17.12.21	BPAY BPAY TO MBRC RATES	1,175.37		495.89
17.12.21	BPAY BPAY TO UNITYWATER	382.13		113.76
	CLOSING BALANCE AS AT 31 DEC 21	21,213.34	20,192.97	113.76

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

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

Name	Authority Type
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

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

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

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

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

About your account

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

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

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Macquarie Cash Management Account

MACQUARIE BANK LIMITED
ABN 46 008 583 542 AFSL 237502

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

GPO Box 2520
Sydney, NSW 2001



S & J MITA SUPER FUND PTY LTD
8 RUMBOLD COURT
UPPER COOMERA QLD 4209

1 Shelley Street
Sydney, NSW 2000

account balance **\$520.91**
as at 30 Jun 22

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

transaction	description	debits	credits	balance
31.12.21	OPENING BALANCE			113.76
04.01.22	Deposit JIDYI PTY LTD NQP108		1,277.10	1,390.86
10.01.22	Direct debit AMP FD1CP810874810	196.88		1,193.98
11.01.22	Deposit CBA justin super contr		1,000.00	2,193.98
13.01.22	Direct debit BT Life Insuranc YL157774 182-512	709.19		1,484.79
14.01.22	Funds transfer PP TO S & J MITA SUPER FUND PTY LTD AT	1,127.64		357.15
01.02.22	Deposit JIDYI PTY LTD NQP108		1,397.31	1,754.46
01.02.22	Funds transfer TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	157.27		1,597.19
04.02.22	Deposit JIDYI PTY LTD NQP108		287.62	1,884.81
08.02.22	Direct debit AMP FD1CP810874810	196.88		1,687.93
11.02.22	Deposit CBA stacy super contr		1,000.00	2,687.93
11.02.22	Deposit CBA justin super cont		1,175.36	3,863.29

how to make a transaction

online
Log in to www.macquarie.com.au/personal

by phone
Call 133 275 to make a phone transaction

transfers from another bank account
Transfer funds from another bank to this account:
BSB 182 512
ACCOUNT NO. 963075247

deposits using BPay
From another bank



Biller code: 667022
Ref: 963 075 247

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

	transaction	description	debits	credits	balance
11.02.22	BPAY	BPAY TO MBRC RATES	587.68		3,275.61
14.02.22	Direct debit	BT Life Insuranc YL157774 182-512	709.19		2,566.42
16.02.22	Funds transfer	PP TO S & J MITA SUPER FUND PTY LTD AT	1,242.21		1,324.21
21.02.22	BPAY	BPAY TO TERRI SCHEER	385.00		939.21
21.02.22	BPAY	BPAY TO DEFT PAYMENTS	522.77		416.44
03.03.22	Deposit	JARSZ STAR NQP108		335.96	752.40
08.03.22	Direct debit	AMP FD1CP810874810	196.88		555.52
12.03.22	Deposit	STACY MITA stacy super contrit		1,000.00	1,555.52
14.03.22	Direct debit	BT Life Insuranc YL157774 182-512	709.19		846.33
16.03.22	Deposit	STACY MITA JUSTIN SUPER CONTRIBUTION		400.00	1,246.33
16.03.22	Funds transfer	PP TO S & J MITA SUPER FUND PTY LTD AT	1,242.21		4.12
01.04.22	Deposit	JARSZ STAR NQP108		1,641.60	1,645.72
07.04.22	BPAY	BPAY TO UNITYWATER	412.00		1,233.72
08.04.22	Direct debit	AMP FD1CP810874810	196.88		1,036.84
12.04.22	BPAY	BPAY TO MBRC RATES	88.00		948.84
13.04.22	Direct debit	BT Life Insuranc YL157774 182-512	709.19		239.65
14.04.22	Deposit	STACY MITA jautin super contribution		1,000.00	1,239.65
18.04.22	Deposit	STACY MITA justin super contribution		50.00	1,289.65
19.04.22	Funds transfer	TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	1,243.00		46.65
26.04.22	Deposit	STACY MITA justin super contribution		842.00	888.65
26.04.22	BPAY	BPAY TO DEFT PAYMENTS	842.00		46.65
02.05.22	Deposit	JARSZ STAR NQP108		1,457.51	1,504.16
09.05.22	Direct debit	AMP FD1CP810874810	196.88		1,307.28
13.05.22	Direct debit	BT Life Insuranc YL157774 182-512	709.19		598.09
16.05.22	Deposit	STACY MITA justin contribution		1,000.00	1,598.09
16.05.22	Deposit	STACY MITA justin contribution		259.00	1,857.09
16.05.22	Funds transfer	PP TO S & J MITA SUPER FUND PTY LTD AT	1,242.21		614.88

continued on next



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
 S & J MITA SUPER FUND
 account no. 963075247

	transaction	description	debits	credits	balance
16.05.22	BPAY	BPAY TO TAX OFFICE PAYMENTS	259.00		355.88
01.06.22	Deposit	JARSZ STAR NQP108		1,313.28	1,669.16
08.06.22	Direct debit	AMP FD1CP810874810	196.88		1,472.28
14.06.22	Direct debit	BT Life Insuranc YL157774 182-512	709.19		763.09
17.06.22	Deposit	STACY MITA justin contribution		1,000.00	1,763.09
20.06.22	Funds transfer	TRANSACT FUNDS TFR TO SJ MITA SUPER FUND	1,242.21		520.88
30.06.22	Interest	MACQUARIE CMA INTEREST PAID*		0.03	520.91
		CLOSING BALANCE AS AT 30 JUN 22	16,029.62	16,436.77	520.91

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



Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

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

Name	Authority Type
LIVINGSTONE SIMON SIMMONS LIVINGSTONE & ASSOCIATES	Enquiry authority

Authority descriptions

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

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

annual interest summary 2021/2022

INTEREST PAID	0.03
TOTAL INCOME PAID	0.03

Macquarie Cash Management Account

enquiries 1800 806 310

account name S & J MITA SUPER FUND PTY LTD ATF
S & J MITA SUPER FUND
account no. 963075247

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

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

About your account

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

Protect your account

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

Access to and sharing your data

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

Visit our Help Centre

- Here you'll find answers to common questions about your account. For more information, please visit help.macquarie.com

Download the Macquarie Mobile Banking app

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



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25 March 2022

14-1
RayWhite.

Stacy Mita

108/90 Northquarter Drive

Murrumba Downs QLD 4503

Dear Stacy,

Registered Owners : S & J MITA SUPER FUND 2 PTY LTD

RE: Sales Appraisal as on 30th June 2021

PROPERTY: 108/90 Northquarter Drive Murrumba Downs 4503

Median
\$335,000

It is our considered opinion that the property in question, being a 3-bedroom, 2 Bathroom & 1 car gge home situated on 148 m2 parcel of land would achieve a sale price in the vicinity of \$330,000-\$340,000.


We base this estimate on the following recent comparable sales: -

- 95/90 Northquarter Drive Murrumba Downs, - 3 bed, 2 bath, 1 car gge (148m2) – Sale Date 19/06/21
\$334,888

- 80/90 Northquarter Drive Murrumba Downs, - 3 bed, 2 bath, 1 car gge (148m2)- Sale Date 31/03/21
\$340,000

We are able to utilise our experience as Real Estate Agents in the area to offer this information, but stress it is an opinion only and not to be taken as a sworn valuation. No warranty is given and we admit no responsibility should the market appraisal or any part thereof is incorrect or incomplete in any way.

Kind regards


Vijay Kumar
Ray White North Lakes
0477 199 210

Ray White North Lakes
1/13 Discovery Drive
North Lakes QLD 4509
07 3482 3501
07 3482 3504 fax
northlakes.qld@raywhite.com

Postal Address:
PO Box 713
North Lakes QLD 4509

Suhle Property Group Pty Ltd trading as Ray White North Lakes
ABN 25 159 202 516
Officer in Effective Control 3554420

raywhitenorthlakesqld.com.au



NAB Tailored Home Loan
For further information call the
Business Servicing Team on 13 10 12

15.1



MITA
UNIT 14B
23 BREENE PL
MORNINGSIDE QLD 4170

A 3-004

Account Balance Summary

Opening balance	\$189,752.00	Dr
Total credits	\$6,281.73	
Total debits	\$5,837.59	
Closing balance	\$189,307.86	Dr

Statement starts 23 March 2021
Statement ends 22 September 2021

Available Redraw \$0.00

Outlet Details

330 Collins Street
Ground Level, 330 Collins St
Melbourne VIC 3000

Account Details

S & J MITA SUPER FUND PTY LTD ATF S & J MITA SUPER
BSB number 083-004
Account number 74-497-8503

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
23 Mar 2021	Brought forward			189,752.00 Dr
23 Mar 2021	Please Note Your Current Debit Interest Rate Is 5.97%			189,752.00 Dr
31 Mar 2021	Debit Interest This Financial Year To Date \$8,474.71			
	Interest Charged	1,031.59		
	Loan Service Fee	8.00		190,791.59 Dr
16 Apr 2021	Loan Payment S & J Mita Super			
	013402.....		1,127.64	189,663.95 Dr
30 Apr 2021	Debit Interest This Financial Year To Date \$9,408.31			
	Interest Charged	933.60		
	Loan Service Fee	8.00		190,605.55 Dr
27 May 2021	Home Loan S & J Mita Super			
	013402.....		1,127.64	189,477.91 Dr
31 May 2021	Debit Interest This Financial Year To Date \$10,374.02			
	Interest Charged	965.71		
	Loan Service Fee	8.00		190,451.62 Dr
30 Jun 2021	Debit Interest This Financial Year To Date \$11,308.54			
	Interest Charged	934.52		
	Loan Service Fee	8.00		191,394.14 Dr
16 Jul 2021	Loan Payment S & J Mita Super			
	013402.....		1,127.64	190,266.50 Dr
19 Jul 2021	Loan Repayment S & J Mita Super			
	013402.....		1,471.17	188,795.33 Dr
30 Jul 2021	Debit Interest This Financial Year To Date \$933.91			
	Interest Charged	933.91		
	Loan Service Fee	8.00		189,737.24 Dr
16 Aug 2021	Loan Payment S & J Mita Super			
	013402.....		1,127.64	188,609.60 Dr
30 Aug 2021	Home Loan S & J Mita Super			
	013402.....		300.00	188,309.60 Dr
31 Aug 2021	Debit Interest This Financial Year To Date \$1,924.17			
	Interest Charged	990.26		
	Loan Service Fee	8.00		189,307.86 Dr

265/34/01/M037674/9057926/113851

Summary of Government Charges

	From 1 July to date	Last year to 30 June
Government		
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00
Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.		
For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes		

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

Any "Available Redraw" amount is available provided that you satisfy the conditions for redraw in your agreement.



NAB Tailored Home Loan
For further information call the
Business Servicing Team on 13 10 12

15.3



MITA
8 RUMBOLD CT
UPPER COOMERA QLD 4209

A 3-004

Account Balance Summary

Opening balance	\$189,307.86	Dr
Total credits	\$8,624.61	
Total debits	\$5,618.93	
Closing balance	\$186,302.18	Dr

Statement starts 23 September 2021
Statement ends 22 March 2022

Available Redraw \$0.00

Outlet Details

330 Collins Street
Ground Level, 330 Collins St
Melbourne VIC 3000

Account Details

S & J MITA SUPER FUND PTY LTD ATF S & J MITA SUPER
BSB number 083-004
Account number 74-497-8503

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
23 Sep 2021	Brought forward			189,307.86 Dr
23 Sep 2021	Please Note Your Current Debit Interest Rate Is 5.97%			189,307.86 Dr
27 Sep 2021	Loan repayment S & J Mita Super			
	013402.....		1,200.00	188,107.86 Dr
30 Sep 2021	Debit Interest This Financial Year To Date \$2,852.49			
	Interest Charged	928.32		
	Loan Service Fee	8.00		189,044.18 Dr
15 Oct 2021	Loan Payment S & J Mita Super			
	013402.....		1,127.64	187,916.54 Dr
29 Oct 2021	Debit Interest This Financial Year To Date \$3,746.60			
	Interest Charged	894.11		
	Loan Service Fee	8.00		188,818.65 Dr
8 Nov 2021	It's a condition of your loan that you maintain insurance on the mortgaged property at all times for at least the full replacement value of the property. Please confirm with your insurer that your policy adequately protects your property. For more information on property insurance go to www.moneysmart.gov.au			
18 Nov 2021	Loan Repayment S & J Mita Super			188,818.65 Dr
	013402.....		1,000.00	187,818.65 Dr
30 Nov 2021	Debit Interest This Financial Year To Date \$4,732.91			
	Interest Charged	986.31		
	Loan Service Fee	8.00		188,812.96 Dr
1 Dec 2021	Loan Repayment S & J Mita Super			
	013402.....		400.00	188,412.96 Dr
16 Dec 2021	Loan Payment S & J Mita Super			
	013402.....		1,127.64	187,285.32 Dr
31 Dec 2021	Debit Interest This Financial Year To Date \$5,685.54			
	Interest Charged	952.63		
	Loan Service Fee	8.00		188,245.95 Dr
14 Jan 2022	Loan Payment S & J Mita Super			
	013402.....		1,127.64	187,118.31 Dr
	Carried forward			187,118.31 Dr

081/3401/M038360/S061014/11.22027

15.4

Transaction Details (continued)

Date	Particulars	Debits	Credits	Balance
	Brought forward			187,118.31 Dr
31 Jan 2022	Debit Interest This Financial Year To Date \$6,636.89			
	Interest Charged	951.35		
	Loan Service Fee	8.00		
1 Feb 2022	Home Loan S & J Mita Super			188,077.66 Dr
	013402.....		157.27	
16 Feb 2022	Loan Payment S & J Mita Super			187,920.39 Dr
	013402.....		1,242.21	
28 Feb 2022	Debit Interest This Financial Year To Date \$7,495.10			186,678.18 Dr
	Interest Charged	858.21		
	Loan Service Fee	8.00		
16 Mar 2022	Loan Payment S & J Mita Super			187,544.39 Dr
	013402.....		1,242.21	
17 Mar 2022	From 17/03/22 Your Minimum Loan Repayment Is \$1,243.68			186,302.18 Dr

Summary of Government Charges

Government	From 1 July to date	Last year to 30 June
Withholding tax	\$0.00	\$0.00
Bank Account Debit (BAD) tax	\$0.00	\$0.00

Bank Accounts Debits (BAD) Tax or State Debits Duty has been abolished for all states & territories effective 1/7/2005. Any amount shown on this statement applies to debits processed on or before 30/06/2005.

For further information on any applicable rebates, fees or government charges, please refer to the NAB's "A Guide to Fees & Charges" booklet. Please retain this statement for taxation purposes

Explanatory Notes

Please check all entries and report any apparent error or possible unauthorised transaction immediately.

We may subsequently adjust debits and credits, which may result in a change to your account balance to accurately reflect the obligations between us.

For information on resolving problems or disputes, contact us on 1800 152 015, or ask at any NAB branch.

Any "Available Redraw" amount is available provided that you satisfy the conditions for redraw in your agreement.

081/3/4/01/MG038360/5061.014/TL/22/028



NAB Tailored Home Loan
 For further information call the
 Business Servicing Team on 13 10 12

155



MITA
 8 RUMBOLD CT
 UPPER COOMERA QLD 4209

A 3-004

Account Balance Summary

Opening balance	\$186,302.18	Dr
Total credits	\$7,461.54	
Total debits	\$6,154.50	
Closing balance	\$184,995.14	Dr

Statement starts 23 March 2022
 Statement ends 21 September 2022

Available Redraw \$0.00

Outlet Details

330 Collins Street
 Ground Level, 330 Collins St
 Melbourne VIC 3000

Account Details

S & J MITA SUPER FUND PTY LTD ATF S & J MITA SUPER
 BSB number 083-004
 Account number 74-497-8503

Offset Account Details

No offset account linked

Transaction Details

Date	Particulars	Debits	Credits	Balance
23 Mar 2022	Brought forward			186,302.18 Dr
23 Mar 2022	Please Note Your Current Debit Interest Rate Is 5.97%			186,302.18 Dr
31 Mar 2022	Debit Interest This Financial Year To Date \$8,442.98			
	Interest Charged	947.88		
	Loan Service Fee	8.00		
19 Apr 2022	April Repayment S & J Mita Super			187,258.06 Dr
	013402.....		1,243.00	
29 Apr 2022	Debit Interest This Financial Year To Date \$9,329.16			186,015.06 Dr
	Interest Charged	886.18		
	Loan Service Fee	8.00		
16 May 2022	Please Note From 13 May 2022 Your Debit Int Rate Is 6.22%			186,909.24 Dr
	Loan Payment S & J Mita Super			
	013402.....		1,242.21	
31 May 2022	Debit Interest This Financial Year To Date \$10,327.30			185,667.03 Dr
	Interest Charged	998.14		
	Loan Service Fee	8.00		
20 Jun 2022	Please Note From 17 Jun 2022 Your Debit Int Rate Is 6.72%			186,673.17 Dr
	House Loan S & J Mita Super			
	013402.....		1,242.21	
30 Jun 2022	Debit Interest This Financial Year To Date \$11,312.59			185,430.96 Dr
	Interest Charged	985.29		
	Loan Service Fee	8.00		
18 Jul 2022	Please Note From 15 Jul 2022 Your Debit Int Rate Is 7.22%			186,424.25 Dr
	Home Loan S & J Mita Super			
	013402.....		1,243.68	
29 Jul 2022	Debit Interest This Financial Year To Date \$1,028.40			185,180.57 Dr
	Interest Charged	1,028.40		
	Loan Service Fee	8.00		
15 Aug 2022	Please Note From 12 Aug 2022 Your Debit Int Rate Is 7.72%			186,216.97 Dr
18 Aug 2022	Loan Repayment S & J Mita Super			186,216.97 Dr
	013402.....		1,243.68	
31 Aug 2022	Debit Interest This Financial Year To Date \$2,289.01			184,973.29 Dr
	Carried forward			184,973.29 Dr

26434/01/M058699/S097981/TL95961



Australian Government
Australian Taxation Office

16-1

Agent SIMMONS LIVINGSTONE AND ASSOCIATES PTY
Client THE TRUSTEE FOR S & J MITA SUPER FUND
ABN 39397411532

Activity statement 001

Tax type summary

(i) No transactions found

No transactions found for any income tax year on this account.



16.2

Income tax 552

Date generated	15 February 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from 15 February 2021 to 15 February 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
17 May 2022	16 May 2022	Payment received		\$259.00	\$0.00
17 May 2022	10 Feb 2020	General interest charge			\$259.00 DR
9 May 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$259.00		\$259.00 DR
18 May 2021	17 May 2021	Payment received		\$259.00	\$0.00
17 May 2021	17 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$259.00		\$259.00 DR