
Workpapers - 2022 Financial Year

Danson Super Fund

Preparer: Jelly Cadiang

Reviewer: Steven Lee

Printed: 01 March 2023

Lead Schedule

2022 Financial Year

Code	Workpaper	CY Balance	LY Balance	Change	Status
24200	Contributions	(\$20,881.95)	(\$18,219.42)	14.61%	Completed
25000	Interest Received	(\$28.88)	(\$9.95)	190.25%	Completed
28000	Property Income	(\$27,248.15)	(\$23,990.17)	13.58%	Completed
30100	Accountancy Fees	\$550.00	\$620.00	(11.29)%	Completed
30400	ATO Supervisory Levy	\$259.00	\$259.00	0%	Completed
30700	Auditor's Remuneration	\$550.00	\$450.00	22.22%	Completed
30800	ASIC Fees	\$332.00	\$328.00	1.22%	Completed
31500	Bank Charges	\$112.00	\$144.00	(22.22)%	Completed
33400	Depreciation	\$212.96		100%	Completed
39000	Life Insurance Premiums	\$1,387.92	\$1,146.20	21.09%	Completed
41920	Property Expenses - Advertising	\$150.00	\$70.00	114.29%	Completed
41930	Property Expenses - Agents Management Fees	\$3,117.58	\$2,457.63	26.85%	Completed
41950	Property Expenses - Cleaning	\$132.00		100%	Completed
41960	Property Expenses - Council Rates	\$1,664.17	\$1,561.70	6.56%	Completed
41970	Property Expenses - Garden and Lawn	\$1,248.30	\$1,180.90	5.71%	Completed
41980	Property Expenses - Insurance Premium	\$523.03	\$439.20	19.09%	Completed

Code	Workpaper	CY Balance	LY Balance	Change	Status
42010	Property Expenses - Interest on Loans	\$13,719.78	\$13,912.67	(1.39)%	Completed
42060	Property Expenses - Repairs Maintenance	\$150.00	\$2,396.52	(93.74)%	Completed
42110	Property Expenses - Sundry Expenses	\$88.00	\$132.00	(33.33)%	Completed
42150	Property Expenses - Water Rates	\$2,306.03	\$2,502.49	(7.85)%	Completed
42160	Borrowing Expenses		\$69.18	100%	Completed
48100	Division 293 Tax	\$2,732.90		100%	Completed
48500	Income Tax Expense	\$3,233.25	\$2,182.50	48.14%	Completed
49000	Profit/Loss Allocation Account	\$15,690.06	\$12,367.55	26.86%	Completed
50000	Members	(\$167,862.24)	(\$152,172.18)	10.31%	Completed
60400	Bank Accounts	\$17,385.94	\$24,433.90	(28.85)%	Completed
68000	Sundry Debtors	\$1,135.46	\$802.26	41.53%	Completed
72650	Fixtures and Fittings (at written down value) - Unitised	\$6,218.30		100%	Completed
76550	Plant and Equipment (at written down value) - Unitised	\$1,662.05		100%	Completed
77200	Real Estate Properties (Australian - Residential)	\$362,500.00	\$362,500.00	0%	Completed
85000	Income Tax Payable /Refundable	(\$1,052.25)	(\$856.50)	22.85%	Completed
85500	Limited Recourse Borrowing Arrangements	(\$219,987.26)	(\$234,707.48)	(6.27)%	Completed

Code	Workpaper	CY Balance	LY Balance	Change	Status
A	Financial Statements				Completed
B	Permanent Documents				Completed
C	Other Documents				Completed
D	Pension Documentation				Completed
E	Estate Planning				Completed

24200 - Contributions

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
BRADAN00001A	(Contributions) Brazdil, Daniel Peter - Accumulation (Accumulation)	(\$20,881.95)	(\$18,219.42)	14.61%
TOTAL		CY Balance	LY Balance	
		(\$20,881.95)	(\$18,219.42)	

Supporting Documents

- Contributions Breakdown Report [Report](#)

Standard Checklist

- Attach copies of S290-170 notices (if necessary)
- Attach copy of Contributions Breakdown Report
- Attach SuperStream Contribution Data Report
- Check Fund is registered for SuperStream (if necessary)
- Ensure all Contributions have been allocated from Bank Accounts
- Ensure Work Test is satisfied if members are over 65

Danson Super Fund

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
Brazdil, Daniel Peter	Provided	48	152,172.18	20,881.95	0.00	0.00	0.00	20,881.95
All Members				20,881.95	0.00	0.00	0.00	20,881.95

*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
Brazdil, Daniel Peter	Concessional	20,881.95	56,726.86	35,844.91 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
Brazdil, Daniel Peter							
Concessional Contribution Cap	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	27,500.00	
Concessional Contribution	14,980.80	12,186.70	12,349.10	15,204.62	18,219.42	20,881.95	
Unused Concessional Contribution	0.00	0.00	12,650.90	9,795.38	6,780.58	6,618.05	
Cumulative Carry Forward Unused	N/A	N/A	0.00	12,650.90	22,446.28	29,226.86	
Maximum Cap Available	30,000.00	25,000.00	25,000.00	37,650.90	47,446.28	56,726.86	35,844.91 Below Cap
Total Super Balance	0.00	103,228.88	107,423.35	107,253.95	139,804.63	152,172.18	

NCC Bring Forward Caps

Member	Bring Forward Cap	2019	2020	2021	2022	Total	Current Position
Brazdil, Daniel Peter	N/A	0.00	0.00	0.00	0.00	N/A	Bring Forward Not Triggered

Brazdil, Daniel Peter

Date	Transaction Description	Ledger Data				SuperStream Data					
		Contribution Type	Concessional	Non-Concession	Other	Reserves	Contribution	Employer	Concessional	Non-Concess	Other
07/10/2021	Quicksuper Qsuper3060113058	Employer	5,171.40								
18/01/2022	Quicksuper Qsuper3126614169	Employer	4,853.15								
07/04/2022	Quicksuper Qsuper3181558110	Employer	5,091.84								
27/06/2022	Quicksuper Qsuper3238144681	Employer	5,765.56								
Total - Brazdil, Daniel Peter			20,881.95	0.00	0.00	0.00			0.00	0.00	0.00
Total for All Members			20,881.95	0.00	0.00	0.00					

25000 - Interest Received

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
STG483872419	St George Power Saver Account	(\$28.88)	(\$9.95)	190.25%
TOTAL		CY Balance	LY Balance	
		(\$28.88)	(\$9.95)	

Supporting Documents

- Interest Reconciliation Report [Report](#)

Standard Checklist

- Attach Interest Reconciliation Report
- Ensure all interest has been recorded from Bank Statements
- Review Statements to ensure all TFN withheld has been input

Danson Super Fund Interest Reconciliation Report

For The Period 01 July 2021 - 30 June 2022

Date	Payment Amount	Gross Interest	TFN Withheld	Foreign Income	Foreign Credits
Bank Accounts					
STG483872419 St George Power Saver Account					
31/07/2021	1.02	1.02			
31/08/2021	0.94	0.94			
30/09/2021	0.87	0.87			
30/10/2021	1.02	1.02			
30/11/2021	1.16	1.16			
31/12/2021	2.10	2.10			
31/01/2022	1.48	1.48			
31/01/2022	2.22	2.22			
28/02/2022	2.21	2.21			
31/03/2022	2.27	2.27			
30/04/2022	2.44	2.44			
30/04/2022	1.63	1.63			
31/05/2022	2.70	2.70			
31/05/2022	4.01	4.01			
30/06/2022	2.81	2.81			
	28.88	28.88			
	28.88	28.88			

Danson Super Fund

Interest Reconciliation Report

For The Period 01 July 2021 - 30 June 2022

Date	Payment Amount	Gross Interest	TFN Withheld	Foreign Income	Foreign Credits
TOTAL	28.88	28.88			

Tax Return Reconciliation

	Totals	Tax Return Label
Gross Interest	28.88	11C

28000 - Property Income

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	(\$27,248.15)	(\$23,990.17)	13.58%
TOTAL		CY Balance	LY Balance	
		(\$27,248.15)	(\$23,990.17)	

Supporting Documents

- General Ledger [Report](#)
- Property income & expenses stat.pdf [SHYBLAVING](#)
- DANSON-RENTAL AGREEMENTS-16.02.23.pdf [SHYBLAVING](#)

Standard Checklist

- Attach all source documentation e.g. Rental Statements, Lease Statements
- Attach Rental Property Statement Report

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
352 Parkland Crescent Lavington (SHYBLAVING)					
16/07/2021	Ian Ritchie Real Transfer Parkland			798.26	798.26 CR
02/08/2021	Ian Ritchie Real Transfer Parkland			798.28	1,596.54 CR
16/08/2021	Ian Ritchie Real Ian Ritchie Re			893.78	2,490.32 CR
24/08/2021	New Heater			1,875.01	4,365.33 CR
15/09/2021	Ian Ritchie Real Ian Ritchie Re			346.04	4,711.37 CR
01/10/2021	Ian Ritchie Real Ian Ritchie Re			311.67	5,023.04 CR
15/10/2021	Ian Ritchie Real Ian Ritchie Re			1,384.18	6,407.22 CR
15/11/2021	Ian Ritchie Real Ian Ritchie Re			803.52	7,210.74 CR
01/12/2021	Ian Ritchie Real Ian Ritchie Re			229.62	7,440.36 CR
16/12/2021	Ian Ritchie Real Ian Ritchie Re			1,188.63	8,628.99 CR
04/01/2022	Ian Ritchie Real Ian Ritchie Re			888.22	9,517.21 CR
17/01/2022	Ian Ritchie Real Ian Ritchie Re			1,038.70	10,555.91 CR
01/02/2022	Ian Ritchie Real Ian Ritchie Re			923.76	11,479.67 CR
15/02/2022	Ian Ritchie Real Ian Ritchie Re			948.72	12,428.39 CR
01/03/2022	Ian Ritchie Real Ian Ritchie Re			1,069.68	13,498.07 CR
16/03/2022	Ian Ritchie Real Ian Ritchie Re			948.72	14,446.79 CR
01/04/2022	Ian Ritchie Real Ian Ritchie Re			1,033.20	15,479.99 CR
14/04/2022	Ian Ritchie Real Ian Ritchie Re			903.73	16,383.72 CR
02/05/2022	Ian Ritchie Real Ian Ritchie Re			1,033.20	17,416.92 CR
16/05/2022	Ian Ritchie Real Ian Ritchie Re			1,163.09	18,580.01 CR
01/06/2022	Ian Ritchie Real Ian Ritchie Re			1,561.18	20,141.19 CR
15/06/2022	Ian Ritchie Real Ian Ritchie Re			1,085.62	21,226.81 CR
30/06/2022	2022 rent receivable			1,135.46	22,362.27 CR
30/06/2022	2022 property expenses as per the summary report			4,885.88	27,248.15 CR
				27,248.15	27,248.15 CR

Total Debits: 0.00

Total Credits: 27,248.15

Folio Summary

Danson Super Pty Ltd ATF Danson Super Fund
PO Box 813
Concord NSW 2137

Folio: OWN00617
From: 1/07/2021
To: 30/06/2022
Created: 1/07/2022

Money In	Money Out	Balance
\$33,466.45	\$12,979.19	\$20,487.26

Account	Included Tax	Money Out	Money In
1/352 Parkland Crescent, Lavington NSW			
Rent			\$12,455.70
Reimbursement - Cleaning			\$32.86
New Inventory Items	\$565.30	\$6,218.30	
Heating - New Install	\$170.46	\$1,875.01	
Smoke Alarms/Fire Extinguisher - Compliance Inspection	\$6.82	\$75.00	
Gardening & Lawn Mowing	\$113.48	\$1,248.30	
Cleaning	\$12.00	\$132.00	
Lease Preparation Fee	\$1.50	\$16.50	
Advertising	\$6.82	\$75.00	
Letting Fee	\$28.00	\$308.00	
Management Fee	\$100.85	\$1,109.25	
Sundry Fee	\$0.75	\$8.25	
Subtotal		\$11,065.61	\$12,488.56
2/352 Parkland Crescent, Lavington NSW			
Rent			\$14,759.59
Smoke Alarms/Fire Extinguisher - Compliance Inspection	\$6.82	\$75.00	
Lease Preparation Fee	\$1.50	\$16.50	
Advertising	\$6.82	\$75.00	
Letting Fee	\$29.00	\$319.00	
Management Fee	\$122.60	\$1,348.33	
Sundry Fee	\$0.75	\$8.25	
Subtotal		\$1,842.08	\$14,759.59
Account Transactions			
Money to Owner			\$6,218.30
End of Financial Year Statement Fee	\$1.00	\$11.00	
Sundry Fee	\$5.50	\$60.50	
Subtotal		\$71.50	\$6,218.30
Total		\$12,979.19	\$33,466.45

Total Tax on Money Out: \$1,179.97

IMPORTANT INFORMATION

Please read this before completing the residential tenancy agreement (the **Agreement**).

1. This form is your written record of your tenancy agreement. This is a binding contract under the *Residential Tenancies Act 2010*, so please read all terms and conditions carefully.
2. If you need advice or information on your rights and responsibilities, please call NSW Fair Trading on 13 32 20 or visit www.fairtrading.nsw.gov.au before signing the Agreement.
3. If you require extra space to list additional items and terms, attach a separate sheet. All attachments should be signed and dated by both the landlord or the landlord's agent and the tenant to show that both parties have read and agree to the attachments.
4. The landlord or the landlord's agent must give the tenant a copy of the signed Agreement and any attachments, two copies or one electronic copy of the completed condition report and a copy of NSW Fair Trading's Tenant Information Statement publication.

This agreement is made on / / at Between

Landlord *[Insert name and telephone number or other contact details of landlord(s). If the landlord does not ordinarily reside in New South Wales, specify the State, Territory or, if not in Australia, country in which the landlord ordinarily resides]*

Landlord 1 Name: A.B.N. (if applicable):
 Landlord telephone number or other contact details:
 If not in NSW, the State, Territory or country (if not Australia) the landlord ordinarily resides in:

Landlord 2 Name: A.B.N. (if applicable):
 Landlord telephone number or other contact details:
 If not in NSW, the State, Territory or country (if not Australia) the landlord ordinarily resides in:

Note. These details must be provided for landlord(s), whether or not there is a landlord's agent.

[Insert business address or residential address of landlord(s)]

Note. These details must be provided for landlord(s) if there is no landlord's agent.

[Insert corporation name and business address of landlord(s) if landlord(s) is a corporation]

Tenant *[Insert name of tenant(s) and contact details]*

Tenant 1 Name
 Phone Email

Tenant 2 Name
 Phone Email

Tenant 3 Name
 Phone Email

Tenant 4 Name
 Phone Email

Landlord's agent details *[Insert name of landlord's agent (if any) and contact details]*

Licensee
 Trading as A.B.N.
 Address

 Phone Fax Mobile Email

Tenant's agent details *[Insert name of tenant's agent (if any) and contact details]*

Name/s A.B.N.
 Address

 Phone Fax Mobile Email

IMPORTANT INFORMATION

Maximum number of occupants

No more than persons may ordinarily live in the premises at any one time.

Urgent repairs

Nominated tradespeople for urgent repairs:

Electrical repairs: Telephone:

Plumbing repairs: Telephone:

Other repairs: Telephone:

Water usage

Will the tenant be required to pay separately for water usage? Yes No If yes, see clauses 12 and 13.

Utilities

Is electricity supplied to the premises from an embedded network? Yes No

Is gas supplied to the premises from an embedded network? Yes No

For more information on consumer rights if electricity or gas is supplied from an embedded network contact NSW Fair Trading.

Smoke alarms

Indicate whether the smoke alarms installed in the residential premises are hardwired or battery operated:

Hardwired smoke alarm

Battery operated smoke alarm

If the smoke alarms are battery operated, are the batteries in the smoke alarms of a kind the tenant can replace? Yes No

If yes, specify the type of battery that needs to be used if the battery in the smoke alarm needs to be replaced:

If the smoke alarms are hardwired, are the back-up batteries in the smoke alarms of a kind the tenant can replace? Yes No

If yes, specify the type of back-up battery that needs to be used if the back-up battery in the smoke alarm needs to be replaced:

If the *Strata Schemes Management Act 2015* applies to the residential premises, is the owners corporation of the strata scheme responsible for the repair and replacement of smoke alarms in the residential premises? Yes No

Strata by-laws

Are there any strata or community scheme by-laws applicable to the residential premises? Yes No If yes, see clauses 38 and 39.

Giving notices and other documents electronically [optional] [Cross out if not applicable]

Indicate below for each person whether the person provides express consent to any notice and any other document under section 223 of the *Residential Tenancies Act 2010* being given or served on them by email. The *Electronic Transactions Act 2000* applies to notices and other documents you send or receive electronically.

[You should only consent to electronic service if you check your emails regularly. If there is more than one tenant on the agreement, all tenants should agree on a single email address for electronic service. This will help ensure co-tenants receive notices and other documents at the same time.]

Landlord

Does the landlord give express consent to the electronic service of notices and documents? Yes No If yes, see clause 50.

[Specify email address to be used for the purpose of serving notices and documents.]

Tenant

Does the tenant give express consent to the electronic service of notices and documents? Yes No If yes, see clause 50.

[Specify email address to be used for the purpose of serving notices and documents.]

Condition report

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is given to the tenant for signing.

Tenancy laws

The *Residential Tenancies Act 2010* and the *Residential Tenancies Regulation 2019* apply to this agreement. Both the landlord and the tenant must comply with these laws.

Kewas

S.C

- 10.9** the costs and charges for repair, maintenance or other work carried out on the residential premises which is required to facilitate the proper installation or replacement of an electricity meter, in working order, including an advanced meter, if the meter installation is required by the retailer to replace an existing meter because the meter is faulty, testing indicates the meter may become faulty or the meter has reached the end of its life.
- 11. The tenant agrees to pay:**
- 11.1** all charges for the supply of electricity or oil to the tenant at the residential premises if the premises are separately metered, and
- 11.2** all charges for the supply of non-bottled gas to the tenant at the residential premises if the premises are separately metered, unless the premises do not have any appliances supplied by the landlord for which gas is required and the tenant does not use gas supplied to the premises, and
- Note.** Charges for the supply of gas in certain circumstances may also be payable by a tenant under a social housing agreement in accordance with clause 36 of the *Residential Tenancies Regulation 2019*.
- 11.3** all charges for the supply of bottled gas to the tenant at the residential premises except for the costs and charges for the supply or hire of gas bottles at the start of the tenancy, and
- 11.4** all charges for pumping out a septic system used for the residential premises, and
- 11.5** any excess garbage charges relating to the tenant's use of the residential premises, and
- 11.6** water usage charges, if the landlord has installed water efficiency measures referred to in clause 10 of the *Residential Tenancies Regulation 2019* and the residential premises:
- 11.6.1** are separately metered, or
- 11.6.2** are not connected to a water supply service and water is delivered by vehicle.
- Note.** Separately metered is defined in the *Residential Tenancies Act 2010*.
- 12. The landlord agrees** that the tenant is not required to pay water usage charges unless:
- 12.1** the landlord gives the tenant a copy of the part of the water supply authority's bill setting out the charges, or other evidence of the cost of water used by the tenant, and
- 12.2** the landlord gives the tenant at least 21 days to pay the charges, and
- 12.3** the landlord requests payment of the charges by the tenant not later than 3 months after the issue of the bill for the charges by the water supply authority, and
- 12.4** the residential premises have the following water efficiency measures:
- 12.4.1** all internal cold water taps and single mixer taps for kitchen sinks or bathroom hand basins on the premises have a maximum flow rate of 9 litres a minute,
- 12.4.2** on and from 23 March 2025, all toilets are dual flush toilets that have a minimum 3 star rating in accordance with the WELS scheme,
- 12.4.3** all showerheads have a maximum flow rate of 9 litres a minute,
- 12.4.4** at the commencement of the residential tenancy agreement and whenever any other water efficiency measures are installed, repaired or upgraded, the premises are checked and any leaking taps or toilets on the premises have been fixed.
- 13. The landlord agrees** to give the tenant the benefit of, or an amount equivalent to, any rebate received by the landlord for water usage charges payable or paid by the tenant.
- POSSESSION OF THE PREMISES**
- 14. The landlord agrees:**
- 14.1** to make sure the residential premises are vacant so the tenant can move in on the date agreed, and
- 14.2** to take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the premises cannot be used as a residence for the term of this agreement.
- TENANT'S RIGHT TO QUIET ENJOYMENT**
- 15. The landlord agrees:**
- 15.1** that the tenant will have quiet enjoyment of the residential premises without interruption by the landlord or any person claiming by, through or under the landlord or having superior title to that of the landlord (such as a head landlord), and
- 15.2** that the landlord or the landlord's agent will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in using the residential premises, and
- 15.3** that the landlord or the landlord's agent will take all reasonable steps to ensure that the landlord's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in using the residential premises.
- USE OF THE PREMISES BY TENANT**
- 16. The tenant agrees:**
- 16.1** not to use the residential premises, or cause or permit the premises to be used, for any illegal purpose, and
- 16.2** not to cause or permit a nuisance, and
- 16.3** not to interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours, and
- 16.4** not to intentionally or negligently cause or permit any damage to the residential premises, and
- 16.5** not to cause or permit more people to reside in the residential premises than is permitted by this agreement.
- 17. The tenant agrees:**
- 17.1** to keep the residential premises reasonably clean, and
- 17.2** to notify the landlord as soon as practicable of any damage to the residential premises, and
- 17.3** that the tenant is responsible to the landlord for any act or omission by a person who is lawfully on the residential premises if the person is only permitted on the premises with the tenant's consent and the act or omission would be in breach of this agreement if done or omitted by the tenant, and
- 17.4** that it is the tenant's responsibility to replace light globes on the residential premises.
- 18. The tenant agrees**, when this agreement ends and before giving vacant possession of the premises to the landlord:
- 18.1** to remove all the tenant's goods from the residential premises, and
- 18.2** to leave the residential premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy, and
- 18.3** to leave the residential premises reasonably clean, having regard to their condition at the commencement of the tenancy, and
- 18.4** to remove or arrange for the removal of all rubbish from the residential premises in a way that is lawful and in accordance with council requirements, and

- 21.2 to make all reasonable efforts to agree with the tenant as to the days and times when the residential premises are to be available for inspection by potential purchasers.
22. **The tenant agrees** not to unreasonably refuse to agree to days and times when the residential premises are to be available for inspection by potential purchasers.
23. **The landlord and the tenant agree:**
- 23.1 that the tenant is not required to agree to the residential premises being available for inspection more than twice in a period of a week, and
- 23.2 that, if they fail to agree, the landlord may show the residential premises to potential purchasers not more than twice in any period of a week and must give the tenant at least 48 hours notice each time.

LANDLORD'S ACCESS TO THE PREMISES

24. **The landlord agrees** that the landlord, the landlord's agent or any person authorised in writing by the landlord, during the currency of this agreement, may only enter the residential premises in the following circumstances:
- 24.1 in an emergency (including entry for the purpose of carrying out urgent repairs),
- 24.2 if the Civil and Administrative Tribunal so orders,
- 24.3 if there is good reason for the landlord to believe the premises are abandoned,
- 24.4 if there is good reason for serious concern about the health of the tenant or any other person on the residential premises and a reasonable attempt has been made to obtain consent to the entry,
- 24.5 to inspect the premises, if the tenant is given at least 7 days written notice (no more than 4 inspections are allowed in any period of 12 months),
- 24.6 to carry out, or assess the need for, necessary repairs, if the tenant is given at least 2 days notice each time,
- 24.7 to carry out, or assess the need for, work relating to statutory health and safety obligations relating to the residential premises, if the tenant is given at least 2 days notice each time,
- 24.8 to show the premises to prospective tenants on a reasonable number of occasions if the tenant is given reasonable notice on each occasion (this is only allowed during the last 14 days of the agreement),
- 24.9 to value the property, if the tenant is given 7 days notice (not more than one valuation is allowed in any period of 12 months),
- 24.10 to take photographs, or make visual recordings, of the inside of the premises in order to advertise the premises for sale or lease, if the tenant is given reasonable notice and reasonable opportunity to move any of their possessions that can reasonably be moved out of the frame of the photograph or the scope of the recording (this is only allowed once in a 28 day period before marketing of the premises starts for sale or lease or the termination of this agreement),
- 24.11 if the tenant agrees.
25. **The landlord agrees** that a person who enters the residential premises under clause 24.5, 24.6, 24.7, 24.8, 24.9 or 24.10 of this agreement:
- 25.1 must not enter the premises on a Sunday or a public holiday, unless the tenant agrees, and
- 25.2 may enter the premises only between the hours of 8.00 a.m. and 8.00 p.m., unless the tenant agrees to another time, and
- 25.3 must not stay on the residential premises longer than is necessary to achieve the purpose of the entry to the premises, and

25.4 must, if practicable, notify the tenant of the proposed day and time of entry.

26. **The landlord agrees** that, except in an emergency (including to carry out urgent repairs), a person other than the landlord or the landlord's agent must produce to the tenant the landlord's or the landlord's agent's written permission to enter the residential premises.
27. **The tenant agrees** to give access to the residential premises to the landlord, the landlord's agent or any person, if they are exercising a right to enter the residential premises in accordance with this agreement.

PUBLISHING PHOTOGRAPHS OR VISUAL RECORDINGS

28. **The landlord agrees** that the landlord or the landlord's agent must not publish any photographs taken or visual recordings made of the inside of the residential premises in which the tenant's possessions are visible unless they first obtain written consent from the tenant.
- Note.** See section 55A of the *Residential Tenancies Act 2010* for when a photograph or visual recording is published.
29. **The tenant agrees** not to unreasonably withhold consent. If the tenant is in circumstances of domestic violence within the meaning of section 105B of the *Residential Tenancies Act 2010*, it is not unreasonable for the tenant to withhold consent.

FIXTURES, ALTERATIONS, ADDITIONS OR RENOVATIONS TO THE PREMISES

30. **The tenant agrees:**
- 30.1 not to install any fixture or renovate, alter or add to the residential premises without the landlord's written permission, and
- 30.2 that certain kinds of fixtures or alterations, additions or renovations that are of a minor nature specified by clause 22(2) of the *Residential Tenancies Regulation 2019* may only be carried out by a person appropriately qualified to carry out those alterations unless the landlord gives consent, and
- 30.3 to pay the cost of a fixture, installed by or on behalf of the tenant, or any renovation, alteration or addition to the residential premises, unless the landlord otherwise agrees, and
- 30.4 not to remove, without the landlord's permission, any fixture attached by the tenant that was paid for by the landlord or for which the landlord gave the tenant a benefit equivalent to the cost of the fixture, and
- 30.5 to notify the landlord of any damage caused by removing any fixture attached by the tenant, and
- 30.6 to repair any damage caused by removing the fixture or compensate the landlord for the reasonable cost of repair.
31. **The landlord agrees** not to unreasonably withhold consent to a fixture, or to an alteration, addition or renovation that is of a minor nature.

Note. The *Residential Tenancies Regulation 2019* provides a list of the kinds of fixtures or alterations, additions or renovations of a minor nature to which it would be unreasonable for a landlord to withhold consent and which of those fixtures, or alterations, additions or renovations the landlord may give consent to on the condition that the fixture or alteration, addition or renovation is carried out by an appropriately qualified person.

LOCKS AND SECURITY DEVICES

32. **The landlord agrees:**
- 32.1 to provide and maintain locks or other security devices necessary to keep the residential premises reasonably secure, and

SAC

42.6 repair or replace a smoke alarm within 2 business days of becoming aware that the smoke alarm is not working unless the tenant notifies the landlord that the tenant will carry out the repair to the smoke alarm and the tenant carries out the repair, and

42.7 reimburse the tenant for the costs of a repair or replacement of a smoke alarm in accordance with clause 18 of the *Residential Tenancies Regulation 2019*, that the tenant is allowed to carry out.

Note 1. Under section 64A of the *Residential Tenancies Act 2010*, repairs to a smoke alarm includes maintenance of a smoke alarm in working order by installing or replacing a battery in the smoke alarm.

Note 2. Clauses 42.2–42.7 do not apply to a landlord of premises that comprise or include a lot in a strata scheme (within the meaning of the *Strata Schemes Management Act 2015*) if the owners corporation is responsible for the repair and replacement of smoke alarms in the residential premises.

Note 3. A tenant who intends to carry out a repair to a smoke alarm may do so only in the circumstances prescribed for a tenant in clause 15 of the *Residential Tenancies Regulation 2019*.

Note 4. Section 64A of the Act provides that a smoke alarm includes a heat alarm.

43. The tenant agrees:

43.1 to notify the landlord if a repair or a replacement of a smoke alarm is required, including replacing a battery in the smoke alarm, and

43.2 that the tenant may only replace a battery in a battery-operated smoke alarm, or a back-up battery in a hardwired smoke alarm, if the smoke alarm has a removable battery or a removable back-up battery, and

43.3 to give the landlord written notice, as soon as practicable if the tenant will carry out and has carried out a repair or replacement, or engages a person to carry out a repair or replacement, in accordance with clauses 15–17 of the *Residential Tenancies Regulation 2019*.

Note. Clauses 43.2 and 43.3 do not apply to tenants under social housing tenancy agreements or tenants of premises that comprise or include a lot in a strata scheme (within the meaning of the *Strata Schemes Management Act 2015*) if the owners corporation is responsible for the repair and replacement of smoke alarms in the residential premises.

44. The landlord and tenant each agree not to remove or interfere with the operation of a smoke alarm installed on the residential premises unless they have a reasonable excuse to do so.

Note. The regulations made under the *Environmental Planning and Assessment Act 1979* provide that it is an offence to remove or interfere with the operation of a smoke alarm or a heat alarm in particular circumstances.

SWIMMING POOLS

[Cross out this clause if there is no swimming pool]

~~**45. The landlord agrees to ensure that the requirements of the Swimming Pools Act 1992 have been complied with in respect of the swimming pool on the residential premises.**~~

[Cross out the following clause if there is no swimming pool or the swimming pool is situated on land in a strata scheme (within the meaning of the Strata Schemes Management Act 2015) or in a community scheme (within the meaning of the Community Land Development Act 1989) and that strata or community scheme comprises more than 2 lots]

~~**46. The landlord agrees to ensure that at the time that this residential tenancy agreement is entered into:**~~

~~**46.1** the swimming pool on the residential premises is registered under the Swimming Pools Act 1992 and has a valid certificate of compliance under that Act or a relevant occupation certificate within the meaning of that Act, and~~

~~**46.2** a copy of that valid certificate of compliance or relevant occupation certificate is provided to the tenant.~~

Note. A swimming pool certificate of compliance is valid for 3 years from its date of issue.

LOOSE-FILL ASBESTOS INSULATION

47. The landlord agrees:

47.1 if, at the time that this residential tenancy agreement is entered into, the premises have been and remain listed on the LFAI Register, the tenant has been advised in writing by the landlord that the premises are listed on that Register, or

47.2 if, during the tenancy, the premises become listed on the LFAI Register, to advise the tenant in writing, within 14 days of the premises being listed on the Register, that the premises are listed on the Register.

COMBUSTIBLE CLADDING

48. The landlord agrees that if, during the tenancy, the landlord becomes aware of any of the following facts, the landlord will advise the tenant in writing within 14 days of becoming aware of the fact:

48.1 that the residential premises are part of a building in relation to which a notice of intention to issue a fire safety order, or a fire safety order, has been issued requiring rectification of the building regarding external combustible cladding,

48.2 that the residential premises are part of a building in relation to which a notice of intention to issue a building product rectification order, or a building product rectification order, has been issued requiring rectification of the building regarding external combustible cladding,

48.3 that the residential premises are part of a building where a development application or complying development certificate application has been lodged for rectification of the building regarding external combustible cladding.

SIGNIFICANT HEALTH OR SAFETY RISKS

49. The landlord agrees that if, during the tenancy, the landlord becomes aware that the premises are subject to a significant health or safety risk, the landlord will advise the tenant in writing, within 14 days of becoming aware, that the premises are subject to the significant health or safety risk and the nature of the risk.

ELECTRONIC SERVICE OF NOTICES AND OTHER DOCUMENTS

50. The landlord and the tenant agree:

50.1 to only serve any notices and any other documents, authorised or required by the *Residential Tenancies Act 2010* or the regulations or this agreement, on the other party by email if the other party has provided express consent, either as part of this agreement or otherwise, that a specified email address is to be used for the purpose of serving notices and other documents, and

50.2 to notify the other party in writing within 7 days if the email address specified for electronic service of notices and other documents changes, and

50.3 that they may withdraw their consent to the electronic service of notices and other documents at any time, by notifying the other party in writing, and

50.4 if a notice is given withdrawing consent to electronic service of notices and other documents, following the giving of such notice, no further notices or other documents are to be served by email.

BREAK FEE FOR FIXED TERM OF NOT MORE THAN 3 YEARS

51. The tenant agrees that, if the tenant ends the residential tenancy agreement before the end of the fixed term of the agreement, the tenant must pay a break fee of the following amount if the fixed term is not more than 3 years:

51.1 4 weeks rent if less than 25% of the fixed term has expired,

58.2 the availability of telephone or fax lines, internet services, analogue, digital or cable television (and the adequacy of such services) are the sole responsibility of the tenant and the tenant should make their own enquiries as to the availability and adequacy of such services before executing this agreement. The landlord does not warrant that any telephone or fax plugs, antenna sockets or other such sockets or service points located in the residential premises are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries. The landlord is not obliged to install any antenna, plugs or sockets including but not limited to any digital aerials or antennas or to carry out any upgrades in respect of television or internet reception on the residential premises.

ADDITIONAL TERM - RENT AND RENTAL BOND**59. The tenant agrees:**

- 59.1 to pay the rent on or before the day which the term of this agreement begins; and
- 59.2 not to apply any rental bond towards payment of the rent without the prior written consent of the landlord.

60. The landlord and the tenant may, by agreement, change the manner in which rent is payable under this agreement.

ADDITIONAL TERM - OCCUPANTS**61. The tenant agrees:**

- 61.1 not to part with possession other than in accordance with the provisions of this agreement or the *Residential Tenancies Act 2010*, and
- 61.2 to ensure that occupants and other persons who come on to the residential premises with the tenant's consent comply with the conditions of this agreement.

ADDITIONAL TERM - TERMINATION

62. The tenant acknowledges that a notice of termination does not by itself end the tenant's obligations under this agreement.

63. The tenant agrees:

- 63.1 upon termination of this agreement, to:
- promptly and peacefully deliver up vacant possession of the residential premises to the landlord by the date specified in the termination notice or otherwise in accordance with the *Residential Tenancies Act 2010*;
 - promptly notify the landlord or the landlord's agent of the tenant's forwarding address; and
 - comply with its obligations in clause 18 of this agreement; and
- 63.2 that the tenant's obligations under this agreement continue until such time as the tenant has provided vacant possession of the residential premises, left them in the condition required under this agreement and returned to the landlord or the landlord's agent all keys, access cards, locks and other opening devices and security items.

64. Notwithstanding any termination of this agreement, the tenant acknowledges and agrees that an application may be made to the Civil and Administrative Tribunal if the tenant does not vacate when required or otherwise does not comply with this agreement.

65. The landlord and the tenant agree that:

- 65.1 any action by the landlord or the tenant to terminate this agreement shall not affect any claim for compensation in respect of a breach of this agreement; and
- 65.2 the acceptance of or demand for rent or other money by the landlord after service of a termination notice for breach does not operate as a waiver of that notice nor does it evidence the creation of a new tenancy.

Note: Examples of where a fixed term agreement can be ended are where a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days. Examples of where a periodic agreement can be ended are where a contract for sale of land requiring vacant possession has been exchanged (in which case the notice period is not less than 30 days), a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days.

Note: If the tenant breaches this agreement the landlord should refer to section 87(2) of the *Residential Tenancies Act 2010*.

ADDITIONAL TERM - STATUTES, STRATA BY-LAWS, RULES AND SPECIAL CONDITIONS FOR FLATS**66. The tenant acknowledges and agrees:**

- 66.1 to observe all relevant statutes, statutory regulations, strata by-laws, company title rules and community title rules relating to health, safety, noise and other housing standards with respect to the residential premises;
- 66.2 where the residential premises are subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*, to observe and comply with any applicable strata by-laws and/or management statements and any applicable law;
- 66.3 where the residential premises are a flat (not subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*), to comply with any applicable law and the special conditions contained in Schedule A of this agreement and any other special conditions as notified to the tenant from time to time; and
- 66.4 that, at the tenant's cost, the owners corporation or strata managing agent may dispose of abandoned goods, perishable goods or rubbish left on common property.

ADDITIONAL TERM - SWIMMING POOLS

(This clause does not apply when there is no pool on the residential premises)

~~67. Unless otherwise agreed by the landlord and tenant in writing, the tenant agrees:~~

- ~~67.1 to vacuum, brush and clean the pool, backwash the filter and empty the leaf basket(s) regularly keeping them free from leaf litter and other debris;~~
- ~~67.2 to have the pool water tested once a month at a pool shop and to purchase and use the appropriate chemicals to keep the water clean and clear;~~
- ~~67.3 to keep the water level above the filter inlet at all times;~~
- ~~67.4 to notify the landlord or the landlord's agent as soon as practicable of any problems with the pool or equipment, safety gate, access door, fence or barrier;~~
- ~~67.5 not to interfere with the operation of any pool safety gate, access door, fence or barrier including not propping or holding open any safety gate or access door, nor leaving any item or object near a pool safety gate, access door, fence or barrier which would aid or allow access by children to the pool area or allow children to climb the pool safety gate, access door, fence or barrier; and~~
- ~~67.6 to ensure that the pool safety gate or access door is self-closing at all times.~~

76. **The landlord agrees** to provide to the tenant's agent (if appointed) all notices and documents that it gives to the tenant.

ADDITIONAL TERM - TENANT'S REFUSAL OF ACCESS

77. Where the tenant has been provided with the requisite notice pursuant to clause 24.8 and the tenant has refused access to the residential premises preventing prospective tenants from inspecting them, **the tenant acknowledges and agrees** that the landlord is entitled to claim damages for loss of bargain in the event the landlord is unable to secure a future tenant as a result of the tenant's refusal to allow access to the residential premises.

78. **The tenant agrees** that the landlord and the landlord's agent are authorised to use the office set of keys to access the residential premises for the purpose of carrying out an inspection pursuant to clause 24.

ADDITIONAL TERM - PRIVACY POLICY

79. The *Privacy Act 1988* (Cth) (the **Act**) allows certain information about the tenant referred to in this agreement to be collected, used and disclosed for the purpose for which it was collected, and otherwise in accordance with the Act. This Privacy Policy does not form part of this agreement and only applies to the extent that the landlord collects, uses and discloses personal information and is required by the Act to comply with the requirements of the Act. If the landlord appoints an agent to act for the landlord, then this Privacy Policy will apply to the landlord's agent's collection, use and disclosure of personal information on behalf of the landlord.

The landlord may amend, or amend and restate, this Privacy Policy from time to time and may subsequently notify the tenant of any changes to this Privacy Policy by written notification to the tenant. Any change to this Privacy Policy takes effect on the date of that written notification.

The personal information the tenant provides in connection with this agreement or collected from other sources is necessary for the landlord and (if appointed) the landlord's agent to:

- (a) identify and verify the tenant's identity;
- (b) process and assess any application received in relation to the lease of the residential premises;
- (c) assess the tenant's ability to meet their financial and other obligations under this agreement;
- (d) manage this agreement and the residential premises including (without limitation) the collection of rent and the preparation of required statements of accounts;
- (e) contact and liaise with goods and services providers as instructed by the tenant and to provide those providers with the tenant's personal information;
- (f) comply with any applicable law;
- (g) liaise and exchange information with the tenant and the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent in relation to or in connection with this agreement;
- (h) negotiate the lease for the residential premises;
- (i) process any payment (including, without limitation, the exchange of personal information with the relevant payment provider, where necessary); and
- (j) comply with any dispute resolution process.

If the personal information is not provided by the tenant, the landlord and (if appointed) the landlord's agent may not be able to carry out the steps described above.

Personal information collected about the tenant may be disclosed by the landlord or (if appointed) the landlord's agent for the purpose for which it was collected, to other parties including to the landlord (if the landlord's agent is appointed), the landlord's mortgagee or head-lessor (in either case, if any), the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent, referees, valuers, other agents, Courts and

applicable tribunals, third party operators of tenancy and other databases, other third parties instructed by the tenant (including, without limitation, goods, and services providers), as required by any applicable law and to any prospective or actual purchaser of the residential premises including to their prospective or actual mortgagee (if any). Personal information held by tenancy databases and relevant agencies may also be requested by and disclosed to the landlord and/or the landlord's agent. The landlord and (if appointed) the landlord's agent will take reasonable precautions to protect the personal information they hold in relation to the tenant from misuse, loss, and unauthorised access, modification or disclosure.

Further, if the tenant applies for the lease of the residential premises via any third party letting business, including any online letting businesses, then the tenant will have consented to the disclosure of its personal information by that business to the landlord and (if appointed) the landlord's agent. The tenant consents to the landlord and (if appointed) the landlord's agent receiving personal information from the relevant online letting business for the purposes specified in this Privacy Policy.

If the tenant fails to comply with its obligations under this agreement, then that fact and other relevant personal information collected about the tenant during the term of this agreement may also be disclosed to third party operators of tenancy and other databases, other agents, Courts and relevant tribunals.

The landlord and (if appointed) the landlord's agent may also use the tenant's information including personal information for marketing and research purposes to inform the tenant of products and services provided by the landlord and (if appointed) the landlord's agent, which the landlord and (if appointed) the landlord's agent consider may be of value or interest to the tenant, unless the tenant tells the landlord or (if appointed) the landlord's agent (see opt out option below) or has previously told the landlord or (if appointed) the landlord's agent not to. If the tenant **does not wish** to receive any information about such products and services then please tick this box: or otherwise notify the landlord and/or landlord's agent using the contact details of the landlord and/or landlord's agent (as applicable) set out earlier in this agreement.

The tenant has the right to request access to any personal information held by the landlord and (if appointed) the landlord's agent which relates to them, unless the landlord or (if appointed) the landlord's agent is permitted by law (including the Act) to withhold that information. If the Act applies to the landlord and the landlord is an 'organisation' (as defined under the Act) then it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). If an agent is appointed by the landlord, it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). Any requests for access to the tenant's personal information should be made in writing to the landlord or (if appointed) the landlord's agent at the contact details included in this agreement. The tenant has the right to request the correction of any personal information which relates to the tenant that is inaccurate, incomplete or out-of-date.

By signing this agreement, **the tenant acknowledges** that it has read and understands the terms of this Privacy Policy and agrees to those terms and the permissions to collect, use and disclose personal information, and **the tenant authorises** the landlord and (if appointed) the landlord's agent to collect, use and obtain, in accordance with the Act, their personal information for the purposes specified in this Privacy Policy.

SCHEDULE A**SPECIAL CONDITIONS - FLATS****Special Condition 1 - Vehicles**

The tenant must not park or stand any motor or other vehicle on common area, or permit a motor vehicle to be parked or stood on common area, except with the prior written approval of the landlord or as permitted by a sign authorised by the landlord.

Special Condition 2 - Damage to lawns and plants on the common areas

The tenant must not, except with the prior written approval of the landlord:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common area, or
- (b) use for his or her own purposes as a garden any portion of the common area.

Special Condition 3 - Obstruction of common areas

The tenant must not obstruct lawful use of common areas by any person except on a temporary and non-recurring basis.

Special Condition 4 - Noise

The tenant, or any invitee of the tenant, must not create any noise in the flat or the common area likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or of any person lawfully using the common area.

Special Condition 5 - Behaviour of tenants and invitees

- (a) The tenant, or any invitee of the tenant, when on the common area must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using the common area.
- (b) The tenant must take all reasonable steps to ensure that their invitees:
 - (i) do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or any person lawfully using the common area; and
 - (ii) without limiting paragraph (b)(i), comply with Special Condition 5(a).

Special Condition 6 - Children playing on common areas in building

Any child for whom the tenant is responsible may play on any area of the common area that is designated by the landlord for that purpose but may only use an area designated for swimming while under adult supervision. The tenant must not permit any child of whom the tenant is responsible, unless accompanied by an adult exercising effective control, to be or to remain on the common area that is a laundry, car parking area or other area of possible danger or hazard to children.

Special Condition 7 - Smoke penetration

The tenant, and any invitee of the tenant, must not smoke tobacco or any other substance on the common area, except:

- (a) in an area designated as a smoking area by the landlord, or
- (b) with the written approval of the landlord.

The tenant who is permitted under this Special Condition to smoke tobacco or any other substance on common area must ensure that the smoke does not penetrate to any other flat. The tenant must ensure that smoke caused by the smoking of tobacco or any other substance by the tenant, or any invitee of the tenant, in the flat does not penetrate to the common area or any other flat.

Special Condition 8 - Preservation of fire safety

The tenant must not do any thing or permit any invitees to do any thing in the flat or common area that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the flats or common areas.

Special Condition 9 - Storage of inflammable, dangerous or hazardous liquids and other substances and materials

- (a) The tenant must not, except with the prior written approval of the landlord, use or store in the flat, garage or carport or on the common area any inflammable, dangerous or hazardous chemical, liquid or gas or other inflammable, dangerous or hazardous material.
- (b) This Special Condition does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Special Condition 10 - Appearance of flat

- (a) The tenant must not, without the prior written approval of the landlord, maintain within the flat anything visible from outside the flat that, viewed from outside the flat, is not in keeping with the rest of the building.
- (b) This Special Condition does not apply to the hanging of any clothing, towel, bedding or other article of a similar type in accordance with Special Condition 12.

Special Condition 11 - Cleaning windows and doors

- (a) Except in circumstances referred to in Special Condition 11(b), the tenant is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the flat, including so much as is common area.
- (b) The landlord is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the tenant safely or at all.

Special Condition 12 - Hanging out of washing

The tenant may hang any washing on any lines provided by the landlord for that purpose. The tenant may hang washing on any part of the flat other than over the balcony railings. In each case, the washing may only be hung for a reasonable period. In this Special Condition, "washing" includes any clothing, towel, bedding or other article of a similar type.

Special Condition 13 - Disposal of waste - bins for individual flats (applicable where individual flats have bins)

- (a) The tenant must:
 - (i) not deposit or throw on the common area any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the landlord;
 - (ii) not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy);
 - (iii) comply with all reasonable directions given by the landlord as to the disposal and storage of waste (including the cleaning up of spilled waste) on the common area;
 - (iv) comply with the local council's guidelines for the storage, handling, collection and disposal of waste;
 - (v) maintain bins for waste within the flat, or on any part of the common area that is authorised by the landlord, in clean and dry condition and appropriately covered;
 - (vi) not place any thing in the bins of the owner or occupier of any other flat except with the permission of that owner or occupier;
 - (vii) place the bins within an area designated for collection by the landlord not more than 12 hours before the time at which waste is normally collected and, when the waste has been collected, must promptly return the bins to the flat or other area authorised for the bins; and
 - (viii) notify the local council of any loss of, or damage to, bins provided by the local council for waste.

NOTES.**1. Definitions**

In this agreement:

landlord means the person who grants the right to occupy residential premises under this agreement, and includes a successor in title to the residential premises whose interest is subject to that of the tenant and a tenant who has granted the right to occupy residential premises to a sub-tenant.

landlord's agent means a person who acts as the agent of the landlord and who (whether or not the person carries on any other business) carries on business as an agent for:

- (a) the letting of residential premises, or
- (b) the collection of rents payable for any tenancy of residential premises.

LFAI Register means the register of residential premises that contain or have contained loose-fill asbestos insulation that is required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

rental bond means money paid by the tenant as security to carry out this agreement.

residential premises means any premises or part of premises (including any land occupied with the premises) used or intended to be used as a place of residence.

tenancy means the right to occupy residential premises under this agreement.

tenant means the person who has the right to occupy residential premises under this agreement, and includes the person to whom such a right passes by transfer or operation of the law and a sub-tenant of the tenant.

2. Continuation of tenancy (if fixed term agreement)

Once any fixed term of this agreement ends, the agreement continues in force on the same terms as a periodic agreement unless the agreement is terminated by the landlord or the tenant in accordance with the *Residential Tenancies Act 2010* (see notes 3 and 4).

Clauses 5 and 6 of this agreement provide for rent to be able to be increased if the agreement continues in force, with certain restrictions.

3. Ending a fixed term agreement

If this agreement is a fixed term agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends. The landlord must give at least 30 days notice and the tenant must give at least 14 days notice.

4. Ending a periodic agreement

If this agreement is a periodic agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time. The landlord must give at least 90 days notice and the tenant must give at least 21 days notice.

5. Other grounds for ending agreement

The *Residential Tenancies Act 2010* also authorises the landlord and tenant to end this agreement on other grounds. The grounds for the landlord ending the agreement include sale of the residential premises requiring vacant possession, breach of this agreement by the tenant, due to hardship or if the agreement is frustrated because the premises are destroyed, become wholly or partly uninhabitable or cease to be lawfully usable as a residence or are appropriated or acquired by any authority by compulsory process.

The grounds for the tenant include breach by the landlord of information disclosure provisions under section 26 of the Act (not revealed when this agreement was entered into), breach of this agreement by the landlord, due to hardship or if the agreement is frustrated because the premises are destroyed, become wholly or partly uninhabitable or cease to be lawfully usable as a residence or are appropriated or acquired by any authority by compulsory process.

For more information refer to that Act or contact NSW Fair Trading on 13 32 20.

6. Warning

It is an offence for any person to obtain possession of the residential premises without an order of the Civil and Administrative Tribunal or a judgment or order of a court if the tenant does not willingly move out. A court can order fines and compensation to be paid for such an offence.

Kewas

IMPORTANT INFORMATION

Please read this before completing the residential tenancy agreement (the **Agreement**).

1. This form is your written record of your tenancy agreement. This is a binding contract under the *Residential Tenancies Act 2010*, so please read all terms and conditions carefully.
2. If you need advice or information on your rights and responsibilities, please call NSW Fair Trading on 13 32 20 or visit www.fairtrading.nsw.gov.au before signing the Agreement.
3. If you require extra space to list additional items and terms, attach a separate sheet. All attachments should be signed and dated by both the landlord or the landlord's agent and the tenant to show that both parties have read and agree to the attachments.
4. The landlord or the landlord's agent must give the tenant a copy of the signed Agreement and any attachments, two copies or one electronic copy of the completed condition report and a copy of NSW Fair Trading's Tenant Information Statement publication.

This agreement is made on 13 / 10 / 2022 at 1097 Mate St, North Albury NSW Between

Landlord [Insert name and telephone number or other contact details of landlord(s). If the landlord does not ordinarily reside in New South Wales, specify the State, Territory or, if not in Australia, country in which the landlord ordinarily resides]

Landlord 1 Name: Danson Super Pty Ltd ATF Danson Super Fund A.B.N. (if applicable): _____
 Landlord telephone number or other contact details: brazdil@stephenedwards.com.au
 If not in NSW, the State, Territory or country (if not Australia) the landlord ordinarily resides in: _____

Landlord 2 Name: _____ A.B.N. (if applicable): _____
 Landlord telephone number or other contact details: _____
 If not in NSW, the State, Territory or country (if not Australia) the landlord ordinarily resides in: _____

Note. These details must be provided for landlord(s), whether or not there is a landlord's agent.

[Insert business address or residential address of landlord(s)]

1097 Mate Street
North Albury NSW 2640

Note. These details must be provided for landlord(s) if there is no landlord's agent.

[Insert corporation name and business address of landlord(s) if landlord(s) is a corporation]

Tenant [Insert name of tenant(s) and contact details]

Tenant 1 Name Michael Sullivan
 Phone 0487374522 Email michaeljsullivan55@gmail.com

Tenant 2 Name _____
 Phone _____ Email _____

Tenant 3 Name _____
 Phone _____ Email _____

Tenant 4 Name _____
 Phone _____ Email _____

Landlord's agent details [Insert name of landlord's agent (if any) and contact details]

Licensee Ian Ritchie Real Estate Pty Ltd
 Trading as Ian Ritchie Real Estate Albury Wodonga A.B.N. 65 057 238 329
 Address 1097 Mate Street
North Albury, NSW Postcode 2640
 Phone 02 6025 9260 Fax 02 6025 7869 Mobile 0409 464 439 Email reception@ianritchie.com.au

Tenant's agent details [Insert name of tenant's agent (if any) and contact details]

Name/s _____ A.B.N. _____
 Address _____
 _____ Postcode _____
 Phone _____ Fax _____ Mobile _____ Email _____

IMPORTANT INFORMATION**Maximum number of occupants**

No more than persons may ordinarily live in the premises at any one time.

Urgent repairs

Nominated tradespeople for urgent repairs:

Electrical repairs:	DEE CEE ELECTRICS	Telephone: (02) 6021 7799
Plumbing repairs:	TONKIN PLUMBING	Telephone: (02) 6040 1797
Other repairs:	GILSON PROPERTY MAINTENANCE	Telephone: 0407 953 176
<input type="text"/>		

Water usage

Will the tenant be required to pay separately for water usage? Yes No If yes, see clauses 12 and 13.

Utilities

Is electricity supplied to the premises from an embedded network? Yes No

Is gas supplied to the premises from an embedded network? Yes No

For more information on consumer rights if electricity or gas is supplied from an embedded network contact NSW Fair Trading.

Smoke alarms

Indicate whether the smoke alarms installed in the residential premises are hardwired or battery operated:

Hardwired smoke alarm

Battery operated smoke alarm

If the smoke alarms are battery operated, are the batteries in the smoke alarms of a kind the tenant can replace? Yes No

If yes, specify the type of battery that needs to be used if the battery in the smoke alarm needs to be replaced:

If the smoke alarms are hardwired, are the back-up batteries in the smoke alarms of a kind the tenant can replace? Yes No

If yes, specify the type of back-up battery that needs to be used if the back-up battery in the smoke alarm needs to be replaced:

If the *Strata Schemes Management Act 2015* applies to the residential premises, is the owners corporation of the strata scheme responsible for the repair and replacement of smoke alarms in the residential premises? Yes No

Strata by-laws

Are there any strata or community scheme by-laws applicable to the residential premises? Yes No If yes, see clauses 38 and 39.

Giving notices and other documents electronically [optional] [Cross out if not applicable]

Indicate below for each person whether the person provides express consent to any notice and any other document under section 223 of the *Residential Tenancies Act 2010* being given or served on them by email. The *Electronic Transactions Act 2000* applies to notices and other documents you send or receive electronically.

[You should only consent to electronic service if you check your emails regularly. If there is more than one tenant on the agreement, all tenants should agree on a single email address for electronic service. This will help ensure co-tenants receive notices and other documents at the same time.]

Landlord

Does the landlord give express consent to the electronic service of notices and documents? Yes No If yes, see clause 50.

[Specify email address to be used for the purpose of serving notices and documents.]

Tenant

Does the tenant give express consent to the electronic service of notices and documents? Yes No If yes, see clause 50.

[Specify email address to be used for the purpose of serving notices and documents.]

Condition report

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is given to the tenant for signing.

Tenancy laws

The *Residential Tenancies Act 2010* and the *Residential Tenancies Regulation 2019* apply to this agreement. Both the landlord and the tenant must comply with these laws.

- 10.9 the costs and charges for repair, maintenance or other work carried out on the residential premises which is required to facilitate the proper installation or replacement of an electricity meter, in working order, including an advanced meter, if the meter installation is required by the retailer to replace an existing meter because the meter is faulty, testing indicates the meter may become faulty or the meter has reached the end of its life.
11. **The tenant agrees to pay:**
- 11.1 all charges for the supply of electricity or oil to the tenant at the residential premises if the premises are separately metered, and
- 11.2 all charges for the supply of non-bottled gas to the tenant at the residential premises if the premises are separately metered, unless the premises do not have any appliances supplied by the landlord for which gas is required and the tenant does not use gas supplied to the premises, and
- Note.** Charges for the supply of gas in certain circumstances may also be payable by a tenant under a social housing agreement in accordance with clause 36 of the *Residential Tenancies Regulation 2019*.
- 11.3 all charges for the supply of bottled gas to the tenant at the residential premises except for the costs and charges for the supply or hire of gas bottles at the start of the tenancy, and
- 11.4 all charges for pumping out a septic system used for the residential premises, and
- 11.5 any excess garbage charges relating to the tenant's use of the residential premises, and
- 11.6 water usage charges, if the landlord has installed water efficiency measures referred to in clause 10 of the *Residential Tenancies Regulation 2019* and the residential premises:
- 11.6.1 are separately metered, or
- 11.6.2 are not connected to a water supply service and water is delivered by vehicle.
- Note.** Separately metered is defined in the *Residential Tenancies Act 2010*.
12. **The landlord agrees** that the tenant is not required to pay water usage charges unless:
- 12.1 the landlord gives the tenant a copy of the part of the water supply authority's bill setting out the charges, or other evidence of the cost of water used by the tenant, and
- 12.2 the landlord gives the tenant at least 21 days to pay the charges, and
- 12.3 the landlord requests payment of the charges by the tenant not later than 3 months after the issue of the bill for the charges by the water supply authority, and
- 12.4 the residential premises have the following water efficiency measures:
- 12.4.1 all internal cold water taps and single mixer taps for kitchen sinks or bathroom hand basins on the premises have a maximum flow rate of 9 litres a minute,
- 12.4.2 on and from 23 March 2025, all toilets are dual flush toilets that have a minimum 3 star rating in accordance with the WELS scheme,
- 12.4.3 all showerheads have a maximum flow rate of 9 litres a minute,
- 12.4.4 at the commencement of the residential tenancy agreement and whenever any other water efficiency measures are installed, repaired or upgraded, the premises are checked and any leaking taps or toilets on the premises have been fixed.

13. **The landlord agrees** to give the tenant the benefit of, or an amount equivalent to, any rebate received by the landlord for water usage charges payable or paid by the tenant.

POSSESSION OF THE PREMISES

14. **The landlord agrees:**
- 14.1 to make sure the residential premises are vacant so the tenant can move in on the date agreed, and
- 14.2 to take all reasonable steps to ensure that, at the time of signing this agreement, there is no legal reason why the premises cannot be used as a residence for the term of this agreement.

TENANT'S RIGHT TO QUIET ENJOYMENT

15. **The landlord agrees:**
- 15.1 that the tenant will have quiet enjoyment of the residential premises without interruption by the landlord or any person claiming by, through or under the landlord or having superior title to that of the landlord (such as a head landlord), and
- 15.2 that the landlord or the landlord's agent will not interfere with, or cause or permit any interference with, the reasonable peace, comfort or privacy of the tenant in using the residential premises, and
- 15.3 that the landlord or the landlord's agent will take all reasonable steps to ensure that the landlord's other neighbouring tenants do not interfere with the reasonable peace, comfort or privacy of the tenant in using the residential premises.

USE OF THE PREMISES BY TENANT

16. **The tenant agrees:**
- 16.1 not to use the residential premises, or cause or permit the premises to be used, for any illegal purpose, and
- 16.2 not to cause or permit a nuisance, and
- 16.3 not to interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours, and
- 16.4 not to intentionally or negligently cause or permit any damage to the residential premises, and
- 16.5 not to cause or permit more people to reside in the residential premises than is permitted by this agreement.
17. **The tenant agrees:**
- 17.1 to keep the residential premises reasonably clean, and
- 17.2 to notify the landlord as soon as practicable of any damage to the residential premises, and
- 17.3 that the tenant is responsible to the landlord for any act or omission by a person who is lawfully on the residential premises if the person is only permitted on the premises with the tenant's consent and the act or omission would be in breach of this agreement if done or omitted by the tenant, and
- 17.4 that it is the tenant's responsibility to replace light globes on the residential premises.
18. **The tenant agrees**, when this agreement ends and before giving vacant possession of the premises to the landlord:
- 18.1 to remove all the tenant's goods from the residential premises, and
- 18.2 to leave the residential premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy, and
- 18.3 to leave the residential premises reasonably clean, having regard to their condition at the commencement of the tenancy, and
- 18.4 to remove or arrange for the removal of all rubbish from the residential premises in a way that is lawful and in accordance with council requirements, and

- 21.2 to make all reasonable efforts to agree with the tenant as to the days and times when the residential premises are to be available for inspection by potential purchasers.
22. **The tenant agrees** not to unreasonably refuse to agree to days and times when the residential premises are to be available for inspection by potential purchasers.
23. **The landlord and the tenant agree:**
- 23.1 that the tenant is not required to agree to the residential premises being available for inspection more than twice in a period of a week, and
- 23.2 that, if they fail to agree, the landlord may show the residential premises to potential purchasers not more than twice in any period of a week and must give the tenant at least 48 hours notice each time.

LANDLORD'S ACCESS TO THE PREMISES

24. **The landlord agrees** that the landlord, the landlord's agent or any person authorised in writing by the landlord, during the currency of this agreement, may only enter the residential premises in the following circumstances:
- 24.1 in an emergency (including entry for the purpose of carrying out urgent repairs),
- 24.2 if the Civil and Administrative Tribunal so orders,
- 24.3 if there is good reason for the landlord to believe the premises are abandoned,
- 24.4 if there is good reason for serious concern about the health of the tenant or any other person on the residential premises and a reasonable attempt has been made to obtain consent to the entry,
- 24.5 to inspect the premises, if the tenant is given at least 7 days written notice (no more than 4 inspections are allowed in any period of 12 months),
- 24.6 to carry out, or assess the need for, necessary repairs, if the tenant is given at least 2 days notice each time,
- 24.7 to carry out, or assess the need for, work relating to statutory health and safety obligations relating to the residential premises, if the tenant is given at least 2 days notice each time,
- 24.8 to show the premises to prospective tenants on a reasonable number of occasions if the tenant is given reasonable notice on each occasion (this is only allowed during the last 14 days of the agreement),
- 24.9 to value the property, if the tenant is given 7 days notice (not more than one valuation is allowed in any period of 12 months),
- 24.10 to take photographs, or make visual recordings, of the inside of the premises in order to advertise the premises for sale or lease, if the tenant is given reasonable notice and reasonable opportunity to move any of their possessions that can reasonably be moved out of the frame of the photograph or the scope of the recording (this is only allowed once in a 28 day period before marketing of the premises starts for sale or lease or the termination of this agreement),
- 24.11 if the tenant agrees.
25. **The landlord agrees** that a person who enters the residential premises under clause 24.5, 24.6, 24.7, 24.8, 24.9 or 24.10 of this agreement:
- 25.1 must not enter the premises on a Sunday or a public holiday, unless the tenant agrees, and
- 25.2 may enter the premises only between the hours of 8.00 a.m. and 8.00 p.m., unless the tenant agrees to another time, and
- 25.3 must not stay on the residential premises longer than is necessary to achieve the purpose of the entry to the premises, and
- 25.4 must, if practicable, notify the tenant of the proposed day and time of entry.
26. **The landlord agrees** that, except in an emergency (including to carry out urgent repairs), a person other than the landlord or the landlord's agent must produce to the tenant the landlord's or the landlord's agent's written permission to enter the residential premises.
27. **The tenant agrees** to give access to the residential premises to the landlord, the landlord's agent or any person, if they are exercising a right to enter the residential premises in accordance with this agreement.

PUBLISHING PHOTOGRAPHS OR VISUAL RECORDINGS

28. **The landlord agrees** that the landlord or the landlord's agent must not publish any photographs taken or visual recordings made of the inside of the residential premises in which the tenant's possessions are visible unless they first obtain written consent from the tenant.

Note. See section 55A of the *Residential Tenancies Act 2010* for when a photograph or visual recording is published.

29. **The tenant agrees** not to unreasonably withhold consent. If the tenant is in circumstances of domestic violence within the meaning of section 105B of the *Residential Tenancies Act 2010*, it is not unreasonable for the tenant to withhold consent.

FIXTURES, ALTERATIONS, ADDITIONS OR RENOVATIONS TO THE PREMISES**30. The tenant agrees:**

- 30.1 not to install any fixture or renovate, alter or add to the residential premises without the landlord's written permission, and
- 30.2 that certain kinds of fixtures or alterations, additions or renovations that are of a minor nature specified by clause 22(2) of the *Residential Tenancies Regulation 2019* may only be carried out by a person appropriately qualified to carry out those alterations unless the landlord gives consent, and
- 30.3 to pay the cost of a fixture, installed by or on behalf of the tenant, or any renovation, alteration or addition to the residential premises, unless the landlord otherwise agrees, and
- 30.4 not to remove, without the landlord's permission, any fixture attached by the tenant that was paid for by the landlord or for which the landlord gave the tenant a benefit equivalent to the cost of the fixture, and
- 30.5 to notify the landlord of any damage caused by removing any fixture attached by the tenant, and
- 30.6 to repair any damage caused by removing the fixture or compensate the landlord for the reasonable cost of repair.

31. **The landlord agrees** not to unreasonably withhold consent to a fixture, or to an alteration, addition or renovation that is of a minor nature.

Note. The *Residential Tenancies Regulation 2019* provides a list of the kinds of fixtures or alterations, additions or renovations of a minor nature to which it would be unreasonable for a landlord to withhold consent and which of those fixtures, or alterations, additions or renovations the landlord may give consent to on the condition that the fixture or alteration, addition or renovation is carried out by an appropriately qualified person.

LOCKS AND SECURITY DEVICES**32. The landlord agrees:**

- 32.1 to provide and maintain locks or other security devices necessary to keep the residential premises reasonably secure, and

- 42.6** repair or replace a smoke alarm within 2 business days of becoming aware that the smoke alarm is not working unless the tenant notifies the landlord that the tenant will carry out the repair to the smoke alarm and the tenant carries out the repair, and
- 42.7** reimburse the tenant for the costs of a repair or replacement of a smoke alarm in accordance with clause 18 of the *Residential Tenancies Regulation 2019*, that the tenant is allowed to carry out.

Note 1. Under section 64A of the *Residential Tenancies Act 2010*, repairs to a smoke alarm includes maintenance of a smoke alarm in working order by installing or replacing a battery in the smoke alarm.

Note 2. Clauses 42.2–42.7 do not apply to a landlord of premises that comprise or include a lot in a strata scheme (within the meaning of the *Strata Schemes Management Act 2015*) if the owners corporation is responsible for the repair and replacement of smoke alarms in the residential premises.

Note 3. A tenant who intends to carry out a repair to a smoke alarm may do so only in the circumstances prescribed for a tenant in clause 15 of the *Residential Tenancies Regulation 2019*.

Note 4. Section 64A of the Act provides that a smoke alarm includes a heat alarm.

43. The tenant agrees:

- 43.1** to notify the landlord if a repair or a replacement of a smoke alarm is required, including replacing a battery in the smoke alarm, and
- 43.2** that the tenant may only replace a battery in a battery-operated smoke alarm, or a back-up battery in a hardwired smoke alarm, if the smoke alarm has a removable battery or a removable back-up battery, and
- 43.3** to give the landlord written notice, as soon as practicable if the tenant will carry out and has carried out a repair or replacement, or engages a person to carry out a repair or replacement, in accordance with clauses 15–17 of the *Residential Tenancies Regulation 2019*.

Note. Clauses 43.2 and 43.3 do not apply to tenants under social housing tenancy agreements or tenants of premises that comprise or include a lot in a strata scheme (within the meaning of the *Strata Schemes Management Act 2015*) if the owners corporation is responsible for the repair and replacement of smoke alarms in the residential premises.

- 44. The landlord and tenant each agree** not to remove or interfere with the operation of a smoke alarm installed on the residential premises unless they have a reasonable excuse to do so.

Note. The regulations made under the *Environmental Planning and Assessment Act 1979* provide that it is an offence to remove or interfere with the operation of a smoke alarm or a heat alarm in particular circumstances.

SWIMMING POOLS

[Cross out this clause if there is no swimming pool]

~~**45. The landlord agrees to ensure that the requirements of the Swimming Pools Act 1992 have been complied with in respect of the swimming pool on the residential premises.**~~

[Cross out the following clause if there is no swimming pool or the swimming pool is situated on land in a strata scheme (within the meaning of the Strata Schemes Management Act 2015) or in a community scheme (within the meaning of the Community Land Development Act 1989) and that strata or community scheme comprises more than 2 lots]

- 46. The landlord agrees** to ensure that at the time that this residential tenancy agreement is entered into:
- 46.1** the swimming pool on the residential premises is registered under the *Swimming Pools Act 1992* and has a valid certificate of compliance under that Act or a relevant occupation certificate within the meaning of that Act, and

- 46.2** a copy of that valid certificate of compliance or relevant occupation certificate is provided to the tenant.

Note. A swimming pool certificate of compliance is valid for 3 years from its date of issue.

LOOSE-FILL ASBESTOS INSULATION

47. The landlord agrees:

- 47.1** if, at the time that this residential tenancy agreement is entered into, the premises have been and remain listed on the LFAI Register, the tenant has been advised in writing by the landlord that the premises are listed on that Register, or
- 47.2** if, during the tenancy, the premises become listed on the LFAI Register, to advise the tenant in writing, within 14 days of the premises being listed on the Register, that the premises are listed on the Register.

COMBUSTIBLE CLADDING

- 48. The landlord agrees** that if, during the tenancy, the landlord becomes aware of any of the following facts, the landlord will advise the tenant in writing within 14 days of becoming aware of the fact:

- 48.1** that the residential premises are part of a building in relation to which a notice of intention to issue a fire safety order, or a fire safety order, has been issued requiring rectification of the building regarding external combustible cladding,
- 48.2** that the residential premises are part of a building in relation to which a notice of intention to issue a building product rectification order, or a building product rectification order, has been issued requiring rectification of the building regarding external combustible cladding,
- 48.3** that the residential premises are part of a building where a development application or complying development certificate application has been lodged for rectification of the building regarding external combustible cladding.

SIGNIFICANT HEALTH OR SAFETY RISKS

- 49. The landlord agrees** that if, during the tenancy, the landlord becomes aware that the premises are subject to a significant health or safety risk, the landlord will advise the tenant in writing, within 14 days of becoming aware, that the premises are subject to the significant health or safety risk and the nature of the risk.

ELECTRONIC SERVICE OF NOTICES AND OTHER DOCUMENTS

50. The landlord and the tenant agree:

- 50.1** to only serve any notices and any other documents, authorised or required by the *Residential Tenancies Act 2010* or the regulations or this agreement, on the other party by email if the other party has provided express consent, either as part of this agreement or otherwise, that a specified email address is to be used for the purpose of serving notices and other documents, and
- 50.2** to notify the other party in writing within 7 days if the email address specified for electronic service of notices and other documents changes, and
- 50.3** that they may withdraw their consent to the electronic service of notices and other documents at any time, by notifying the other party in writing, and
- 50.4** if a notice is given withdrawing consent to electronic service of notices and other documents, following the giving of such notice, no further notices or other documents are to be served by email.

BREAK FEE FOR FIXED TERM OF NOT MORE THAN 3 YEARS

- 51. The tenant agrees** that, if the tenant ends the residential tenancy agreement before the end of the fixed term of the agreement, the tenant must pay a break fee of the following amount if the fixed term is not more than 3 years:

- 51.1** 4 weeks rent if less than 25% of the fixed term has expired,

58.2 the availability of telephone or fax lines, internet services, analogue, digital or cable television (and the adequacy of such services) are the sole responsibility of the tenant and the tenant should make their own enquiries as to the availability and adequacy of such services before executing this agreement. The landlord does not warrant that any telephone or fax plugs, antenna sockets or other such sockets or service points located in the residential premises are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries. The landlord is not obliged to install any antenna, plugs or sockets including but not limited to any digital aerials or antennas or to carry out any upgrades in respect of television or internet reception on the residential premises.

ADDITIONAL TERM - RENT AND RENTAL BOND**59. The tenant agrees:**

- 59.1 to pay the rent on or before the day which the term of this agreement begins; and
- 59.2 not to apply any rental bond towards payment of the rent without the prior written consent of the landlord.

60. The landlord and the tenant may, by agreement, change the manner in which rent is payable under this agreement.

ADDITIONAL TERM - OCCUPANTS**61. The tenant agrees:**

- 61.1 not to part with possession other than in accordance with the provisions of this agreement or the *Residential Tenancies Act 2010*, and
- 61.2 to ensure that occupants and other persons who come on to the residential premises with the tenant's consent comply with the conditions of this agreement.

ADDITIONAL TERM - TERMINATION

62. **The tenant acknowledges** that a notice of termination does not by itself end the tenant's obligations under this agreement.

63. The tenant agrees:

- 63.1 upon termination of this agreement, to:
- promptly and peacefully deliver up vacant possession of the residential premises to the landlord by the date specified in the termination notice or otherwise in accordance with the *Residential Tenancies Act 2010*;
 - promptly notify the landlord or the landlord's agent of the tenant's forwarding address; and
 - comply with its obligations in clause 18 of this agreement; and
- 63.2 that the tenant's obligations under this agreement continue until such time as the tenant has provided vacant possession of the residential premises, left them in the condition required under this agreement and returned to the landlord or the landlord's agent all keys, access cards, locks and other opening devices and security items.

64. Notwithstanding any termination of this agreement, **the tenant acknowledges and agrees** that an application may be made to the Civil and Administrative Tribunal if the tenant does not vacate when required or otherwise does not comply with this agreement.

65. The landlord and the tenant agree that:

- 65.1 any action by the landlord or the tenant to terminate this agreement shall not affect any claim for compensation in respect of a breach of this agreement; and
- 65.2 the acceptance of or demand for rent or other money by the landlord after service of a termination notice for breach does not operate as a waiver of that notice nor does it evidence the creation of a new tenancy.

Note: Examples of where a fixed term agreement can be ended are where a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days. Examples of where a periodic agreement can be ended are where a contract for sale of land requiring vacant possession has been exchanged (in which case the notice period is not less than 30 days), a party has breached the agreement (in which case the notice period is not less than 14 days) or where the rent has remained unpaid in breach of the agreement for not less than 14 days.

Note: If the tenant breaches this agreement the landlord should refer to section 87(2) of the *Residential Tenancies Act 2010*.

ADDITIONAL TERM - STATUTES, STRATA BY-LAWS, RULES AND SPECIAL CONDITIONS FOR FLATS**66. The tenant acknowledges and agrees:**

- 66.1 to observe all relevant statutes, statutory regulations, strata by-laws, company title rules and community title rules relating to health, safety, noise and other housing standards with respect to the residential premises;
- 66.2 where the residential premises are subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*, to observe and comply with any applicable strata by-laws and/or management statements and any applicable law;
- 66.3 where the residential premises are a flat (not subject to the *Strata Schemes Management Act 2015*, the *Strata Schemes Development Act 2015*, the *Community Land Development Act 1989* or the *Community Land Management Act 1989*), to comply with any applicable law and the special conditions contained in Schedule A of this agreement and any other special conditions as notified to the tenant from time to time; and
- 66.4 that, at the tenant's cost, the owners corporation or strata managing agent may dispose of abandoned goods, perishable goods or rubbish left on common property.

ADDITIONAL TERM - SWIMMING POOLS

(This clause does not apply when there is no pool on the residential premises)

- ~~67. Unless otherwise agreed by the landlord and tenant in writing, the tenant agrees:~~
- ~~67.1 to vacuum, brush and clean the pool, backwash the filter and empty the leaf basket(s) regularly keeping them free from leaf litter and other debris;~~
- ~~67.2 to have the pool water tested once a month at a pool shop and to purchase and use the appropriate chemicals to keep the water clean and clear;~~
- ~~67.3 to keep the water level above the filter inlet at all times;~~
- ~~67.4 to notify the landlord or the landlord's agent as soon as practicable of any problems with the pool or equipment, safety gate, access door, fence or barrier;~~
- ~~67.5 not to interfere with the operation of any pool safety gate, access door, fence or barrier including not propping or holding open any safety gate or access door, nor leaving any item or object near a pool safety gate, access door, fence or barrier which would aid or allow access by children to the pool area or allow children to climb the pool safety gate, access door, fence or barrier; and~~
- ~~67.6 to ensure that the pool safety gate or access door is self closing at all times.~~

76. **The landlord agrees** to provide to the tenant's agent (if appointed) all notices and documents that it gives to the tenant.

ADDITIONAL TERM - TENANT'S REFUSAL OF ACCESS

77. Where the tenant has been provided with the requisite notice pursuant to clause 24.8 and the tenant has refused access to the residential premises preventing prospective tenants from inspecting them, **the tenant acknowledges and agrees** that the landlord is entitled to claim damages for loss of bargain in the event the landlord is unable to secure a future tenant as a result of the tenant's refusal to allow access to the residential premises.
78. **The tenant agrees** that the landlord and the landlord's agent are authorised to use the office set of keys to access the residential premises for the purpose of carrying out an inspection pursuant to clause 24.

ADDITIONAL TERM - PRIVACY POLICY

79. The *Privacy Act 1988* (Cth) (the **Act**) allows certain information about the tenant referred to in this agreement to be collected, used and disclosed for the purpose for which it was collected, and otherwise in accordance with the Act. This Privacy Policy does not form part of this agreement and only applies to the extent that the landlord collects, uses and discloses personal information and is required by the Act to comply with the requirements of the Act. If the landlord appoints an agent to act for the landlord, then this Privacy Policy will apply to the landlord's agent's collection, use and disclosure of personal information on behalf of the landlord. The landlord may amend, or amend and restate, this Privacy Policy from time to time and may subsequently notify the tenant of any changes to this Privacy Policy by written notification to the tenant. Any change to this Privacy Policy takes effect on the date of that written notification.

The personal information the tenant provides in connection with this agreement or collected from other sources is necessary for the landlord and (if appointed) the landlord's agent to:

- (a) identify and verify the tenant's identity;
- (b) process and assess any application received in relation to the lease of the residential premises;
- (c) assess the tenant's ability to meet their financial and other obligations under this agreement;
- (d) manage this agreement and the residential premises including (without limitation) the collection of rent and the preparation of required statements of accounts;
- (e) contact and liaise with goods and services providers as instructed by the tenant and to provide those providers with the tenant's personal information;
- (f) comply with any applicable law;
- (g) liaise and exchange information with the tenant and the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent in relation to or in connection with this agreement;
- (h) negotiate the lease for the residential premises;
- (i) process any payment (including, without limitation, the exchange of personal information with the relevant payment provider, where necessary); and
- (j) comply with any dispute resolution process.

If the personal information is not provided by the tenant, the landlord and (if appointed) the landlord's agent may not be able to carry out the steps described above.

Personal information collected about the tenant may be disclosed by the landlord or (if appointed) the landlord's agent for the purpose for which it was collected, to other parties including to the landlord (if the landlord's agent is appointed), the landlord's mortgagee or head-lessor (in either case, if any), the legal and other advisors of the tenant, landlord and (if appointed) the landlord's agent, referees, valuers, other agents, Courts and

applicable tribunals, third party operators of tenancy and other databases, other third parties instructed by the tenant (including, without limitation, goods, and services providers), as required by any applicable law and to any prospective or actual purchaser of the residential premises including to their prospective or actual mortgagee (if any). Personal information held by tenancy databases and relevant agencies may also be requested by and disclosed to the landlord and/or the landlord's agent. The landlord and (if appointed) the landlord's agent will take reasonable precautions to protect the personal information they hold in relation to the tenant from misuse, loss, and unauthorised access, modification or disclosure.

Further, if the tenant applies for the lease of the residential premises via any third party letting business, including any online letting businesses, then the tenant will have consented to the disclosure of its personal information by that business to the landlord and (if appointed) the landlord's agent. The tenant consents to the landlord and (if appointed) the landlord's agent receiving personal information from the relevant online letting business for the purposes specified in this Privacy Policy.

If the tenant fails to comply with its obligations under this agreement, then that fact and other relevant personal information collected about the tenant during the term of this agreement may also be disclosed to third party operators of tenancy and other databases, other agents, Courts and relevant tribunals.

The landlord and (if appointed) the landlord's agent may also use the tenant's information including personal information for marketing and research purposes to inform the tenant of products and services provided by the landlord and (if appointed) the landlord's agent, which the landlord and (if appointed) the landlord's agent consider may be of value or interest to the tenant, unless the tenant tells the landlord or (if appointed) the landlord's agent (see opt out option below) or has previously told the landlord or (if appointed) the landlord's agent not to. If the tenant **does not** wish to receive any information about such products and services then please tick this box: or otherwise notify the landlord and/or landlord's agent using the contact details of the landlord and/or landlord's agent (as applicable) set out earlier in this agreement.

The tenant has the right to request access to any personal information held by the landlord and (if appointed) the landlord's agent which relates to them, unless the landlord or (if appointed) the landlord's agent is permitted by law (including the Act) to withhold that information. If the Act applies to the landlord and the landlord is an 'organisation' (as defined under the Act) then it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). If an agent is appointed by the landlord, it is entitled to charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information). Any requests for access to the tenant's personal information should be made in writing to the landlord or (if appointed) the landlord's agent at the contact details included in this agreement. The tenant has the right to request the correction of any personal information which relates to the tenant that is inaccurate, incomplete or out-of-date.

By signing this agreement, **the tenant acknowledges** that it has read and understands the terms of this Privacy Policy and agrees to those terms and the permissions to collect, use and disclose personal information, and **the tenant authorises** the landlord and (if appointed) the landlord's agent to collect, use and obtain, in accordance with the Act, their personal information for the purposes specified in this Privacy Policy.

SCHEDULE A**SPECIAL CONDITIONS - FLATS****Special Condition 1 - Vehicles**

The tenant must not park or stand any motor or other vehicle on common area, or permit a motor vehicle to be parked or stood on common area, except with the prior written approval of the landlord or as permitted by a sign authorised by the landlord.

Special Condition 2 - Damage to lawns and plants on the common areas

The tenant must not, except with the prior written approval of the landlord:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common area, or
- (b) use for his or her own purposes as a garden any portion of the common area.

Special Condition 3 - Obstruction of common areas

The tenant must not obstruct lawful use of common areas by any person except on a temporary and non-recurring basis.

Special Condition 4 - Noise

The tenant, or any invitee of the tenant, must not create any noise in the flat or the common area likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or of any person lawfully using the common area.

Special Condition 5 - Behaviour of tenants and invitees

- (a) The tenant, or any invitee of the tenant, when on the common area must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using the common area.
- (b) The tenant must take all reasonable steps to ensure that their invitees:
 - (i) do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another flat or any person lawfully using the common area; and
 - (ii) without limiting paragraph (b)(i), comply with Special Condition 5(a).

Special Condition 6 - Children playing on common areas in building

Any child for whom the tenant is responsible may play on any area of the common area that is designated by the landlord for that purpose but may only use an area designated for swimming while under adult supervision. The tenant must not permit any child of whom the tenant is responsible, unless accompanied by an adult exercising effective control, to be or to remain on the common area that is a laundry, car parking area or other area of possible danger or hazard to children.

Special Condition 7 - Smoke penetration

The tenant, and any invitee of the tenant, must not smoke tobacco or any other substance on the common area, except:

- (a) in an area designated as a smoking area by the landlord, or
- (b) with the written approval of the landlord.

The tenant who is permitted under this Special Condition to smoke tobacco or any other substance on common area must ensure that the smoke does not penetrate to any other flat. The tenant must ensure that smoke caused by the smoking of tobacco or any other substance by the tenant, or any invitee of the tenant, in the flat does not penetrate to the common area or any other flat.

Special Condition 8 - Preservation of fire safety

The tenant must not do any thing or permit any invitees to do any thing in the flat or common area that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the flats or common areas.

Special Condition 9 - Storage of inflammable, dangerous or hazardous liquids and other substances and materials

- (a) The tenant must not, except with the prior written approval of the landlord, use or store in the flat, garage or carport or on the common area any inflammable, dangerous or hazardous chemical, liquid or gas or other inflammable, dangerous or hazardous material.
- (b) This Special Condition does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

Special Condition 10 - Appearance of flat

- (a) The tenant must not, without the prior written approval of the landlord, maintain within the flat anything visible from outside the flat that, viewed from outside the flat, is not in keeping with the rest of the building.
- (b) This Special Condition does not apply to the hanging of any clothing, towel, bedding or other article of a similar type in accordance with Special Condition 12.

Special Condition 11 - Cleaning windows and doors

- (a) Except in circumstances referred to in Special Condition 11(b), the tenant is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the flat, including so much as is common area.
- (b) The landlord is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the tenant safely or at all.

Special Condition 12 - Hanging out of washing

The tenant may hang any washing on any lines provided by the landlord for that purpose. The tenant may hang washing on any part of the flat other than over the balcony railings. In each case, the washing may only be hung for a reasonable period. In this Special Condition, "washing" includes any clothing, towel, bedding or other article of a similar type.

Special Condition 13 - Disposal of waste - bins for individual flats (applicable where individual flats have bins)

- (a) The tenant must:
 - (i) not deposit or throw on the common area any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the landlord;
 - (ii) not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy);
 - (iii) comply with all reasonable directions given by the landlord as to the disposal and storage of waste (including the cleaning up of spilled waste) on the common area;
 - (iv) comply with the local council's guidelines for the storage, handling, collection and disposal of waste;
 - (v) maintain bins for waste within the flat, or on any part of the common area that is authorised by the landlord, in clean and dry condition and appropriately covered;
 - (vi) not place any thing in the bins of the owner or occupier of any other flat except with the permission of that owner or occupier;
 - (vii) place the bins within an area designated for collection by the landlord not more than 12 hours before the time at which waste is normally collected and, when the waste has been collected, must promptly return the bins to the flat or other area authorised for the bins; and
 - (viii) notify the local council of any loss of, or damage to, bins provided by the local council for waste.

NOTES.**1. Definitions**

In this agreement:

landlord means the person who grants the right to occupy residential premises under this agreement, and includes a successor in title to the residential premises whose interest is subject to that of the tenant and a tenant who has granted the right to occupy residential premises to a sub-tenant.

landlord's agent means a person who acts as the agent of the landlord and who (whether or not the person carries on any other business) carries on business as an agent for:

- (a) the letting of residential premises, or
- (b) the collection of rents payable for any tenancy of residential premises.

LFAI Register means the register of residential premises that contain or have contained loose-fill asbestos insulation that is required to be maintained under Division 1A of Part 8 of the *Home Building Act 1989*.

rental bond means money paid by the tenant as security to carry out this agreement.

residential premises means any premises or part of premises (including any land occupied with the premises) used or intended to be used as a place of residence.

tenancy means the right to occupy residential premises under this agreement.

tenant means the person who has the right to occupy residential premises under this agreement, and includes the person to whom such a right passes by transfer or operation of the law and a sub-tenant of the tenant.

2. Continuation of tenancy (if fixed term agreement)

Once any fixed term of this agreement ends, the agreement continues in force on the same terms as a periodic agreement unless the agreement is terminated by the landlord or the tenant in accordance with the *Residential Tenancies Act 2010* (see notes 3 and 4).

Clauses 5 and 6 of this agreement provide for rent to be able to be increased if the agreement continues in force, with certain restrictions.

3. Ending a fixed term agreement

If this agreement is a fixed term agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time up until the end of the fixed term but cannot take effect until the term ends. The landlord must give at least 30 days notice and the tenant must give at least 14 days notice.

4. Ending a periodic agreement

If this agreement is a periodic agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time. The landlord must give at least 90 days notice and the tenant must give at least 21 days notice.

5. Other grounds for ending agreement

The *Residential Tenancies Act 2010* also authorises the landlord and tenant to end this agreement on other grounds. The grounds for the landlord ending the agreement include sale of the residential premises requiring vacant possession, breach of this agreement by the tenant, due to hardship or if the agreement is frustrated because the premises are destroyed, become wholly or partly uninhabitable or cease to be lawfully usable as a residence or are appropriated or acquired by any authority by compulsory process.

The grounds for the tenant include breach by the landlord of information disclosure provisions under section 26 of the Act (not revealed when this agreement was entered into), breach of this agreement by the landlord, due to hardship or if the agreement is frustrated because the premises are destroyed, become wholly or partly uninhabitable or cease to be lawfully usable as a residence or are appropriated or acquired by any authority by compulsory process.

For more information refer to that Act or contact NSW Fair Trading on 13 32 20.

6. Warning

It is an offence for any person to obtain possession of the residential premises without an order of the Civil and Administrative Tribunal or a judgment or order of a court if the tenant does not willingly move out. A court can order fines and compensation to be paid for such an offence.

NOTICE OF RENT INCREASE

RESIDENTIAL TENANCIES ACT 2010 (NSW) – SECTION 4 1

IMPORTANT:

- For fixed term agreements of 2 years or more, this notice must be served at least 60 days before the increased rent is payable.
- For periodic agreements, this notice must not be served more than once in any period of 12 months.
- Under section 223 of the *Residential Tenancies Act 2010 (NSW) (Act)*, any notice or document that is authorised or required under the Act, its regulations or a residential tenancy agreement can be served by sending it to an email address specified by the person for the service of documents.
- If service of this notice is by way of email, before serving this notice electronically, the Landlord's Agent should obtain the written consent of the Tenant(s) for the electronic service of any notices or documents required to be given or served in respect of the residential tenancy agreement to which they are a party. In the absence of such consent, this notice should not be served by email. It is recommended that, to obtain the necessary consent, the Landlord's Agent should use the Email Service of Notices and Documents Consent Form (FM01020) prepared by the Real Estate Institute of New South Wales (located in REI Forms Live).
- The electronic signing and service provisions in this notice apply only if this notice is signed or served electronically (including, without limitation, via a third-party platform).

To: Michael Sullivan

(Name of the Tenant)

I give you notice of an increase in rent in relation to the premises at:

Address of the premises 2/352 Parkland Crescent

Lavington, NSW

Postcode 2641

Date payable from: 08 / 12 / 2022 **Your new rent will be** \$ 300.00 **per** week
SERVICE OF NOTICE (Section 223)

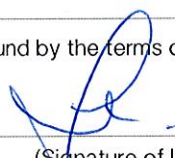
- Delivering it to the Tenant in person at the premises.
- Mailing it to the Tenant (allowing 4-7 working days for service).

NOTE: When counting working days, do not count:

- the date of posting; or
- the date on which the notice is actually delivered; or
- public holidays or bank holidays or days the post office is closed; or
- Saturdays or Sundays.

- Personally putting it in the Tenant's letterbox, in an envelope addressed to the Tenant.
- Delivering it to somebody in person over 16 years at the person's residential or business address.
- Emailing to the Tenant by using the Tenant's email address michaelsullivan55@gmail.com

I agree to be legally bound by the terms of this notice even if I sign this notice electronically.


 (Signature of Landlord/Landlord's Agent)

30 / 09 / 2022

(Date delivered / posted / emailed)

Agent	Ian Ritchie		
Trading as	Ian Ritchie Real Estate Albury Wodonga	A.B.N.	65057238329
Address	1097 Mate St		
North Albury, NSW	Postcode	2640	
Phone	0260259260	Email	reception@ianritchie.com.au

For information about your rights and obligations as a Tenant, contact: NSW Fair Trading on 133220 or www.fairtrading.nsw.gov.au**NOTES:**

- The rent payable under a periodic agreement may not be increased more than once in any period of 12 months.
- Notice is not required for a fixed term agreement with a fixed term of less than 2 years that specifies the date on which, and the amount by which, the rent payable under that agreement will be increased.
- The Tenant can negotiate with the agent to have the increase reduced or withdrawn. If the increase is reduced it still takes effect on the same day and no new notice is required.
- If the Tenant believes the increase is excessive they may apply to the NSW Civil and Administrative Tribunal (NCAT) for an order determining what the rent should be. The onus of proof is on the Tenant. Such applications need to be made within 30 days of receiving the notice.
- During a fixed term agreement of 2 years or more the rent can be increased at any time, but no more than 1 increase each 12 months is permitted. The Tenant has the option of terminating the lease early without penalty during the rent increase notice period (see section 99 for further detail).
- Where the same parties are renewing a fixed term agreement (regardless of its duration), notice of any rent increase must be given before the fixed term agreement is renewed.

Emailed 30.9.22

30100 - Accountancy Fees

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
30100	Accountancy Fees	\$550.00	\$620.00	(11.29)%
TOTAL		CY Balance	LY Balance	
		\$550.00	\$620.00	

Supporting Documents

- General Ledger [Report](#)
- Superhelp Fees.pdf [30100](#)

Standard Checklist

- Attach all source documentation
- Ensure all Transactions have been entered

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Accountancy Fees (30100)					
<u>Accountancy Fees (30100)</u>					
24/01/2022	Internet Withdrawal 24Jan15:41 To 062-099 010417929		550.00		550.00 DR
			550.00		550.00 DR

Total Debits: 550.00

Total Credits: 0.00



TAX INVOICE

Danson Super

*Paid 24/1/22
3:45pm*

Invoice Date
19 Jan 2022

Invoice Number
INV-0351

ABN
60 061 126 663

SuperHelp Australia
PTY LTD
PO Box 1906
MACQUARIE
CENTRE NSW 2113
AUSTRALIA

Item	Description	Quantity	Unit Price	GST	Amount AUD
EOY	SMSF Annual Administration	1.00	1,100.00	10%	1,100.00
DEPO	Deposit	1.00	(550.00)	10%	(550.00)
INCLUDES GST 10%					50.00
TOTAL AUD					550.00

Due Date: 2 Feb 2022

Please pay the balance of our fees by direct credit into our bank account.

OUR BANK DETAILS (Use your name or your SMSF name as the reference):

Account Name: Superhelp Australia Pty Ltd
Bank: Commonwealth Bank
BSB: 06 2099
Account Number: 1041 7929



PAYMENT ADVICE

To: SuperHelp Australia PTY LTD
PO Box 1906
MACQUARIE CENTRE NSW 2113
AUSTRALIA

Customer Danson Super
Invoice Number INV-0351
Amount Due **550.00**
Due Date 2 Feb 2022
Amount Enclosed

Enter the amount you are paying above

30400 - ATO Supervisory Levy

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
30400	ATO Supervisory Levy	\$259.00	\$259.00	0%
TOTAL		CY Balance	LY Balance	
		\$259.00	\$259.00	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach all source documentation
- Ensure all Transactions have been entered

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ATO Supervisory Levy (30400)					
<u>ATO Supervisory Levy (30400)</u>					
02/02/2022	Tfr Wdl BPAY Internet 02Feb13:51 551008865340836021 Tax Office Payments		259.00		259.00 DR
			259.00		259.00 DR

Total Debits: 259.00

Total Credits: 0.00

30700 - Auditor's Remuneration

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
30700	Auditor's Remuneration	\$550.00	\$450.00	22.22%
TOTAL		CY Balance	LY Balance	
		\$550.00	\$450.00	

Supporting Documents

- General Ledger [Report](#)
- Invoice X19237.pdf [30700](#)

Standard Checklist

- Attach all source documentation
- Ensure all Transactions have been entered

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Auditor's Remuneration (30700)					
Auditor's Remuneration (30700)					
20/09/2021	Internet Withdrawal 20Sep12:28 To 062-099010417929		550.00		550.00 DR
			550.00		550.00 DR

Total Debits: 550.00

Total Credits: 0.00



Invoice Date 24 Jan 2022
Invoice Number X19237
Due Date 07 Feb 2022

SuperHelp Australia Pty Ltd
Attention: Sandra
PO Box 1906
MACQUARIE CENTRE NSW 2113

TAX INVOICE

Description	Amount
-------------	--------

Accounting and other professional services rendered during the period ended 24 January 2022 including:

Audit Services for Danson Super Fund for the year ended 30 June 2021.

Subtotal	500.00
Total GST 10%	50.00
Invoice Total AUD	550.00
Total Net Payments AUD	0.00
Amount Due AUD	550.00

Payment Advice



DIRECT CREDIT (EFT)

Account Name: **Gold Group Consulting**
BSB: **484 799** Account No.: **20423 2240**
Please quote the invoice number(s) as a reference.



by mail

Detach this section and mail your cheque to:

Gold Group Consulting
PO Box 428
Southport QLD 4215
Australia

Client: SuperHelp Australia Pty Ltd

Invoice No : X19237
Amount Due: \$ 550.00
Due Date: 07 Feb 2022



CHARTERED ACCOUNTANTS - SINCE 1969

30800 - ASIC Fees

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
30800	ASIC Fees	\$332.00	\$328.00	1.22%
TOTAL		CY Balance	LY Balance	
		\$332.00	\$328.00	

Supporting Documents

- General Ledger [Report](#)
- ASIC Fees.pdf [30800](#)

Standard Checklist

- Attach all source documentation
- Ensure all Transactions have been entered

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
ASIC Fees (30800)					
ASIC Fees (30800)					
04/08/2021	Tfr Wdl BPAY Internet 04Aug13:36 2291325292418 Asic		56.00		56.00 DR
25/10/2021	Tfr Wdl BPAY Internet 25Oct15:10 2291337908886 Asic		276.00		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

I 31589565
25/10/21
3:10pm

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

DANSON PROPERTY NOMINEE PTY LTD
44 WILGA ST CONCORD WEST NSW 2138

INVOICE STATEMENT

Issue date 20 Oct 21

DANSON PROPERTY NOMINEE PTY LTD

ACN 133 790 888

Account No. 22 133790888

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 20 Dec 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

DANSON PROPERTY NOMINEE PTY LTD

ACN 133 790 888

Account No: 22 133790888



22 133790888

TOTAL DUE	\$276.00
Immediately	\$0.00
By 20 Dec 21	\$276.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2291337908886



*814 129 0002291337908886 63



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

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

DANSON SUPER PTY LTD
44 WILGA ST CONCORD WEST NSW 2138

*Receipt # 141323808
4/8/21
1:37pm*

INVOICE STATEMENT
Issue date 01 Aug 21
DANSON SUPER PTY LTD

ACN 132 529 241
Account No. 22 132529241

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 01 Oct 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
DANSON SUPER PTY LTD

ACN 132 529 241 Account No: 22 132529241



22 132529241

TOTAL DUE	\$56.00
Immediately	\$0.00
By 01 Oct 21	\$56.00

Payment options are listed on the back of this payment slip



Billers Code: 17301
Ref: 2291325292418



*814 129 0002291325292418 94

31500 - Bank Charges

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
31500	Bank Charges	\$112.00	\$144.00	(22.22)%
TOTAL		CY Balance	LY Balance	
		\$112.00	\$144.00	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach all source documentation
- Ensure all Transactions have been entered

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Bank Charges (31500)					
<u>Bank Charges (31500)</u>					
28/07/2021	ADMIN FEE		12.00		12.00 DR
28/08/2021	ADMIN FEE		12.00		24.00 DR
28/09/2021	LOAN ACCOUNT FEE		12.00		36.00 DR
28/10/2021	LOAN ACCOUNT FEE		12.00		48.00 DR
28/11/2021	LOAN ACCOUNT FEE		8.00		56.00 DR
28/12/2021	LOAN ACCOUNT FEE		8.00		64.00 DR
28/01/2022	LOAN ACCOUNT FEE		8.00		72.00 DR
28/02/2022	LOAN ACCOUNT FEE		8.00		80.00 DR
28/03/2022	LOAN ACCOUNT FEE		8.00		88.00 DR
28/04/2022	LOAN ACCOUNT FEE		8.00		96.00 DR
27/05/2022	LOAN ACCOUNT FEE		8.00		104.00 DR
28/06/2022	LOAN ACCOUNT FEE		8.00		112.00 DR
			112.00		112.00 DR

Total Debits: 112.00

Total Credits: 0.00

33400 - Depreciation

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
NEWHEATER	352 PARKLAND CRESCENT LAVINGTON - New Heater	\$212.96		100%
TOTAL		CY Balance	LY Balance	
		\$212.96		

Supporting Documents

- Depreciation Schedule Report [Report](#)

Standard Checklist

- Attach Depreciation Schedule

Danson Super Fund

Depreciation Schedule

For The Period 01 July 2021 - 30 June 2022

Investment	Purchase Date	Cost	Opening Written Down Value	Adjustments			Depreciation			Closing Written Down Value	
				Disposals/ Decrease	Additions/ Increase	Total Value For Depreciation ¹	Method	Rate	Calculated Depreciation ²		Posted Depreciation ³
Fixtures and Fittings (at written down value) - Unitised											
352 PARKLAND CRESCENT LAVINGTON - New Kitchen											
	04/11/2021				6,218.30	4,071.71	Capital Works	2.50 %	101.79	101.79	6,116.51
					6,218.30	4,071.71				101.79	6,116.51
Plant and Equipment (at written down value) - Unitised											
352 PARKLAND CRESCENT LAVINGTON - New Heater											
	24/08/2021				1,875.01	1,597.61	Diminishing Value	13.33 %	212.96	212.96	1,662.05
					1,875.01	1,597.61				212.96	1,662.05
					8,093.31	5,669.32				314.75	7,778.56

¹ Amounts have been pro rated based on number of days in the year

² Depreciation calculated as per depreciation method

³ Depreciation amounts posted to the ledger

39000 - Life Insurance Premiums

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
BRADAN00001A	(Life Insurance Premiums) Brazdil, Daniel Peter - Accumulation (Accumulation)	\$1,387.92	\$1,146.20	21.09%
TOTAL		CY Balance	LY Balance	
		\$1,387.92	\$1,146.20	

Supporting Documents

- General Ledger [Report](#)
- DANSON-AIA POLICY-21.02.23.pdf [BRADAN00001A](#)

Standard Checklist

- Attach life insurance policy annual renewal documentation form
- Confirm the ownership of the policy is the name of the superannuation fund

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Life Insurance Premiums (39000)					
(Life Insurance Premiums) Brazdil, Daniel Peter - Accumulation (BRADAN00001A)					
22/12/2021	Aia Australia 1109338183488933		1,387.92		1,387.92 DR
			1,387.92		1,387.92 DR

Total Debits: 1,387.92

Total Credits: 0.00



Our ref. CC0000112105

21 February 2023

Danson Super Pty Ltd ATF
Danson Superannuation Fund
PO Box 813
CONCORD NSW 2137

Dear Sir / Madam

Product Name: Total Care Plan
Policy Number: 01313175
Policy Owner: Danson Super Pty Ltd ATF Danson Superannuation Fund
On the life of: Daniel Brazdil

Premiums Paid Statement

Thank you for recently contacting AIA Australia. As per your enquiry, please find the information requested.

Premiums received from 01 July 2021 to 30 June 2022 total \$1,387.92.

Should you require further information, please contact your financial adviser, email us at Au.cservice@aia.com or contact us on 13 1056 (or +61 2 8365 9102 if calling from overseas) between 9 AM and 5 PM (AEST/AEDT), Monday to Friday, excluding public holidays.

Yours sincerely
Customer Service Team

Financial adviser: Name: Donna Ripper
 Adviser Code: 41805
 Phone: 18 0011 1456

41920 - Property Expenses - Advertising

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$150.00	\$70.00	114.29%
TOTAL		CY Balance	LY Balance	
		\$150.00	\$70.00	

Supporting Documents

○ General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Advertising (41920)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		75.00		75.00 DR
30/06/2022	2022 property expenses as per the summary report		75.00		150.00 DR
			150.00		150.00 DR

Total Debits: 150.00

Total Credits: 0.00

41930 - Property Expenses - Agents Management Fees

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$3,117.58	\$2,457.63	26.85%
TOTAL		CY Balance	LY Balance	
		\$3,117.58	\$2,457.63	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Agents Management Fees (41930)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		16.50		16.50 DR
30/06/2022	2022 property expenses as per the summary report		308.00		324.50 DR
30/06/2022	2022 property expenses as per the summary report		1,109.25		1,433.75 DR
30/06/2022	2022 property expenses as per the summary report		16.50		1,450.25 DR
30/06/2022	2022 property expenses as per the summary report		319.00		1,769.25 DR
30/06/2022	2022 property expenses as per the summary report		1,348.33		3,117.58 DR
			3,117.58		3,117.58 DR

Total Debits: 3,117.58

Total Credits: 0.00

41950 - Property Expenses - Cleaning

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$132.00		100%
TOTAL		CY Balance	LY Balance	
		\$132.00		

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Cleaning (41950)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		132.00		132.00 DR
			132.00		132.00 DR

Total Debits: 132.00

Total Credits: 0.00

41960 - Property Expenses - Council Rates

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$1,664.17	\$1,561.70	6.56%
TOTAL		CY Balance	LY Balance	
		\$1,664.17	\$1,561.70	

Supporting Documents

- General Ledger [Report](#)
- Council Rates.pdf [SHYBLAVING](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

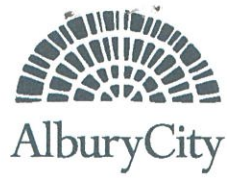
Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
352 Parkland Crescent Lavington (SHYBLAVING)					
20/07/2021	Tfr Wdl BPAY Internet 20Jul08:17 203499 Albury City Council		1,664.17		1,664.17 DR
			1,664.17		1,664.17 DR

Total Debits: 1,664.17

Total Credits: 0.00



Rates & Charges 2021/2022

T 02 6023 8111
F 02 6023 8190
info@alburycity.nsw.gov.au
alburycity.nsw.gov.au

PO Box 323
553 Kiewa Street
Albury NSW 2640
ABN 92 965 474 349



Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138



006
1000138
R1_315

Assessment Number
20349
Rating Year
01/07/2021 - 30/06/2022
Issue Date
08/07/2021
Valuation Date
01/07/2019
Rateable Value
\$105,000

This notice includes transactions processed as at 02/07/2021

Description and location of property rated by Albury City Council

352 Parkland Crescent LAVINGTON NSW 26
Lot 29 DP 237799

Particulars of Rates & Charges	Unit	Cents in \$	Amount
Residential	105,000	0.0084387	\$886.06
Residential - Base Amount	1	304.00	\$304.00
Domestic Waste Mgmt Default Service	2	250.00	\$500.00
Total Amount			\$1,690.06
Rates Discount			\$25.35
Discounted Rate Due by 03/08/2021			\$1,664.71

*Receipt #
I 10839137
20/7/21
8.19am*

Interest on overdue rates will be charged at 0%pa from 01/07/2021 to 31/12/2021, and then at 6%pa from 01/01/2022 to 30/06/2022 calculated daily.

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Total Amount
\$424.06 Due 31/08/2021	\$422.00 Due 30/11/2021	\$422.00 Due 28/02/2022	\$422.00 Due 31/05/2022	\$1,690.06

Rates & Charges 2021/2022

See reverse for payment information and options

Assessment Number: 20349

Name: Danson Property Nominees Pty Limited

Discounted Rate Due by 03/08/2021

\$1,664.71

OR

1st Instalment Due by 31/08/2021

\$424.06



Bill Code: 39289
Ref: 203499

BPAY this payment via Internet or phone banking.
BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY Reference number.
(next to the BPAY Logo on your notice)



Internal use only



Post
Billpay

Billpay Code: 2153
Ref: 2034 99

Pay in person at any post office, phone 13 18 16
or go to postbillpay.com.au

POST billpay



*2153 203499



For emailed notices:
alburycity.enotices.com.au
Reference No: **6B2B23D04Z**



41970 - Property Expenses - Garden and Lawn

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$1,248.30	\$1,180.90	5.71%
TOTAL		CY Balance	LY Balance	
		\$1,248.30	\$1,180.90	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Garden and Lawn (41970)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		1,248.30		1,248.30 DR
			1,248.30		1,248.30 DR

Total Debits: 1,248.30

Total Credits: 0.00

41980 - Property Expenses - Insurance Premium

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$523.03	\$439.20	19.09%
TOTAL		CY Balance	LY Balance	
		\$523.03	\$439.20	

Supporting Documents

- General Ledger [Report](#)
- DANSON-PROPERTY INSURANCE-16.02.23.pdf [SHYBLAVING](#)
- Property Insurance.pdf [SHYBLAVING](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Insurance Premium (41980)					
352 Parkland Crescent Lavington (SHYBLAVING)					
22/07/2021	Tfr Wdl BPAY Internet 22Jul08:58 14222024979929 Gio Pi		523.03		523.03 DR
			523.03		523.03 DR

Total Debits: 523.03

Total Credits: 0.00

Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



006
DANSON PROPERTY NOMINEE PTY LTD
DANSON SUPERFUND
POST OFFICE BOX 813
CONCORD NSW 2137

Dear Policy Holder,

Thank you for insuring your Strata Building with GIO. Your current policy expires at 11:59pm on 28 July 2021 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit www.gio.com.au/pds-update

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

Your **Duty of Disclosure** is explained at the end of your Certificate. It is important to review the information in your renewal Certificate carefully to ensure that the details remain correct and up to date. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

! IMPORTANT CHANGE!

FROM THIS RENEWAL, YOUR POLICY WILL PROVIDE NO COVER FOR LOSS OF RENT OF ANY UNITS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING, this includes any arrangements made through online booking platforms, for example, Airbnb, Stayz.

Regards,

The GIO Team



Strata Insurance
Account

Payment details

Policy number	HGS024979929
Period of insurance	28-07-2021 to 28-07-2022
Due date	28-07-2021
Total amount payable	\$523.03
Last year's annual premium	\$439.20
	Change on last year* 19.1%

***Why your premium may change**

Each year your premium is likely to change even if your personal circumstances haven't. Factors like the number of claims we experience, improved data and changes to the cost of running our business can impact your premium. Your premium may also be impacted by changes to rewards and discounts.

For more information please visit www.gio.com.au/premium

For full info on ways to save go to gio.com.au/save

*I 3085 9385-
22/7/21
8.58 am*

Payment slip

Policy number: HGS024979929

Reference number: 14222024979929

Amount due: \$523.03

Due date: 28-07-2021



Billers Code: 655746
Ref: 14222024979929

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



Direct Debit
Call 13 10 10 to arrange payment by instalments of \$53.92. It costs more to pay by the month.



In person
At any Post Office



*4055 28072021 HGS024979929



Internet
To pay by VISA, Mastercard or American Express visit gio.com.au/payments



Phone
To pay via our automated credit card payment system call 1300 749 658 VISA, Mastercard, American Express



Mail
Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGS024979929

Your premium covers

This document will be a Tax Invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

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.

Type of Cover / Insured Address	Sum Insured	Base Premium	Net Rate	GST	Stamp Duty	Total Amount Payable
UNIT 1 & 2 352 PARKLAND CRES, LAVINGTON NSW 2641						
Last Year						
Your Building	\$370,100	\$309.12	\$57.19	\$36.63	\$36.26	\$439.20
This Year						
Your Building	\$388,600	\$389.48	\$46.74	\$43.62	\$43.19	\$523.03
This Year's GST / Total Amount Payable				\$43.62		\$523.03

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

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.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au



Enquiries: 13 10 10
 Claims: 13 14 46 (24/7 for new claims)
 gio.com.au

Certificate of Insurance

Your Duty of Disclosure is explained at the end of this Certificate of Insurance. Please read this information carefully.

Please also check the amount of cover meets your needs.

If any of the information below is incorrect or incomplete, please contact us on 13 10 10

Policy number

HGS024979929

Insured: Danson Property Nominee PTY LTD Danson Superfund

! IMPORTANT CHANGE!

FROM THIS RENEWAL, YOUR POLICY WILL PROVIDE NO COVER FOR LOSS OF RENT OF ANY UNITS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING, this includes any arrangements made through online booking platforms, for example, Airbnb, Stayz.

Type of cover: Strata Insurance

Insured address	UNIT 1 & 2 352 PARKLAND CRES, LAVINGTON NSW 2641
Building sum insured	\$388,600
Legal Liability	up to \$20 million
Period of insurance	From 28 July 2021 until 11:59pm 28 July 2022

Excess details

You may be able to reduce your premium if you choose a higher standard excess.

Building standard excess	\$500
You will have to pay the following excesses in addition if they apply in the circumstances of your claim	
Water damage excess	\$200
Theft or burglary by tenants or their guests excess	\$500
Malicious acts or vandalism by tenants or their guests excess	\$500
Earthquake and tsunami excess	\$300
Unoccupied excess	\$1,000



17ZG11HNR22315ZPR-0001789-00202



What you have told us

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms. If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

You have told us the following about the insured address

- It is a semi detached duplex/triplex/quadplex
- It is 100% tenanted
- There is no business activity operating at or from the insured address
- The insured address is well maintained and in good condition. This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other creatures; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.
- It is not undergoing any renovations
- St George Bank is listed as an interested party on the policy (Financier)

You have told us the following about the construction of the building

- It is a single level with 2 units, double brick walls, tile roof, built between 1970 to 1979
- The building does not have a lift and does not have a swimming pool/spa
- The building does not have recreational facilities
- The building does not have any balconies

You have told us the following about the security of the insured address

- There is no additional door or building security
- It has no monitored smoke detectors

Insurance history

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We appreciate privacy is important to you. GIO is committed to protecting your personal information. For further information, please refer to our customer privacy statement by visiting www.gio.com.au/privacy or call us on 13 10 10.



Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



172G11HNR23152PR-0001791-00202

For complaints concerning GIO products or services, you can phone us on 1300 264 094; write to us at: GIO Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on idr@gio.com.au. You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as GIO (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.



Pay a Bill via BPAY®

Internet Banking Receipt Details

Receipt Number

I 3085 9385

Date

22/07/2021

Time

08:58 AM AEST



Transfer Details

Pay from

Power Saver 483 872 419

Pay to

655746

AAI LIMITED T/A GIO

Biller alias

AAI LIMITED T/A GIO

**Customer Reference
Number**

1422 2024 9799 29

**Amount**

\$523.03

Payer name

Danson Property Nominee

Payments that are confirmed before 5.30pm AEST Monday to Friday will be processed on the same business day. Please allow up to 2 working days for the payment to be received by the Biller.

Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



006
DANSON PROPERTY NOMINEE PTY LTD
DANSON SUPERFUND
POST OFFICE BOX 813
CONCORD NSW 2137

Dear Policy Holder,

Thank you for insuring your Strata Building with GIO. Your current policy expires at 11:59pm on 28 July 2021 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the changes in our new PDS please visit www.gio.com.au/pds-update

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

Your **Duty of Disclosure** is explained at the end of your Certificate. It is important to review the information in your renewal Certificate carefully to ensure that the details remain correct and up to date. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

! IMPORTANT CHANGE!

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Regards,

The GIO Team



Strata Insurance Account

Payment details

Policy number	HGS024979929
Period of insurance	28-07-2021 to 28-07-2022
Due date	28-07-2021
Total amount payable	\$523.03
Last year's annual premium	\$439.20
	Change on last year* 19.1%

***Why your premium may change**

Each year your premium is likely to change even if your personal circumstances haven't. Factors like the number of claims we experience, improved data and changes to the cost of running our business can impact your premium. Your premium may also be impacted by changes to rewards and discounts.

For more information please visit www.gio.com.au/premium

For full info on ways to save go to gio.com.au/save

*I 3085 9385
22/7/21
8.58 am*

Payment slip

Policy number: HGS024979929

Reference number: 14222024979929

Amount due: \$523.03

Due date: 28-07-2021



Billers Code: 655746
Ref: 14222024979929

Telephone & Internet Banking
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



Direct Debit
Call 13 10 10 to arrange payment by instalments of \$53.92. It costs more to pay by the month.



In person
At any Post Office



*4055 28072021 HGS024979929



Internet
To pay by VISA, Mastercard or American Express visit gio.com.au/payments



Phone
To pay via our automated credit card payment system call 1300 749 658 VISA, Mastercard, American Express



Mail
Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGS024979929

42010 - Property Expenses - Interest on Loans

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$13,719.78	\$13,912.67	(1.39)%
TOTAL		CY Balance	LY Balance	
		\$13,719.78	\$13,912.67	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Interest on Loans (42010)					
352 Parkland Crescent Lavington (SHYBLAVING)					
27/07/2021	INTEREST		1,132.38		1,132.38 DR
27/08/2021	INTEREST		1,167.82		2,300.20 DR
27/09/2021	INTEREST		1,165.69		3,465.89 DR
27/10/2021	INTEREST		1,126.02		4,591.91 DR
27/11/2021	INTEREST		1,161.21		5,753.12 DR
27/12/2021	INTEREST		1,121.66		6,874.78 DR
27/01/2022	INTEREST		1,156.69		8,031.47 DR
27/02/2022	INTEREST		1,154.51		9,185.98 DR
01/03/2022	INTEREST		1,040.80		10,226.78 DR
27/04/2022	INTEREST		1,149.55		11,376.33 DR
27/05/2022	INTEREST		1,127.66		12,503.99 DR
27/06/2022	INTEREST		1,215.79		13,719.78 DR
			13,719.78		13,719.78 DR

Total Debits: 13,719.78

Total Credits: 0.00

42060 - Property Expenses - Repairs Maintenance

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$150.00	\$2,396.52	(93.74)%
TOTAL		CY Balance	LY Balance	
		\$150.00	\$2,396.52	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Repairs Maintenance (42060)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		75.00		75.00 DR
30/06/2022	2022 property expenses as per the summary report		75.00		150.00 DR
			150.00		150.00 DR

Total Debits: 150.00

Total Credits: 0.00

42110 - Property Expenses - Sundry Expenses

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$88.00	\$132.00	(33.33)%
TOTAL		CY Balance	LY Balance	
		\$88.00	\$132.00	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Sundry Expenses (42110)					
352 Parkland Crescent Lavington (SHYBLAVING)					
30/06/2022	2022 property expenses as per the summary report		8.25		8.25 DR
30/06/2022	2022 property expenses as per the summary report		8.25		16.50 DR
30/06/2022	2022 property expenses as per the summary report		11.00		27.50 DR
30/06/2022	2022 property expenses as per the summary report		60.50		88.00 DR
			88.00		88.00 DR
Total Debits:	88.00				
Total Credits:	0.00				

42150 - Property Expenses - Water Rates

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	\$2,306.03	\$2,502.49	(7.85)%
TOTAL		CY Balance	LY Balance	
		\$2,306.03	\$2,502.49	

Supporting Documents

- General Ledger [Report](#)
- Water Rates.pdf [SHYBLAVING](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Water Rates (42150)					
352 Parkland Crescent Lavington (SHYBLAVING)					
15/07/2021	Tfr Wdl BPAY Internet 15Jul07:43 9297864 Albury City Council		902.94		902.94 DR
06/12/2021	Tfr Wdl BPAY Internet 06Dec08:22 9297864 Albury City Council		761.47		1,664.41 DR
25/03/2022	Tfr Wdl BPAY Internet 25Mar08:11 9297864 Albury City Council		641.62		2,306.03 DR
			2,306.03		2,306.03 DR

Total Debits: 2,306.03

Total Credits: 0.00



Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138



006
I000145
R1_333

Water Account Number
20349

Description/Location of Property
352 Parkland Crescent LAVINGTON
Lot 29 DP 237799

Issue Date: **21/03/2022**

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
95000121	20		5/10/2021	1/02/2022	8906	8958	52	137

Total Consumption for this account 52

*Receipt # 140890329
25/3/22
Silliam*

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	52	1.4100	\$73.32
Water Access Charge	95000121		\$92.80
Sewerage Access Charge			\$475.50

This notice includes all transactions processed to 13/03/2022.
The interest charges at 0% per annum, from 01/07/2021 to 31/12/2021, and then from 01/01/2022 to 30/06/2022 at 6% per annum, calculated daily on any arrears outstanding.

Total Due 26/04/2022 \$641.62

See reverse for payment information and options

Water Account November 2021 to February 2022

Water Account Number: 20349



Internal use only

Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138



For emailed notices:
alburycity.enotices.com.au
Reference No: **1EFFE8CE3Z**



Billers Code: 39289
Ref: 9297864

BPAY this payment via Internet or phone banking.
BPAY View®- View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY Reference number.
(next to the BPAY Logo on your notice)

Total Due: \$641.62

Payment Due Date: 26/04/2022



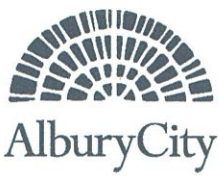
Billpay Code: 2152
Ref: 9297 864

Pay in person at any post office, phone 13 18 16
or go to postbillpay.com.au

POST billpay



*2152 9297864



Water Account

July 2021 to October 2021

T 02 6023 8111
F 02 6023 8190
info@alburycity.nsw.gov.au
alburycity.nsw.gov.au

PO Box 323
553 Kiewa Street
Albury NSW 2640
ABN 92 965 474 349



Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138

Water Account Number
20349

Description/Location of Property
352 Parkland Crescent LAVINGTON
Lot 29 DP 237799



006
I000142
R1_333

Issue Date: 26/11/2021

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
95000121	20		8/06/2021	5/10/2021	8769	8906	137	0

Total Consumption for this account 137

*I 2080 6594
6/12/21
8:22am*

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	137	1.4100	\$193.17
Water Access Charge	95000121		\$92.80
Sewerage Access Charge			\$475.50

This notice includes all transactions processed to 19/11/2021.
The interest charges at 0% per annum, from 01/07/2021 to 31/12/2021, and then from 01/01/2022 to 30/06/2022 at 0% per annum, calculated daily on any arrears outstanding.

Total Due 05/01/2022 \$761.47

See reverse for payment information and options

Water Account July 2021 to October 2021

Water Account Number: 20349



Internal use only

Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138



Billers Code: 39289
Ref: 9297864

BPAY this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY Reference number.
(next to the BPAY Logo on your notice)

Total Due: \$761.47

Payment Due Date: 05/01/2022



Billpay Code: 2152
Ref: 9297 864

Pay in person at any post office, phone 13 18 16
or go to postbillpay.com.au

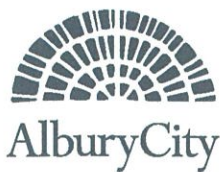
POST billpay



*2152 9297864



For emailed notices:
alburycity.enotices.com.au
Reference No: F6749E2F9Y



Water Account

March 2021 to June 2021

T 02 6023 8111
F 02 6023 8190
info@alburycity.nsw.gov.au
alburycity.nsw.gov.au

PO Box 323
553 Kiewa Street
Albury NSW 2640
ABN 92 965 474 349



Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138

*Receipt
I 20735024
15/7
7:43am*



006
I000142
R1_341

Water Account Number
20349
Description/Location of Property
352 Parkland Crescent LAVINGTON Lot 29 DP 237799

Issue Date: 5/07/2021

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
95000121	20		2/02/2021	8/06/2021	8601	8769	168	386

Total Consumption for this account 168

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	64	1.4100	
Water Consumption Charge	104	2.3500	\$334.64
Water Access Charge	95000121		\$92.80
Sewerage Access Charge			\$475.50

This notice includes all transactions processed to 25/06/2021.
The interest charges at 0% per annum, from 01/07/2021 to 31/12/2021, and then from 01/01/2022 to 30/06/2022 at 6% per annum, calculated daily on any arrears outstanding.

Total Due 04/08/2021 **\$902.94**

See reverse for payment information and options

Water Account March 2021 to June 2021

Water Account Number: 20349



Internal use only

Danson Property Nominees Pty Limited
44 Wilga Street
CONCORD WEST NSW 2138



For emailed notices:
alburycity.enotices.com.au
Reference No: **2A2544C4FZ**



Bill Code: 39289
Ref: 9297864

BPAY this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY Reference number.
(next to the BPAY Logo on your notice)

Total Due: \$902.94

Payment Due Date: 04/08/2021



Billpay Code: 2152
Ref: 9297 864

Pay in person at any post office, phone 13 18 16
or go to postbillpay.com.au

POST billpay



*2152 9297864

42160 - Borrowing Expenses

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
210	Borrowing Expenses		\$69.18	100%
TOTAL		CY Balance	LY Balance	
			\$69.18	

Supporting Documents

- General Ledger [Report](#)

Standard Checklist

- Attach Agent statements (either monthly or annual)
- Attach any other statements, notices or invoices

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
					0.00 DR

Total Debits: 0.00

Total Credits: 0.00

48100 - Division 293 Tax

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
BRADAN00001A	(Division 293 Tax) Brazdil, Daniel Peter - Accumulation (Accumulation)	\$2,732.90		100%
TOTAL		CY Balance	LY Balance	
		\$2,732.90		

Supporting Documents

- General Ledger [Report](#)
- ADDITIONAL TAX ON CONCESSIONAL CONTRIBUTIONS-16.03.22.pdf [BRADAN00001A](#)
- DANSON-BRAZDIL DIV293-16.03.22.pdf [BRADAN00001A](#)

Standard Checklist

- Attach all correspondence between member and the Fund
- Attach correspondence between the ATO and the Fund

Danson Super Fund
General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Division 293 Tax (48100)					
(Division 293 Tax) Brazdil, Daniel Peter - Accumulation (BRADAN00001A)					
17/03/2022	Tfr Wdl BPAY Internet 17Mar08:45 551001724516946311 Tax Office Payments		2,732.90		2,732.90 DR
			2,732.90		2,732.90 DR

Total Debits: 2,732.90

Total Credits: 0.00



MR DANIEL P BRAZDIL
C/- KEVIN SAN & ASSOCIATES
SUITE 18/12 TRYON RD
LINDFIELD NSW 2070

Our reference: 7127032685924
Phone: 13 10 20
Website: ato.gov.au/division293
TFN: 172 451 694
11 February 2022

Additional tax on concessional contributions (Division 293) notice for 2020-21

Dear DANIEL

There is an additional tax on super contributions which reduces the tax concession for individuals whose combined income and contributions are more than the \$250,000 threshold.

Why does the additional tax apply to you

For the 2020-21 financial year, your combined income and super contributions were more than \$250,000. This means you now have to pay an additional tax of 15% on your concessional contributions.

How much additional tax do you need to pay

Your additional tax for this notice is:

Taxable super contributions	\$18,219.42
Additional tax due and payable	\$2,732.90
Due date for payment	08 March 2022

Your Payment Reference Number for this amount is: 5510 0172 4516 9463 11

What you need to do now

There are two options for making a payment (your payment can be made using any combination of these):

1. Pay with your own money
2. Elect to release money from any of your existing super balances by completing a Division 293 election form online, instructions to do this are on the final page of this notice.

HOW TO PAY

Your payment reference number (PRN) is: 551001724516946311

BPAY®



Bill code: 75556
Ref: 551001724516946311

Telephone & Internet Banking – BPAY®

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

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at www.governmenteasypay.gov.au/PayATO

To pay by phone, call the Government EasyPay service on **1300 898 089**.

A card payment fee applies.

For other payment options, visit ato.gov.au/paymentoptions

RELEASE MONEY FROM SUPER

You can ask your fund to pay some or all of the amount from your existing super balance. To do this, access our online services through myGov and complete the Division 293 election form.

Division 293 tax notice of assessment

Income Tax Assessment Act 1997 and Schedule 1 of the Taxation Administration Act 1953

This is your Division 293 tax assessment for the year ended 30 June 2021.

Your additional tax (Division 293 tax) is 15% of your taxable super contributions. Your taxable super contributions are only those Division 293 super contributions that are above the threshold.

Division 293 income (see below)		\$368,054.00	(a)
Division 293 super contributions (see below)		\$18,219.42	(b)
Combined income and super contributions	(a) + (b)	\$386,273.42	(c)
Less the Division 293 threshold		\$250,000.00	(d)
Amount above the threshold	(c) - (d)	\$136,273.42	(e)
Taxable super contributions	the lesser of (b) or (e)	\$18,219.42	(f)
ADDITIONAL TAX	(f) x 15%	\$2,732.90	

Yours sincerely
Melinda Smith
Deputy Commissioner of Taxation

(a) Division 293 income

Your Division 293 income is your taxable income from your income tax return.

(b) Division 293 super contributions

Your Division 293 super contributions are the total of all your concessional contributions.

Your concessional contributions

DANSON SUPER FUND SMSF114480308339	Employer contributions	\$18,219.42
DIVISION 293 SUPER CONTRIBUTIONS		\$18,219.42

Avoid interest charges

- › You need to pay the due and payable amount by the due date to avoid paying interest charges.
- › Though your election form is valid for 60 days you still need to pay by the due date to avoid interest charges.

Releasing money from super

To release money from any of your existing super balances you can access our ATO online services through myGov and complete the Division 293 election form before 12 April 2022.

When you complete the election form we will ask your nominated super fund(s) to release the amount you elected and send the money to us.

If you are not already registered with myGov visit our website at ato.gov.au/online-services to register.

You can also download the form via our website ato.gov.au/div293electionform, or order the form via our website ato.gov.au/online-ordering, and send it to us.

View your online statement of account

To view your tax and super accounts online all you need is a myGov account linked to our ATO online services.

If you are not already registered with myGov visit our website at ato.gov.au/online-services to register.

If you have a tax agent, they can also view your tax and super accounts through the Tax Agent Portal.

If you disagree

If you disagree with:

- › the income we have used, you will need to review your income tax return.
- › the contributions reported, contact your super fund.
- › our assessment, you can lodge an objection. Visit ato.gov.au/objections to find out more. If you do lodge an objection to the assessment you still need to pay the due and payable amount by the due date.

Find out more

For more information about Division 293 tax:

- › visit ato.gov.au/division293
- › phone us on **13 10 20** between 8:00am and 6:00pm, Monday to Friday.

Visit our website at ato.gov.au/contactus for more contact options.



Division 293

Due and payable election

Date generated	16/03/2022
Year	2020 – 2021
Date	16/03/2022
ATO receipt ID	2410644471872
Actioned by	Individual
Maximum release amount	\$2,732.90

Superannuation fund

Name	Account number	USI	Insurance	Balance	Amount
THE TRUSTEE FOR DANSON SUPER FUND	SMSF114480308339			\$152,172.18	\$2,732.90
Total to be released					\$2,732.90

48500 - Income Tax Expense

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
48500	Income Tax Expense	\$3,233.25	\$2,182.50	48.14%
TOTAL		CY Balance	LY Balance	
		\$3,233.25	\$2,182.50	

Supporting Documents

No supporting documents

49000 - Profit/Loss Allocation Account

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
49000	Profit/Loss Allocation Account	\$15,690.06	\$12,367.55	26.86%
TOTAL		CY Balance	LY Balance	
		\$15,690.06	\$12,367.55	

Supporting Documents

No supporting documents

50000 - Members

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	Opening Balance	Contribution Income	Earnings	Member Payments	Tax & Fees	Closing Balance	Change
BRADAN00001A	Brazdil, Daniel Peter - Accumulation (Accumulation)	(\$152,172.18)	(\$20,881.95)	(\$2,162.18)	\$1,387.92	\$5,966.15	(\$167,862.24)	10.31%
TOTAL		Opening Balance	Contribution Income	Earnings	Member Payments	Tax & Fees	Closing Balance	
		(\$152,172.18)	(\$20,881.95)	(\$2,162.18)	\$1,387.92	\$5,966.15	(\$167,862.24)	

Supporting Documents

- Members Statements [Report](#)
- Members Summary [Report](#)

Standard Checklist

- Attach copies of Members Statements

Danson Super Fund

Members Statement

Daniel Peter Brazdil
 44 Wilga Street
 Concord West, New South Wales, 2137, Australia

Your Details

Date of Birth :	Provided	Nominated Beneficiaries:	N/A
Age:	49	Nomination Type:	N/A
Tax File Number:	Provided	Vested Benefits:	167,862.24
Date Joined Fund:	04/08/2008	Total Death Benefit:	885,585.24
Service Period Start Date:		Current Salary:	0.00
Date Left Fund:		Previous Salary:	0.00
Member Code:	BRADAN00001A	Disability Benefit:	0.00
Account Start Date:	04/08/2008		
Account Phase:	Accumulation Phase		
Account Description:	Accumulation		

Your Balance

Total Benefits	167,862.24
<u>Preservation Components</u>	
Preserved	167,506.42
Unrestricted Non Preserved	355.82
Restricted Non Preserved	
<u>Tax Components</u>	
Tax Free	655.82
Taxable	167,206.42

Your Detailed Account Summary

	This Year	Last Year
Opening balance at 01/07/2021	152,172.18	139,804.63
<u>Increases to Member account during the period</u>		
Employer Contributions	20,881.95	18,219.42
Personal Contributions (Concessional)		
Personal Contributions (Non Concessional)		
Government Co-Contributions		
Other Contributions		
Proceeds of Insurance Policies		
Transfers In		
Net Earnings	2,162.18	(2,523.17)
Internal Transfer In		
<u>Decreases to Member account during the period</u>		
Pensions Paid		
Contributions Tax	3,132.29	2,732.91
Income Tax	100.96	(550.41)
No TFN Excess Contributions Tax		
Excess Contributions Tax		
Refund Excess Contributions		
Division 293 Tax	2,732.90	
Insurance Policy Premiums Paid	1,387.92	1,146.20
Management Fees		
Member Expenses		
Benefits Paid/Transfers Out		
Superannuation Surcharge Tax		
Internal Transfer Out		
Closing balance at 30/06/2022	167,862.24	152,172.18

Danson Super Fund

Members Statement

Trustee's Disclaimer

This statement has been prepared by the Trustee for the member whose name appears at the top of this statement. Every effort has been made by the Trustee to ensure the accuracy and completeness of this Statement. The Trustee does not accept any liability for any error, omission or misprint. All amounts shown in relation to benefits do not take into account any amounts which may be withheld to satisfy the requirements imposed by the Income Tax Assessment Act 1936.

Signed by all the trustees of the fund

Daniel Peter Brazdil
Director

Danson Super Fund
Members Summary

As at 30 June 2022

Opening Balances	Increases				Decreases					Closing Balance	
	Contributions	Transfers In	Net Earnings	Insurance Proceeds	Pensions Paid	Contributions Tax	Taxes Paid	Benefits Paid/ Transfers Out	Insurance Premiums		Member Expenses
Daniel Peter Brazdil (Age: 49)											
BRADAN00001A - Accumulation											
152,172.18	20,881.95		2,162.18			5,865.19	100.96		1,387.92		167,862.24
152,172.18	20,881.95		2,162.18			5,865.19	100.96		1,387.92		167,862.24
152,172.18	20,881.95		2,162.18			5,865.19	100.96		1,387.92		167,862.24

60400 - Bank Accounts

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
STG483872419	St George Power Saver Account	\$17,385.94	\$24,433.90	(28.85)%
TOTAL		CY Balance	LY Balance	
		\$17,385.94	\$24,433.90	

Supporting Documents

- Bank Statement Report [Report](#)
- Bank_stats_St George_419.pdf [STG483872419](#)

Standard Checklist

- Attach Copies of Bank Statements
- Attach copy of Bank Statement Report
- Ensure all Balances match Statement Balances at June 30
- Ensure all Transactions have been entered

Danson Super Fund

Bank Statement Report

For The Period 01 July 2021 to 30 June 2022

Chart Code: 60400 / STG483872419

Account Name: St George Power Saver Account

BSB and Account Number: 112879 483872419

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance	Data Feed Used
\$ 24,433.90		\$ 48,112.85		\$ 41,064.89		\$ 17,385.94	

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
01/07/2021	Opening Balance			24,433.90		
01/07/2021	Ian Ritchie Real Transfer Parkland		802.26	25,236.16		
15/07/2021	Tfr Wdl BPAY Internet 15Jul07:43 9297864 Albury City Council	902.94		24,333.22		
16/07/2021	Ian Ritchie Real Transfer Parkland		798.26	25,131.48		
20/07/2021	Tfr Wdl BPAY Internet 20Jul08:17 203499 Albury City Council	1,664.17		23,467.31		
22/07/2021	Tfr Wdl BPAY Internet 22Jul08:58 14222024979929 Gio Pi	523.03		22,944.28		
28/07/2021	Loan Repayment S.211.0837249.00	1,607.00		21,337.28		
31/07/2021	Credit Interest		1.02	21,338.30		
02/08/2021	Ian Ritchie Real Transfer Parkland		798.28	22,136.58		
04/08/2021	Tfr Wdl BPAY Internet 04Aug13:36 2291325292418 Asic	56.00		22,080.58		
16/08/2021	Ian Ritchie Real Ian Ritchie Re		893.78	22,974.36		
28/08/2021	Loan Repayment S.211.0837249.00	1,607.00		21,367.36		
31/08/2021	Credit Interest		0.94	21,368.30		
15/09/2021	Ian Ritchie Real Ian Ritchie Re		346.04	21,714.34		
20/09/2021	Internet Withdrawal 20Sep12:28 To 062-099 010417929	550.00		21,164.34		
28/09/2021	Loan Repayment S.211.0837249.00	1,607.00		19,557.34		
30/09/2021	Credit Interest		0.87	19,558.21		

Danson Super Fund**Bank Statement Report**

For The Period 01 July 2021 to 30 June 2022

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
01/10/2021	Ian Ritchie Real Ian Ritchie Re		311.67	19,869.88		
05/10/2021	Tfr Wdl BPAY Internet 05Oct07:45 403288996943760 Tax Office Payments	442.00		19,427.88		
07/10/2021	Quicksuper Qsuper3060113058		5,171.40	24,599.28		
15/10/2021	Ian Ritchie Real Ian Ritchie Re		1,384.18	25,983.46		
25/10/2021	Tfr Wdl BPAY Internet 25Oct15:10 2291337908886 Asic	276.00		25,707.46		
28/10/2021	Loan Repayment S.211.0837249.00	1,607.00		24,100.46		
30/10/2021	Credit Interest		1.02	24,101.48		
04/11/2021	Internet Withdrawal 04Nov14:17 To 633-000 117264192	6,218.30		17,883.18		
15/11/2021	Ian Ritchie Real Ian Ritchie Re		803.52	18,686.70		
29/11/2021	Loan Repayment S.211.0837249,00	1,603.00		17,083.70		
30/11/2021	Credit Interest		1.16	17,084.86		
01/12/2021	Ian Ritchie Real Ian Ritchie Re		229.62	17,314.48		
06/12/2021	Tfr Wdl BPAY Internet 06Dec08:22 9297864 Albury City Council	761.47		16,553.01		
16/12/2021	Ian Ritchie Real Ian Ritchie Re		1,188.63	17,741.64		
22/12/2021	Aia Australia 1109338183488933	1,387.92		16,353.72		
24/12/2021	Tfr Wdl BPAY Internet 24Dec08:56 403288996943760 Tax Office Payments	442.00		15,911.72		
29/12/2021	Loan Repayment S.211.0837249.00	1,603.00		14,308.72		
31/12/2021	Credit Interest		2.10	14,310.82		
04/01/2022	Ian Ritchie Real Ian Ritchie Re		888.22	15,199.04		
17/01/2022	Ian Ritchie Real Ian Ritchie Re		1,038.70	16,237.74		
18/01/2022	Quicksuper Qsuper3126614169		4,853.15	21,090.89		

Danson Super Fund**Bank Statement Report**

For The Period 01 July 2021 to 30 June 2022

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
24/01/2022	Internet Withdrawal 24Jan15:41 To 062-099 010417929	550.00		20,540.89		
28/01/2022	Loan Repayment S.211.0837249.00	1,603.00		18,937.89		
31/01/2022	Bonus Interest		1.48	18,939.37		
31/01/2022	Credit Interest		2.22	18,941.59		
01/02/2022	Ian Ritchie Real Ian Ritchie Re		923.76	19,865.35		
02/02/2022	Tfr Wdl BPAY Internet 02Feb13:51 551008865340836021 Tax Office Payments	1,115.50		18,749.85		
15/02/2022	Ian Ritchie Real Ian Ritchie Re		948.72	19,698.57		
28/02/2022	Credit Interest		2.21	19,700.78		
28/02/2022	Loan Repayment S.211.0837249.00	1,603.00		18,097.78		
01/03/2022	Ian Ritchie Real Ian Ritchie Re		1,069.68	19,167.46		
16/03/2022	Ian Ritchie Real Ian Ritchie Re		948.72	20,116.18		
17/03/2022	Tfr Wdl BPAY Internet 17Mar08:45 551001724516946311 Tax Office Payments	2,732.90		17,383.28		
25/03/2022	Tfr Wdl BPAY Internet 25Mar08:11 9297864 Albury City Council	641.62		16,741.66		
28/03/2022	Loan Repayment S.211.0837249.00	1,603.00		15,138.66		
28/03/2022	Tfr Wdl BPAY Internet 27Mar09:12 403288996943760 Tax Office Payments	752.00		14,386.66		
31/03/2022	Credit Interest		2.27	14,388.93		
01/04/2022	Ian Ritchie Real Ian Ritchie Re		1,033.20	15,422.13		
07/04/2022	Quicksuper Qsuper3181558110		5,091.84	20,513.97		
14/04/2022	Ian Ritchie Real Ian Ritchie Re		903.73	21,417.70		
28/04/2022	Loan Repayment S.211.0837249.00	1,603.00		19,814.70		
30/04/2022	Bonus Interest		1.63	19,816.33		

Danson Super Fund
Bank Statement Report

For The Period 01 July 2021 to 30 June 2022

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
30/04/2022	Credit Interest		2.44	19,818.77		
02/05/2022	Ian Ritchie Real Ian Ritchie Re		1,033.20	20,851.97		
16/05/2022	Ian Ritchie Real Ian Ritchie Re		1,163.09	22,015.06		
28/05/2022	Loan Repayment S.211.0837249.00	1,603.00		20,412.06		
31/05/2022	Bonus Interest		4.01	20,416.07		
31/05/2022	Credit Interest		2.70	20,418.77		
01/06/2022	Ian Ritchie Real Ian Ritchie Re		1,561.18	21,979.95		
15/06/2022	Ian Ritchie Real Ian Ritchie Re		1,085.62	23,065.57		
27/06/2022	Quicksuper Qsuper3238144681		5,765.56	28,831.13		
28/06/2022	Loan Repayment S.211.0837249.00	1,603.00		27,228.13		
30/06/2022	Credit Interest		2.81	27,230.94		
30/06/2022	Internet Withdrawal 30Jun08:16 To S211083724900 [INTERNET PMT]	9,300.00		17,930.94		
30/06/2022	Tfr Wdl BPAY Internet 30Jun08:14 403288996943760 Tax Office Payments	545.00		17,385.94		
30/06/2022	CLOSING BALANCE			17,385.94		
		<u>48,112.85</u>	<u>41,064.89</u>			

Danson Super Fund Bank Statement Report

For The Period 01 July 2021 to 30 June 2022

Chart Code: 85500 / SHYBLAVING

Account Name: 352 Parkland Crescent Lavington

BSB and Account Number:

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance	Data Feed Used
\$ (234,707.48)		\$ 13,831.78		\$ 28,552.00		\$ (219,987.26)	

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
01/07/2021	Opening Balance			(234,707.48)		
27/07/2021	INTEREST	1,132.38		(235,839.86)		
28/07/2021	Loan Repayment S.211.0837249.00		1,607.00	(234,232.86)		
28/07/2021	ADMIN FEE	12.00		(234,244.86)		
27/08/2021	INTEREST	1,167.82		(235,412.68)		
28/08/2021	Loan Repayment S.211.0837249.00		1,607.00	(233,805.68)		
28/08/2021	ADMIN FEE	12.00		(233,817.68)		
27/09/2021	INTEREST	1,165.69		(234,983.37)		
28/09/2021	Loan Repayment S.211.0837249.00		1,607.00	(233,376.37)		
28/09/2021	LOAN ACCOUNT FEE	12.00		(233,388.37)		
27/10/2021	INTEREST	1,126.02		(234,514.39)		
28/10/2021	Loan Repayment S.211.0837249.00		1,607.00	(232,907.39)		
28/10/2021	LOAN ACCOUNT FEE	12.00		(232,919.39)		
27/11/2021	INTEREST	1,161.21		(234,080.60)		
28/11/2021	LOAN ACCOUNT FEE	8.00		(234,088.60)		
29/11/2021	Loan Repayment S.211.0837249,00		1,603.00	(232,485.60)		
27/12/2021	INTEREST	1,121.66		(233,607.26)		

Danson Super Fund**Bank Statement Report**

For The Period 01 July 2021 to 30 June 2022

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
28/12/2021	LOAN ACCOUNT FEE	8.00		(233,615.26)		
29/12/2021	Loan Repayment S.211.0837249.00		1,603.00	(232,012.26)		
27/01/2022	INTEREST	1,156.69		(233,168.95)		
28/01/2022	Loan Repayment S.211.0837249.00		1,603.00	(231,565.95)		
28/01/2022	LOAN ACCOUNT FEE	8.00		(231,573.95)		
27/02/2022	INTEREST	1,154.51		(232,728.46)		
28/02/2022	Loan Repayment S.211.0837249.00		1,603.00	(231,125.46)		
28/02/2022	LOAN ACCOUNT FEE	8.00		(231,133.46)		
01/03/2022	INTEREST	1,040.80		(232,174.26)		
28/03/2022	Loan Repayment S.211.0837249.00		1,603.00	(230,571.26)		
28/03/2022	LOAN ACCOUNT FEE	8.00		(230,579.26)		
27/04/2022	INTEREST	1,149.55		(231,728.81)		
28/04/2022	Loan Repayment S.211.0837249.00		1,603.00	(230,125.81)		
28/04/2022	LOAN ACCOUNT FEE	8.00		(230,133.81)		
27/05/2022	INTEREST	1,127.66		(231,261.47)		
27/05/2022	LOAN ACCOUNT FEE	8.00		(231,269.47)		
28/05/2022	Loan Repayment S.211.0837249.00		1,603.00	(229,666.47)		
27/06/2022	INTEREST	1,215.79		(230,882.26)		
28/06/2022	Loan Repayment S.211.0837249.00		1,603.00	(229,279.26)		
28/06/2022	LOAN ACCOUNT FEE	8.00		(229,287.26)		
30/06/2022	Internet Withdrawal 30Jun08:16 To S211083724900 [INTERNET PMT]		9,300.00	(219,987.26)		

Danson Super Fund
Bank Statement Report

For The Period 01 July 2021 to 30 June 2022

Date	Description	Debit \$	Credit \$	Ledger Balance \$	Statement Balance \$	Variance \$
30/06/2022	CLOSING BALANCE	13,831.78	28,552.00	(219,987.26)		



Incentive Saver

BSB 112-879 Acc 483 872 419

\$21,524.82
Available balance:
\$21,524.82

Date	Description	Category	Debit	Credit	Balance
	Closing Balance				\$18,588.50
01/07/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,202.56	\$18,588.50
30/06/2022	Credit Interest	Deposits		\$2.81	\$17,385.94
30/06/2022	Internet Withdrawal 30Jun08:16 To S211083724900	Withdrawals & Transfers	\$9,300.00		\$17,383.13
30/06/2022	Tfr Wdl BPAY Internet 30Jun08:14 403288996943760 Tax Office Payments	Bills & Payments	\$545.00		\$26,683.13
28/06/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$27,228.13
27/06/2022	Quicksuper Qsuper3238144681	Deposits		\$5,765.56	\$28,831.13
15/06/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,085.62	\$23,065.57
01/06/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,561.18	\$21,979.95
31/05/2022	Bonus Interest	Deposits		\$4.01	\$20,418.77
31/05/2022	Credit Interest	Deposits		\$2.70	\$20,414.76
28/05/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$20,412.06
16/05/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,163.09	\$22,015.06
02/05/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,033.20	\$20,851.97
30/04/2022	Bonus Interest	Deposits		\$1.63	\$19,818.77
30/04/2022	Credit Interest	Deposits		\$2.44	\$19,817.14
28/04/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$19,814.70
14/04/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$903.73	\$21,417.70
07/04/2022	Quicksuper Qsuper3181558110	Deposits		\$5,091.84	\$20,513.97
01/04/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,033.20	\$15,422.13
31/03/2022	Credit Interest	Deposits		\$2.27	\$14,388.93
28/03/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$14,386.66
28/03/2022	Tfr Wdl BPAY Internet 27Mar09:12 403288996943760 Tax Office Payments	Bills & Payments	\$752.00		\$15,989.66
25/03/2022	Tfr Wdl BPAY Internet 25Mar08:11 9297864 Albury City Council	Bills & Payments	\$641.62		\$16,741.66
17/03/2022	Tfr Wdl BPAY Internet 17Mar08:45 551001724516946311 Tax Office Payments	Bills & Payments	\$2,732.90		\$17,383.28



Incentive Saver

BSB 112-879 Acc 483 872 419

\$21,524.82
Available balance:
\$21,524.82

Date	Description	Category	Debit	Credit	Balance
16/03/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$948.72	\$20,116.18
01/03/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,069.68	\$19,167.46
28/02/2022	Credit Interest	Deposits		\$2.21	\$18,097.78
28/02/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$18,095.57
15/02/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$948.72	\$19,698.57
02/02/2022	Tfr Wdl BPAY Internet 02Feb13:51 551008865340836021 Tax Office Payments	Bills & Payments	\$1,115.50		\$18,749.85
01/02/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$923.76	\$19,865.35
31/01/2022	Bonus Interest	Deposits		\$1.48	\$18,941.59
31/01/2022	Credit Interest	Deposits		\$2.22	\$18,940.11
28/01/2022	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$18,937.89
24/01/2022	Internet Withdrawal 24Jan15:41 To 062-099 010417929	Withdrawals & Transfers	\$550.00		\$20,540.89
18/01/2022	Quicksuper Qsuper3126614169	Deposits		\$4,853.15	\$21,090.89
17/01/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,038.70	\$16,237.74
04/01/2022	Ian Ritchie Real Ian Ritchie Re	Deposits		\$888.22	\$15,199.04
31/12/2021	Credit Interest	Deposits		\$2.10	\$14,310.82
29/12/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$14,308.72
24/12/2021	Tfr Wdl BPAY Internet 24Dec08:56 403288996943760 Tax Office Payments	Bills & Payments	\$442.00		\$15,911.72
22/12/2021	Aia Australia 1109338183488933	Bills & Payments	\$1,387.92		\$16,353.72
16/12/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,188.63	\$17,741.64
06/12/2021	Tfr Wdl BPAY Internet 06Dec08:22 9297864 Albury City Council	Bills & Payments	\$761.47		\$16,553.01
01/12/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$229.62	\$17,314.48
30/11/2021	Credit Interest	Deposits		\$1.16	\$17,084.86
29/11/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,603.00		\$17,083.70
15/11/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$803.52	\$18,686.70
04/11/2021	Internet Withdrawal 04Nov14:17 To 633-000 117264192	Withdrawals & Transfers	\$6,218.30		\$17,883.18



Incentive Saver

BSB 112-879 Acc 483 872 419

\$21,524.82
Available balance:
\$21,524.82

Date	Description	Category	Debit	Credit	Balance
30/10/2021	Credit Interest	Deposits		\$1.02	\$24,101.48
28/10/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,607.00		\$24,100.46
25/10/2021	Tfr Wdl BPAY Internet 25Oct15:10 2291337908886 Asic	Bills & Payments	\$276.00		\$25,707.46
15/10/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$1,384.18	\$25,983.46
07/10/2021	Quicksuper Qsuper3060113058	Deposits		\$5,171.40	\$24,599.28
05/10/2021	Tfr Wdl BPAY Internet 05Oct07:45 403288996943760 Tax Office Payments	Bills & Payments	\$442.00		\$19,427.88
01/10/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$311.67	\$19,869.88
30/09/2021	Credit Interest	Deposits		\$0.87	\$19,558.21
28/09/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,607.00		\$19,557.34
20/09/2021	Internet Withdrawal 20Sep12:28 To 062-099 010417929	Withdrawals & Transfers	\$550.00		\$21,164.34
15/09/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$346.04	\$21,714.34
31/08/2021	Credit Interest	Deposits		\$0.94	\$21,368.30
28/08/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,607.00		\$21,367.36
16/08/2021	Ian Ritchie Real Ian Ritchie Re	Deposits		\$893.78	\$22,974.36
04/08/2021	Tfr Wdl BPAY Internet 04Aug13:36 2291325292418 Asic	Bills & Payments	\$56.00		\$22,080.58
02/08/2021	Ian Ritchie Real Transfer Parkland	Deposits		\$798.28	\$22,136.58
31/07/2021	Credit Interest	Deposits		\$1.02	\$21,338.30
28/07/2021	Loan Repayment S.211.0837249.00	Home & Property	\$1,607.00		\$21,337.28
22/07/2021	Tfr Wdl BPAY Internet 22Jul08:58 14222024979929 Gio Pi	Bills & Payments	\$523.03		\$22,944.28
20/07/2021	Tfr Wdl BPAY Internet 20Jul08:17 203499 Albury City Council	Bills & Payments	\$1,664.17		\$23,467.31
16/07/2021	Ian Ritchie Real Transfer Parkland	Deposits		\$798.26	\$25,131.48
15/07/2021	Tfr Wdl BPAY Internet 15Jul07:43 9297864 Albury City Council	Bills & Payments	\$902.94		\$24,333.22
01/07/2021	Ian Ritchie Real Transfer Parkland	Deposits		\$802.26	\$25,236.16
30/06/2021	Credit Interest	Deposits		\$0.91	\$24,433.90
	Opening Balance				\$24,432.99



Statement of Account INCENTIVE SAVER



006

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 133 700
(24 hours, seven days)
BSB Number 112-879
Account Number 483872419
Statement Period 03/06/2022 to 02/12/2022
Statement No. 39(page 1 of 5)

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
21,979.95	+	23,560.16	-	24,651.70	=	20,888.41

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
03 JUN	OPENING BALANCE			21,979.95
15 JUN	Ian Ritchie Real Ian Ritchie RE		1,085.62	23,065.57
27 JUN	QUICKSUPER QSUPER3238144681		5,765.56	28,831.13
28 JUN	LOAN REPAYMENT S.211.0837249.00	1,603.00		27,228.13
30 JUN	TFR WDL BPAY INTERNET30JUN 08:14 TO TAX OFFICE PAYMENTS 403288996943760	545.00		26,683.13
30 JUN	INTERNET WITHDRAWAL 30JUN 08:16 TO S211083724900	9,300.00		17,383.13
30 JUN	CREDIT INTEREST		2.81	17,385.94
01 JUL	Ian Ritchie Real Ian Ritchie RE		1,202.56	18,588.50
04 JUL	TFR WDL BPAY INTERNET04JUL 09:19 TO GIO PI 14222024979929	657.70		17,930.80
13 JUL	TFR WDL BPAY INTERNET13JUL 09:06 TO ALBURY CITY COUNCIL 9297864	667.00		17,263.80
15 JUL	Ian Ritchie Real Ian Ritchie RE		939.70	18,203.50
28 JUL	LOAN REPAYMENT S.211.0837249.00	1,603.00		16,600.50
29 JUL	TFR WDL BPAY INTERNET29JUL 15:29 TO ALBURY CITY COUNCIL 203499	1,729.33		14,871.17
30 JUL	CREDIT INTEREST		4.59	14,875.76
01 AUG	Ian Ritchie Real Ian Ritchie RE		939.70	15,815.46
02 AUG	TFR WDL BPAY INTERNET02AUG 08:13 TO ASIC 2291325292418	59.00		15,756.46
	<i>SUB TOTAL CARRIED FORWARD TO NEXT PAGE</i>			15,756.46

Account Number 483872419
Statement Period 03/06/2022 to 02/12/2022
Statement No. 39(page 2 of 5)

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			15,756.46
15 AUG	Ian Ritchie Real Ian Ritchie RE		684.34	16,440.80
29 AUG	LOAN REPAYMENT S.211.0837249.00 EFFECTIVE DATE 28AUG	1,637.00		14,803.80
31 AUG	CREDIT INTEREST		10.93	14,814.73
01 SEP	Ian Ritchie Real Ian Ritchie RE		1,470.96	16,285.69
16 SEP	Ian Ritchie Real Ian Ritchie RE		1,145.56	17,431.25
28 SEP	LOAN REPAYMENT S.211.0837249.00	1,710.00		15,721.25
30 SEP	CREDIT INTEREST		13.71	15,734.96
30 SEP	BONUS INTEREST		18.92	15,753.88
04 OCT	Ian Ritchie Real Ian Ritchie RE		1,561.18	17,315.06
07 OCT	TFR WDL BPAY INTERNET07OCT 08:04 TO TAX OFFICE PAYMENTS 403288996943760	556.00		16,759.06
07 OCT	QUICKSUPER QUICKSPR3316278921		5,739.21	22,498.27
17 OCT	Ian Ritchie Real Ian Ritchie RE		81.36	22,579.63
21 OCT	TFR WDL BPAY INTERNET21OCT 14:46 TO ASIC 2291337908886	290.00		22,289.63
28 OCT	LOAN REPAYMENT S.211.0837249.00	1,785.00		20,504.63
31 OCT	CREDIT INTEREST		17.87	20,522.50
31 OCT	BONUS INTEREST		35.58	20,558.08
01 NOV	Ian Ritchie Real Ian Ritchie RE		1,561.18	22,119.26
16 NOV	Ian Ritchie Real Ian Ritchie RE		923.20	23,042.46
22 NOV	TFR WDL BPAY INTERNET22NOV 07:12 TO ALBURY CITY COUNCIL 9297864	648.67		22,393.79
28 NOV	LOAN REPAYMENT S.211.0837249.00	1,861.00		20,532.79
30 NOV	CREDIT INTEREST		22.93	20,555.72
01 DEC	Ian Ritchie Real Ian Ritchie RE		332.69	20,888.41
02 DEC	<i>CLOSING BALANCE</i>			20,888.41

Interest Details

Statement of Account INCENTIVE SAVER

006

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 133 700
(24 hours, seven days)
BSB Number 112-879
Account Number 483872419
Statement Period 03/12/2021 to 02/06/2022
Statement No. 38(page 1 of 5)

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
17,314.48	+	22,666.88	-	18,001.41	=	21,979.95

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
03 DEC	OPENING BALANCE			
06 DEC	TFR WDL BPAY INTERNET06DEC 08:22 TO ALBURY CITY COUNCIL 9297864	761.47		17,314.48 16,553.01
16 DEC	Ian Ritchie Real Ian Ritchie RE		1,188.63	17,741.64
22 DEC	AIA AUSTRALIA 1109338183488933	1,387.92		16,353.72
24 DEC	TFR WDL BPAY INTERNET24DEC 08:56 TO TAX OFFICE PAYMENTS 403288996943760	442.00		15,911.72
29 DEC	LOAN REPAYMENT S.211.0837249.00 EFFECTIVE DATE 28DEC	1,603.00		14,308.72
31 DEC	CREDIT INTEREST		2.10	14,310.82
04 JAN	Ian Ritchie Real Ian Ritchie RE		888.22	15,199.04
17 JAN	Ian Ritchie Real Ian Ritchie RE		1,038.70	16,237.74
18 JAN	QUICKSUPER QSUPER3126614169		4,853.15	21,090.89
24 JAN	INTERNET WITHDRAWAL 24JAN 15:41 TO 062-099 010417929	550.00		20,540.89
28 JAN	LOAN REPAYMENT S.211.0837249.00	1,603.00		18,937.89
31 JAN	CREDIT INTEREST		2.22	18,940.11
31 JAN	BONUS INTEREST		1.48	18,941.59
01 FEB	Ian Ritchie Real Ian Ritchie RE		923.76	19,865.35
02 FEB	TFR WDL BPAY INTERNET02FEB 13:51 TO TAX OFFICE PAYMENTS 551008865340836021 SUB TOTAL CARRIED FORWARD TO NEXT PAGE	1,115.50		18,749.85
				18,749.85

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			18,749.85
15 FEB	Ian Ritchie Real Ian Ritchie RE		948.72	19,698.57
28 FEB	LOAN REPAYMENT S.211.0837249.00	1,603.00		18,095.57
28 FEB	CREDIT INTEREST		2.21	18,097.78
01 MAR	Ian Ritchie Real Ian Ritchie RE		1,069.68	19,167.46
16 MAR	Ian Ritchie Real Ian Ritchie RE		948.72	20,116.18
17 MAR	TFR WDL BPAY INTERNET17MAR 08:45 TO TAX OFFICE PAYMENTS 551001724516946311	2,732.90		17,383.28
25 MAR	TFR WDL BPAY INTERNET25MAR 08:11 TO ALBURY CITY COUNCIL 9297864	641.62		16,741.66
28 MAR	TFR WDL BPAY INTERNET27MAR 09:12 TO TAX OFFICE PAYMENTS 403288996943760	752.00		15,989.66
28 MAR	LOAN REPAYMENT S.211.0837249.00	1,603.00		14,386.66
31 MAR	CREDIT INTEREST		2.27	14,388.93
01 APR	Ian Ritchie Real Ian Ritchie RE		1,033.20	15,422.13
07 APR	QUICKSUPER QSUPER3181558110		5,091.84	20,513.97
14 APR	Ian Ritchie Real Ian Ritchie RE		903.73	21,417.70
28 APR	LOAN REPAYMENT S.211.0837249.00	1,603.00		19,814.70
30 APR	CREDIT INTEREST		2.44	19,817.14
30 APR	BONUS INTEREST		1.63	19,818.77
02 MAY	Ian Ritchie Real Ian Ritchie RE		1,033.20	20,851.97
16 MAY	Ian Ritchie Real Ian Ritchie RE		1,163.09	22,015.06
28 MAY	LOAN REPAYMENT S.211.0837249.00	1,603.00		20,412.06
31 MAY	CREDIT INTEREST		2.70	20,414.76
31 MAY	BONUS INTEREST		4.01	20,418.77
01 JUN	Ian Ritchie Real Ian Ritchie RE		1,561.18	21,979.95
02 JUN	<i>CLOSING BALANCE</i>			21,979.95

Statement of Account INCENTIVE SAVER



006

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 133 700
(24 hours, seven days)
BSB Number 112-879
Account Number 483872419
Statement Period 03/06/2021 to 02/12/2021
Statement No. 37(page 1 of 4)

DANSON SUPER PTY LTD
ATF DANSON SUPER FUND

Account Summary

Opening Balance		Total Credits		Total Debits		Closing Balance
21,098.29	+	16,928.63	-	20,712.44	=	17,314.48

Transaction Details

Date	Transaction Description	Debit	Credit	Balance \$
03 JUN	OPENING BALANCE			21,098.29
15 JUN	IAN RITCHIE REAL TRANSFER Parkland		579.36	21,677.65
25 JUN	QUICKSUPER QSUPER2992904918		4,804.34	26,481.99
28 JUN	TFR WDL BPAY INTERNET28JUN 06:34 TO TAX OFFICE PAYMENTS 403288996943760	442.00		26,039.99
28 JUN	LOAN REPAYMENT S.211.0837249.00	1,607.00		24,432.99
30 JUN	CREDIT INTEREST		0.91	24,433.90
01 JUL	IAN RITCHIE REAL TRANSFER Parkland		802.26	25,236.16
15 JUL	TFR WDL BPAY INTERNET15JUL 07:43 TO ALBURY CITY COUNCIL 9297864	902.94		24,333.22
16 JUL	IAN RITCHIE REAL TRANSFER Parkland		798.26	25,131.48
20 JUL	TFR WDL BPAY INTERNET20JUL 08:17 TO ALBURY CITY COUNCIL 203499	1,664.17		23,467.31
22 JUL	TFR WDL BPAY INTERNET22JUL 08:58 TO GIO PI 14222024979929	523.03		22,944.28
28 JUL	LOAN REPAYMENT S.211.0837249.00	1,607.00		21,337.28
31 JUL	CREDIT INTEREST		1.02	21,338.30
02 AUG	IAN RITCHIE REAL TRANSFER Parkland		798.28	22,136.58
04 AUG	TFR WDL BPAY INTERNET04AUG 13:36 TO ASIC 2291325292418	56.00		22,080.58
16 AUG	Ian Ritchie Real Ian Ritchie RE		893.78	22,974.36
	SUB TOTAL CARRIED FORWARD TO NEXT PAGE			22,974.36

Transaction Details continued

Date	Transaction Description	Debit	Credit	Balance \$
	<i>SUB TOTAL CARRIED FORWARD FROM PREVIOUS PAGE</i>			
28 AUG	LOAN REPAYMENT S.211.0837249.00	1,607.00		22,974.36 21,367.36
31 AUG	CREDIT INTEREST			
15 SEP	Ian Ritchie Real Ian Ritchie RE		0.94 346.04	21,368.30 21,714.34
20 SEP	INTERNET WITHDRAWAL 20SEP 12:28 TO 062-099 010417929	550.00		21,164.34
28 SEP	LOAN REPAYMENT S.211.0837249.00	1,607.00		19,557.34
30 SEP	CREDIT INTEREST			
01 OCT	Ian Ritchie Real Ian Ritchie RE		0.87 311.67	19,558.21 19,869.88
05 OCT	TFR WDL BPAY INTERNET05OCT 07:45 TO TAX OFFICE PAYMENTS 403288996943760	442.00		19,427.88
07 OCT	QUICKSUPER QSUPER3060113058		5,171.40	24,599.28
15 OCT	Ian Ritchie Real Ian Ritchie RE		1,384.18	25,983.46
25 OCT	TFR WDL BPAY INTERNET25OCT 15:10 TO ASIC 2291337908886	276.00		25,707.46
28 OCT	LOAN REPAYMENT S.211.0837249.00	1,607.00		24,100.46
30 OCT	CREDIT INTEREST			
04 NOV	INTERNET WITHDRAWAL 04NOV 14:17 TO 633-000 117264192	6,218.30	1.02	24,101.48 17,883.18
15 NOV	Ian Ritchie Real Ian Ritchie RE		803.52	18,686.70
29 NOV	LOAN REPAYMENT S.211.0837249.00 EFFECTIVE DATE 28NOV	1,603.00		17,083.70
30 NOV	CREDIT INTEREST			
01 DEC	Ian Ritchie Real Ian Ritchie RE		1.16 229.62	17,084.86 17,314.48
02 DEC	CLOSING BALANCE			17,314.48

Interest Details

Year to Date	Credit Interest	Debit Interest
Previous Year	\$5.01	\$0.00
	\$9.95	\$0.00

68000 - Sundry Debtors

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
68000	Sundry Debtors	\$1,135.46	\$802.26	41.53%
TOTAL		CY Balance	LY Balance	
		\$1,135.46	\$802.26	

Supporting Documents

◦ General Ledger [Report](#)

Standard Checklist

Match to Source Documentation

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Sundry Debtors (68000)					
<u>Sundry Debtors (68000)</u>					
01/07/2021	Opening Balance				802.26 DR
01/07/2021	Ian Ritchie Real Transfer Parkland			802.26	0.00 DR
30/06/2022	2022 rent receivable		1,135.46		1,135.46 DR
			1,135.46	802.26	1,135.46 DR

Total Debits: 1,135.46

Total Credits: 802.26

72650 - Fixtures and Fittings (at written down value) - Unitised

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Units	CY Balance	LY Units	LY Balance	Change
SHYNEWKITCHEN1	352 PARKLAND CRESCENT LAVINGTON - New Kitchen	1.000000	\$6,218.30			100%
TOTAL		CY Units	CY Balance	LY Units	LY Balance	
		1.000000	\$6,218.30			

Supporting Documents

- Investment Movement Report [Report](#)
- New Kitchen(\$6,218.30).pdf [SHYNEWKITCHEN1](#)

Standard Checklist

- Attach Investment Movement Report
- Attach relevant Statements and Source Documentation
- Ensure all Investments are valued correctly at June 30
- Ensure the investment is in accordance with the fund's investment strategy
- Ensure the investment is in accordance with the SIS Act

Danson Super Fund

Investment Movement Report

As at 30 June 2022

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
Bank Accounts										
St George Power Saver Account		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
Fixtures and Fittings (at written down value) - Unitised										
SHYNEWKITCHEN1 - 352 PARKLAND CRESCENT LAVINGTON - New Kitchen			1.00	6,218.30				1.00	6,218.30	6,218.30
				6,218.30					6,218.30	6,218.30
Plant and Equipment (at written down value) - Unitised										
NEWHEATER - 352 PARKLAND CRESCENT LAVINGTON - New Heater			1.00	1,875.01				1.00	1,875.01	1,662.05
				1,875.01					1,875.01	1,662.05
Real Estate Properties (Australian - Residential)										
SHYBLAVING - 352 Parkland Crescent Lavington	1.00	348,739.90						1.00	348,739.90	362,500.00
		348,739.90							348,739.90	362,500.00
		373,173.80		49,158.20		(48,112.85)			374,219.15	387,766.29

INVOICE



DATE

4th November 2021

Ian Ritchie Real Estate
1097 Mate Street
North Albury NSW 2640

Danson Super Pty Ltd ATF Danson Super Fund
44 Wilga Street
Concord west NSW 2138

*Receipt # J 21474717
04/11/21
2:17pm*

Product description

GST INCL

\$565.30

\$6218.30

Supply and Install New kitchen at
1/352 Parkland Cres Lavington NSW 2641

Subtotal	\$5653.00
GST	\$565.30
Total	\$6218.30

Please Remit Payment To
Ian Ritchie Real Estate
BSB 633000
ACC 117264192
Ref PARKLAND

Invoice: IV00000000510

Tax Invoice

Invoice date: 04/11/2021

Ian Ritchie Real Estate

Due:
18/11/2021

ITEM	DESCRIPTION	UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)	
1	1/352 Parkland cres, Lavington. Kitchen: Demo/remove existing kitchen. Disconnect/reconnect plumbing. Laminate benchtop Whiteboard door and drawer panels. Standard hinge and drawer hardware. Layout to consist of the following: Space for freestanding oven, 2x corner cupboards, sink cupboard, bank of four drawers, cupboards, bench overhang for stools. Price includes demo, plumbing, new sink, tiling, tiles. Price excludes electrical, taps, flooring, painting, plastering, appliances and whitegoods.	Qty	1	5,653.00	GST	5,653.00

Sub-Total (ex GST):	\$5,653.00
GST:	\$565.30
Total (inc GST):	\$6,218.30
Amount Paid:	\$0.00
AMOUNT DUE:	\$6,218.30

76550 - Plant and Equipment (at written down value) - Unitised

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Units	CY Balance	LY Units	LY Balance	Change
NEWHEATER	352 PARKLAND CRESCENT LAVINGTON - New Heater	1.000000	\$1,662.05			100%
TOTAL		CY Units	CY Balance	LY Units	LY Balance	
		1.000000	\$1,662.05			

Supporting Documents

- Investment Movement Report [Report](#)
- Gas Heater (\$1,875.01).pdf [NEWHEATER](#)

Standard Checklist

- Attach Investment Movement Report
- Attach relevant Statements and Source Documentation
- Ensure all Investments are valued correctly at June 30
- Ensure the investment is in accordance with the fund's investment strategy
- Ensure the investment is in accordance with the SIS Act

Danson Super Fund

Investment Movement Report

As at 30 June 2022

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
Bank Accounts										
St George Power Saver Account		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
Fixtures and Fittings (at written down value) - Unitised										
SHYNEWKITCHEN1 - 352 PARKLAND CRESCENT LAVINGTON - New Kitchen			1.00	6,218.30				1.00	6,218.30	6,218.30
				6,218.30					6,218.30	6,218.30
Plant and Equipment (at written down value) - Unitised										
NEWHEATER - 352 PARKLAND CRESCENT LAVINGTON - New Heater			1.00	1,875.01				1.00	1,875.01	1,662.05
				1,875.01					1,875.01	1,662.05
Real Estate Properties (Australian - Residential)										
SHYBLAVING - 352 Parkland Crescent Lavington	1.00	348,739.90						1.00	348,739.90	362,500.00
		348,739.90							348,739.90	362,500.00
		373,173.80		49,158.20		(48,112.85)			374,219.15	387,766.29

Tax Invoice

Albury Wodonga Gas Service. Paul
McCormick

PO Box 1103
Albury NSW 2640
0411695565
albwodgasservice@gmail.com
ABN 56625923570
NSW Contractor number:
L13391,
Vic Licence Number: 37970.

INVOICE DATE	TAX INVOICE	AMOUNT	DUE DATE
24 Aug, 2021	15669	\$1,875.01	07 Sep, 2021

Bill to:
Ian Ritchie Real Estate

Attn: Kylie
Property Manager

ACCEPTED PAYMENT METHODS:

- ✓ Direct deposit
- ✓ Cash

DETAILS

	QTY	PRICE EX GST	GST	TOTAL INC GST
--	-----	-----------------	-----	------------------

Disconnected and removed existing faulty wall furnace. Supplied and fitted new Braemar WF30 wall furnace. Supplied and fitted new flue adapter and console kit. Altered gas pipe to suit. Checked operation on completion. Removed all rubbish from site.	1	1,704.55	170.46	1,875.01
Completed 24/08/2021	1	0.00	0.00	0.00

Subtotal 1,704.55

GST 170.46

Total Invoice 1,875.01

Total Paid - 0.00

Total due \$1,875.01

Property 1/352 Parkland Crescent Lavington
Job number 17398

Date Rec'vd: 25/8/21

Debit Acc: OWN00617

Entered: 10/9 KG

Terms: On completion of work

Please use the invoice number in the reference space of your online 'Pay anyone' section. Failure to do so will make it difficult for us to reconcile your payment to your account.

PAYMENT OPTIONS

DIRECT DEPOSIT:

Bank: St George

Account Name: Albury Wodonga Gas Service

BSB: 112879

77200 - Real Estate Properties (Australian - Residential)

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Units	CY Balance	LY Units	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	1.000000	\$362,500.00	1.000000	\$362,500.00	0%
TOTAL		CY Units	CY Balance	LY Units	LY Balance	
		1.000000	\$362,500.00	1.000000	\$362,500.00	

Supporting Documents

◦ Investment Movement Report [Report](#)

Standard Checklist

- Attach copies of Purchase or Sale contracts if property was purchased or disposed of during the year
- Attach copy of current certificate of title.
- Attach current building insurance policy
- Attach Declaration of Trust
- Ensure all Investments are valued correctly at June 30
- Ensure the investment is in accordance with the Fund's investment strategy
- Ensure the investment is in accordance with the SIS Act

Danson Super Fund

Investment Movement Report

As at 30 June 2022

Investment	Opening Balance		Additions		Disposals			Closing Balance		
	Units	Cost	Units	Cost	Units	Cost	Accounting Profit/(Loss)	Units	Cost	Market Value
Bank Accounts										
St George Power Saver Account		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
		24,433.90		41,064.89		(48,112.85)			17,385.94	17,385.94
Fixtures and Fittings (at written down value) - Unitised										
SHYNEWKITCHEN1 - 352 PARKLAND CRESCENT LAVINGTON - New Kitchen			1.00	6,218.30				1.00	6,218.30	6,218.30
				6,218.30					6,218.30	6,218.30
Plant and Equipment (at written down value) - Unitised										
NEWHEATER - 352 PARKLAND CRESCENT LAVINGTON - New Heater			1.00	1,875.01				1.00	1,875.01	1,662.05
				1,875.01					1,875.01	1,662.05
Real Estate Properties (Australian - Residential)										
SHYBLAVING - 352 Parkland Crescent Lavington	1.00	348,739.90						1.00	348,739.90	362,500.00
		348,739.90							348,739.90	362,500.00
		373,173.80		49,158.20		(48,112.85)			374,219.15	387,766.29

85000 - Income Tax Payable/Refundable

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
85000	Income Tax Payable/Refundable	(\$1,052.25)	(\$856.50)	22.85%
TOTAL		CY Balance	LY Balance	
		(\$1,052.25)	(\$856.50)	

Supporting Documents

- Statement of Taxable Income [Report](#)
- Non Deductible Expense Reconciliation [Report](#)
- Exempt Pension Reconciliation [Report](#)
- Tax Reconciliation Report [Report](#)
- ATO_Income Tax.pdf [85000](#)
- ATO_PAYG.pdf [85000](#)

Standard Checklist

- Attach Actuarial Certificate (if applicable)
- Attach any other Tax reconciliations
- Attach copy of Exempt Pension Reconciliation (if applicable)
- Attach copy of Non Deductible Expense Reconciliation (if applicable)
- Attach copy of Statement of Taxable Income
- Attach copy of Tax Reconciliation Report
- Confirm Transactions in ATO Portal

Danson Super Fund

Exempt Current Pension Income Reconciliation

For The Period 01 July 2021 - 30 June 2022

Date	Account Code	Account Description	Taxable Amount	Actuary/Pool %	Exempt Amount
Segment - 01 July 2021 to 30 June 2022					
Label B					
16/07/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	798.26		
02/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	798.28		
16/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	893.78		
24/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,875.01		
15/09/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	346.04		
01/10/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	311.67		
15/10/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,384.18		
15/11/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	803.52		
01/12/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	229.62		
16/12/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,188.63		
04/01/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	888.22		
17/01/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,038.70		
01/02/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	923.76		
15/02/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	948.72		
01/03/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,069.68		
16/03/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	948.72		
01/04/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,033.20		
14/04/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	903.73		
02/05/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,033.20		
16/05/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,163.09		
01/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,561.18		

Danson Super Fund

Exempt Current Pension Income Reconciliation

For The Period 01 July 2021 - 30 June 2022

	Date	Account Code	Account Description	Taxable Amount	Actuary/Pool %	Exempt Amount
Label B						
	15/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,085.62		
	30/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,135.46		
	30/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	4,885.88		
			Total	27,248.15	0.000 %	0.00
Label C						
	31/07/2021	25000/STG483872419	St George Power Saver Account	1.02		
	31/08/2021	25000/STG483872419	St George Power Saver Account	0.94		
	30/09/2021	25000/STG483872419	St George Power Saver Account	0.87		
	30/10/2021	25000/STG483872419	St George Power Saver Account	1.02		
	30/11/2021	25000/STG483872419	St George Power Saver Account	1.16		
	31/12/2021	25000/STG483872419	St George Power Saver Account	2.10		
	31/01/2022	25000/STG483872419	St George Power Saver Account	2.22		
	31/01/2022	25000/STG483872419	St George Power Saver Account	1.48		
	28/02/2022	25000/STG483872419	St George Power Saver Account	2.21		
	31/03/2022	25000/STG483872419	St George Power Saver Account	2.27		
	30/04/2022	25000/STG483872419	St George Power Saver Account	1.63		
	30/04/2022	25000/STG483872419	St George Power Saver Account	2.44		
	31/05/2022	25000/STG483872419	St George Power Saver Account	2.70		
	31/05/2022	25000/STG483872419	St George Power Saver Account	4.01		
	30/06/2022	25000/STG483872419	St George Power Saver Account	2.81		
			Total	28.88	0.000 %	0.00
					Total Segment ECPI *	0.00

Danson Super Fund

Exempt Current Pension Income Reconciliation

For The Period 01 July 2021 - 30 June 2022

Date	Account Code	Account Description	Taxable Amount	Actuary/Pool %	Exempt Amount
				SMSF Annual Return Rounding	0.00
				Total ECPI	0.00

* Total Segment ECPI does not include ECPI amounts from Label A. The total ECPI from Label A is shown separately at the start of the report.

Danson Super Fund

Pension Non Deductible Expense Report

For The Period 01 July 2021 - 30 June 2022

	Date	Account Code	Account Description	Amount	Expense %	Deductible	Non Deductible
Segment - 01 July 2021 to 30 June 2022							
Label D							
		72650/SHYNEWKITCHEN1	Tax adjustment - D1	102.00			
			Total	102.00	0 %	102.00	0.00
<hr/>							
Label A							
	27/01/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,156.69			
	27/09/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,165.69			
	27/12/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,121.66			
	27/11/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,161.21			
	27/02/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,154.51			
	27/04/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,149.55			
	27/06/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,215.79			
	27/10/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,126.02			
	27/05/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,127.66			
	27/08/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,167.82			
	27/07/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,132.38			
	01/03/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,040.80			
			Total	13,719.78	0.000 %	13,719.78	0.00

Label E

Danson Super Fund

Pension Non Deductible Expense Report

For The Period 01 July 2021 - 30 June 2022

	Date	Account Code	Account Description	Amount	Expense %	Deductible	Non Deductible
Label E							
	30/06/2022	33400/NEWHEATER	352 PARKLAND CRESCENT LAVINGTON - New Heater	212.96			
			Total	212.96	0.000 %	212.96	0.00
Label F							
	22/12/2021	39000/BRADAN00001A	(Life Insurance Premiums) Brazdil, Daniel Peter - Accumulation (A...	1,387.92			
			Total	1,387.92	0.000 %	1,387.92	0.00
Label H							
	20/09/2021	30700	Auditor's Remuneration	550.00			
			Total	550.00	0.000 %	550.00	0.00
Label I							
	22/07/2021	41980/SHYBLAVING	352 Parkland Crescent Lavington	523.03			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	308.00			
	06/12/2021	42150/SHYBLAVING	352 Parkland Crescent Lavington	761.47			
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	8.25			
	30/06/2022	41950/SHYBLAVING	352 Parkland Crescent Lavington	132.00			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	16.50			
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	8.25			

Danson Super Fund**Pension Non Deductible Expense Report**

For The Period 01 July 2021 - 30 June 2022

	Date	Account Code	Account Description	Amount	Expense %	Deductible	Non Deductible
Label I							
	30/06/2022	42060/SHYBLAVING	352 Parkland Crescent Lavington	75.00			
	20/07/2021	41960/SHYBLAVING	352 Parkland Crescent Lavington	1,664.17			
	30/06/2022	41920/SHYBLAVING	352 Parkland Crescent Lavington	75.00			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	1,348.33			
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	11.00			
	30/06/2022	42060/SHYBLAVING	352 Parkland Crescent Lavington	75.00			
	25/03/2022	42150/SHYBLAVING	352 Parkland Crescent Lavington	641.62			
	15/07/2021	42150/SHYBLAVING	352 Parkland Crescent Lavington	902.94			
	30/06/2022	41920/SHYBLAVING	352 Parkland Crescent Lavington	75.00			
	30/06/2022	41970/SHYBLAVING	352 Parkland Crescent Lavington	1,248.30			
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	60.50			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	1,109.25			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	16.50			
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	319.00			
			Total	9,379.11	0.000 %	9,379.11	0.00
Label J							
	28/03/2022	31500	Bank Charges	8.00			
	04/08/2021	30800	ASIC Fees	56.00			
	28/08/2021	31500	Bank Charges	12.00			
	28/09/2021	31500	Bank Charges	12.00			

Danson Super Fund

Pension Non Deductible Expense Report

For The Period 01 July 2021 - 30 June 2022

Date	Account Code	Account Description	Amount	Expense %	Deductible	Non Deductible
				Total Expenses *	26,604.77	856.50

* General expense percentage - 0.000 %

* Investment expense percentage - 0.000 %

Danson Super Fund
Statement of Taxable Income

For the year ended 30 June 2022

	2022
	\$
Benefits accrued as a result of operations	18,923.31
Less	
Tax Adjustment - Capital Works Expenditure (D1)	102.00
	<hr/> 102.00
Add	
Other Non Deductible Expenses	2,732.90
	<hr/> 2,732.90
SMSF Annual Return Rounding	0.79
	<hr/> 0.79
Taxable Income or Loss	<hr/> 21,555.00
Income Tax on Taxable Income or Loss	3,233.25
	<hr/> 3,233.25
CURRENT TAX OR REFUND	<hr/> 3,233.25
Supervisory Levy	259.00
Income Tax Instalments Paid	(2,181.00)
	<hr/> 259.00
AMOUNT DUE OR REFUNDABLE	<hr/> 1,311.25

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
B - Income - Gross rent and other leasing and hiring income				
	16/07/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	798.26
	02/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	798.28
	16/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	893.78
	24/08/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,875.01
	15/09/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	346.04
	01/10/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	311.67
	15/10/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,384.18
	15/11/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	803.52
	01/12/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	229.62
	16/12/2021	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,188.63
	04/01/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	888.22
	17/01/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,038.70
	01/02/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	923.76
	15/02/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	948.72
	01/03/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,069.68
	16/03/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	948.72
	01/04/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,033.20
	14/04/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	903.73
	02/05/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,033.20
	16/05/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,163.09
	01/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,561.18
	15/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,085.62
	30/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	1,135.46
	30/06/2022	28000/SHYBLAVING	352 Parkland Crescent Lavington	4,885.88
Sub-Total				27,248.15
Ignore Cents				0.15
Total				27,248.00
C - Income - Gross interest				
	31/07/2021	25000/STG483872419	St George Power Saver Account	1.02
	31/08/2021	25000/STG483872419	St George Power Saver Account	0.94
	30/09/2021	25000/STG483872419	St George Power Saver Account	0.87
	30/10/2021	25000/STG483872419	St George Power Saver Account	1.02
	30/11/2021	25000/STG483872419	St George Power Saver Account	1.16
	31/12/2021	25000/STG483872419	St George Power Saver Account	2.10
	31/01/2022	25000/STG483872419	St George Power Saver Account	2.22
	31/01/2022	25000/STG483872419	St George Power Saver Account	1.48
	28/02/2022	25000/STG483872419	St George Power Saver Account	2.21
	31/03/2022	25000/STG483872419	St George Power Saver Account	2.27
	30/04/2022	25000/STG483872419	St George Power Saver Account	1.63
	30/04/2022	25000/STG483872419	St George Power Saver Account	2.44
	31/05/2022	25000/STG483872419	St George Power Saver Account	4.01
	31/05/2022	25000/STG483872419	St George Power Saver Account	2.70
	30/06/2022	25000/STG483872419	St George Power Saver Account	2.81

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
C - Income - Gross interest				
Sub-Total				28.88
Ignore Cents				0.88
Total				28.00
R1 - Assessable employer contributions				
	07/10/2021	24200/BRADAN00001A	(Contributions) Brazdil, Daniel Peter - Accumulation (Accumulatio...	5,171.40
	18/01/2022	24200/BRADAN00001A	(Contributions) Brazdil, Daniel Peter - Accumulation (Accumulatio...	4,853.15
	07/04/2022	24200/BRADAN00001A	(Contributions) Brazdil, Daniel Peter - Accumulation (Accumulatio...	5,091.84
	27/06/2022	24200/BRADAN00001A	(Contributions) Brazdil, Daniel Peter - Accumulation (Accumulatio...	5,765.56
Sub-Total				20,881.95
Ignore Cents				0.95
Total				20,881.00
R - Assessable contributions (R1 plus R2 plus R3 less R6)				
			Assessable employer contributions	20,881.95
Sub-Total				20,881.95
Ignore Cents				0.95
Total				20,881.00
W - GROSS INCOME (Sum of labels A to U)				
				48,157.00
Sub-Total				48,157.00
Ignore Cents				0.00
Total				48,157.00
V - TOTAL ASSESSABLE INCOME (W less Y)				
				48,157.00
Sub-Total				48,157.00
Ignore Cents				0.00
Total				48,157.00
A1 - Expenses - Interest expenses within Australia				
	27/07/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,132.38
	27/08/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,167.82
	27/09/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,165.69
	27/10/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,126.02
	27/11/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,161.21
	27/12/2021	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,121.66
	27/01/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,156.69
	27/02/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,154.51
	01/03/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,040.80
	27/04/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,149.55
	27/05/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,127.66
	27/06/2022	42010/SHYBLAVING	352 Parkland Crescent Lavington	1,215.79

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
A1 - Expenses - Interest expenses within Australia				
Sub-Total				13,719.78
Ignore Cents				0.78
Total				13,719.00
D1 - Expenses - Capital works expenditure				
Tax Adjustment - Capital Works Expenditure (D1)		SHYNEWKITCHEN1	352 PARKLAND CRESCENT LAVINGTON - New Kitchen	102.00
Sub-Total				102.00
Ignore Cents				0.00
Total				102.00
E1 - Expenses - Decline in value of depreciating assets				
	30/06/2022	33400/NEWHEATER	352 PARKLAND CRESCENT LAVINGTON - New Heater	212.96
Sub-Total				212.96
Ignore Cents				0.96
Total				212.00
F1 - Expenses - Insurance Premiums				
	22/12/2021	39000/BRADAN00001A	(Life Insurance Premiums) Brazdil, Daniel Peter - Accumulation (A...	1,387.92
Sub-Total				1,387.92
Ignore Cents				0.92
Total				1,387.00
H1 - Expenses - SMSF auditor fee				
	20/09/2021	30700	Auditor's Remuneration	550.00
Sub-Total				550.00
Ignore Cents				0.00
Total				550.00
I1 - Expenses - Investment expenses				
	20/07/2021	41960/SHYBLAVING	352 Parkland Crescent Lavington	1,664.17
	22/07/2021	41980/SHYBLAVING	352 Parkland Crescent Lavington	523.03
	30/06/2022	42060/SHYBLAVING	352 Parkland Crescent Lavington	75.00
	30/06/2022	41970/SHYBLAVING	352 Parkland Crescent Lavington	1,248.30
	30/06/2022	41950/SHYBLAVING	352 Parkland Crescent Lavington	132.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	16.50
	30/06/2022	41920/SHYBLAVING	352 Parkland Crescent Lavington	75.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	308.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	1,109.25
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	8.25
	30/06/2022	42060/SHYBLAVING	352 Parkland Crescent Lavington	75.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	16.50
	30/06/2022	41920/SHYBLAVING	352 Parkland Crescent Lavington	75.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	319.00
	30/06/2022	41930/SHYBLAVING	352 Parkland Crescent Lavington	1,348.33
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	8.25

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
I1 - Expenses - Investment expenses				
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	11.00
	30/06/2022	42110/SHYBLAVING	352 Parkland Crescent Lavington	60.50
	15/07/2021	42150/SHYBLAVING	352 Parkland Crescent Lavington	902.94
	06/12/2021	42150/SHYBLAVING	352 Parkland Crescent Lavington	761.47
	25/03/2022	42150/SHYBLAVING	352 Parkland Crescent Lavington	641.62
Sub-Total				9,379.11
Ignore Cents				0.11
Total				9,379.00
J1 - Expenses - Management and administration expenses				
	28/07/2021	31500	Bank Charges	12.00
	04/08/2021	30800	ASIC Fees	56.00
	28/08/2021	31500	Bank Charges	12.00
	28/09/2021	31500	Bank Charges	12.00
	25/10/2021	30800	ASIC Fees	276.00
	28/10/2021	31500	Bank Charges	12.00
	28/11/2021	31500	Bank Charges	8.00
	28/12/2021	31500	Bank Charges	8.00
	24/01/2022	30100	Accountancy Fees	550.00
	28/01/2022	31500	Bank Charges	8.00
	28/02/2022	31500	Bank Charges	8.00
	28/03/2022	31500	Bank Charges	8.00
	28/04/2022	31500	Bank Charges	8.00
	27/05/2022	31500	Bank Charges	8.00
	28/06/2022	31500	Bank Charges	8.00
	02/02/2022	30400	ATO Supervisory Levy	259.00
Sub-Total				1,253.00
Ignore Cents				0.00
Total				1,253.00
L2 - Expenses - Other amounts (Non-deductible)				
	02/02/2022	85000	Income Tax Payable/Refundable	856.50
Sub-Total				856.50
Ignore Cents				0.50
Total				856.00
N - TOTAL DEDUCTIONS				
				26,602.00
Sub-Total				26,602.00
Ignore Cents				0.00
Total				26,602.00
Y - TOTAL NON DEDUCTIBLE EXPENSES				
				856.00

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
Y - TOTAL NON DEDUCTIBLE EXPENSES				
Sub-Total				856.00
Ignore Cents				0.00
Total				856.00
O - TAXABLE INCOME OR LOSS				
Sub-Total				21,555.00
Ignore Cents				0.00
Total				21,555.00
Z - TOTAL SMSF EXPENSES				
Sub-Total				27,458.00
Ignore Cents				0.00
Total				27,458.00
A - Taxable income				
Sub-Total				21,555.00
Ignore Cents				0.00
Total				21,555.00
T1 - Tax on taxable income				
Sub-Total				3,233.25
Ignore Cents				0.00
Total				3,233.25
B - Gross Tax				
Sub-Total				3,233.25
Ignore Cents				0.00
Total				3,233.25
T2 - SUBTOTAL				
Sub-Total				3,233.25
Ignore Cents				0.00
Total				3,233.25
T3 - SUBTOTAL 2				
Sub-Total				3,233.25
Ignore Cents				0.00
Total				3,233.25
T5 - TAX PAYABLE				

Danson Super Fund

Tax Reconciliation Report

For the year ended 30 June 2022

Tax Return Label	Date	Account Code	Account Name	Amount \$
T5 - TAX PAYABLE				
				3,233.25
Sub-Total				3,233.25
Ignore Cents				0.00
Total				3,233.25
K - PAYG instalments raised				
	05/10/2021	85000	Income Tax Payable/Refundable	442.00
	24/12/2021	85000	Income Tax Payable/Refundable	442.00
	28/03/2022	85000	Income Tax Payable/Refundable	752.00
	30/06/2022	85000	Income Tax Payable/Refundable	545.00
Sub-Total				2,181.00
Ignore Cents				0.00
Total				2,181.00
L - Supervisory levy				
				259.00
Sub-Total				259.00
Ignore Cents				0.00
Total				259.00
S - AMOUNT DUE OR REFUNDABLE				
				1,311.25
Sub-Total				1,311.25
Ignore Cents				0.00
Total				1,311.25



Australian Government
Australian Taxation Office

Agent SUPERHELP AUSTRALIA PTY LTD
Client THE TRUSTEE FOR DANSON
 SUPER FUND
ABN 40 328 899 694
TFN 886 534 083

Income tax 551

Date generated	12 January 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

2 results found - from **12 January 2021** to **12 January 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Feb 2022	2 Feb 2022	Payment received		\$1,115.50	\$0.00
25 Jan 2022	16 May 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$1,115.50		\$1,115.50 DR



Australian Government
Australian Taxation Office

PAYG Instalments report 2022

Tax Agent 72357001
Last Updated 07/01/2023

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
886534083	THE TRUSTEE FOR DANSON SUPER FUND	442.00	442.00	752.00	545.00	2,181.00

Total No of Clients: 1

85500 - Limited Recourse Borrowing Arrangements

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Account Code	Description	CY Balance	LY Balance	Change
SHYBLAVING	352 Parkland Crescent Lavington	(\$219,987.26)	(\$234,707.48)	(6.27)%
TOTAL		CY Balance	LY Balance	
		(\$219,987.26)	(\$234,707.48)	

Supporting Documents

- General Ledger [Report](#)
- Loan_stats_St. George.pdf [SHYBLAVING](#)

Standard Checklist

- Attach Bank Statements, Loan statements and Loan Agreements
- Attach Security/Holding Trust deed
- Copy of bare trust agreement

Danson Super Fund General Ledger

As at 30 June 2022

Transaction Date	Description	Units	Debit	Credit	Balance \$
Limited Recourse Borrowing Arrangements (85500)					
352 Parkland Crescent Lavington (SHYBLAVING)					
01/07/2021	Opening Balance				234,707.48 CR
27/07/2021	INTEREST			1,132.38	235,839.86 CR
28/07/2021	Loan Repayment S.211.0837249.00		1,607.00		234,232.86 CR
28/07/2021	ADMIN FEE			12.00	234,244.86 CR
27/08/2021	INTEREST			1,167.82	235,412.68 CR
28/08/2021	Loan Repayment S.211.0837249.00		1,607.00		233,805.68 CR
28/08/2021	ADMIN FEE			12.00	233,817.68 CR
27/09/2021	INTEREST			1,165.69	234,983.37 CR
28/09/2021	Loan Repayment S.211.0837249.00		1,607.00		233,376.37 CR
28/09/2021	LOAN ACCOUNT FEE			12.00	233,388.37 CR
27/10/2021	INTEREST			1,126.02	234,514.39 CR
28/10/2021	Loan Repayment S.211.0837249.00		1,607.00		232,907.39 CR
28/10/2021	LOAN ACCOUNT FEE			12.00	232,919.39 CR
27/11/2021	INTEREST			1,161.21	234,080.60 CR
28/11/2021	LOAN ACCOUNT FEE			8.00	234,088.60 CR
29/11/2021	Loan Repayment S.211.0837249.00		1,603.00		232,485.60 CR
27/12/2021	INTEREST			1,121.66	233,607.26 CR
28/12/2021	LOAN ACCOUNT FEE			8.00	233,615.26 CR
29/12/2021	Loan Repayment S.211.0837249.00		1,603.00		232,012.26 CR
27/01/2022	INTEREST			1,156.69	233,168.95 CR
28/01/2022	Loan Repayment S.211.0837249.00		1,603.00		231,565.95 CR
28/01/2022	LOAN ACCOUNT FEE			8.00	231,573.95 CR
27/02/2022	INTEREST			1,154.51	232,728.46 CR
28/02/2022	Loan Repayment S.211.0837249.00		1,603.00		231,125.46 CR
28/02/2022	LOAN ACCOUNT FEE			8.00	231,133.46 CR
01/03/2022	INTEREST			1,040.80	232,174.26 CR
28/03/2022	Loan Repayment S.211.0837249.00		1,603.00		230,571.26 CR
28/03/2022	LOAN ACCOUNT FEE			8.00	230,579.26 CR
27/04/2022	INTEREST			1,149.55	231,728.81 CR
28/04/2022	Loan Repayment S.211.0837249.00		1,603.00		230,125.81 CR
28/04/2022	LOAN ACCOUNT FEE			8.00	230,133.81 CR
27/05/2022	INTEREST			1,127.66	231,261.47 CR
27/05/2022	LOAN ACCOUNT FEE			8.00	231,269.47 CR
28/05/2022	Loan Repayment S.211.0837249.00		1,603.00		229,666.47 CR
27/06/2022	INTEREST			1,215.79	230,882.26 CR
28/06/2022	Loan Repayment S.211.0837249.00		1,603.00		229,279.26 CR
28/06/2022	LOAN ACCOUNT FEE			8.00	229,287.26 CR
30/06/2022	Internet Withdrawal 30Jun08:16 To S211083724900 [INTERNET PMT]		9,300.00		219,987.26 CR
			28,552.00	13,831.78	219,987.26 CR

Total Debits: 28,552.00

Total Credits: 13,831.78

Statement of Account

HOME LOAN

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



DANIEL PETER BRAZDIL
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 01/03/2022

Statement End Date 30/06/2022

Page 1 of 3

Loan Account

DANSON SUPER PTY LTD ACN 132 529 241 ATF DANSON SUPER FUND ABN 40 328 899 694

Account Summary as at 30 Jun 2022

Opening Balance	231,133.46	+	Interest Charge for the Period	\$4,533.80	+	Total Debits excluding Interest	32.00	-	Total Credits	15,712.00	=	Closing Balance	219,987.26
Payments in Advance	\$21,600.00		Contract Term Remaining	23yrs 02mths		Forecasted Term	21yrs 09mths		Interest Offset Benefit for Statement Period	\$0.00		Annual Percentage Rate	6.620%

Repayment Details as at 30 Jun 2022

Monthly Repayment	\$1,603.00	Monthly Repayment Due Date	due on the 28th	Repayment Account	483 872 419
Additional Monthly Repayment	\$0.00	Repayment Frequency	Monthly	Repayment Frequency Amount	\$0.00

AS AT 30 JUN 2022 YOUR REPAYMENTS WERE IN ADVANCE BY \$21,600.00.

INTEREST CHARGED FOR FINANCIAL YEAR END 30/06/2022 IS \$13,719.78.



Bill Code: 808220
Ref: 112911083724900

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

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

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 01/03/2022

Statement End Date 30/06/2022

Page 2 of 3

Phone Banking Plus
☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Mar 2022	Opening Balance Interest Rate 5.870% PA			231,133.46
27 Mar 2022	INTEREST			
27 Mar 2022	LOAN ACCOUNT FEE	1,040.80		
28 Mar 2022	REPAYMT A/C TFR	8.00		232,174.26
27 Apr 2022	INTEREST		1,603.00	232,182.26
27 Apr 2022	LOAN ACCOUNT FEE	1,149.55		230,579.26
28 Apr 2022	REPAYMT A/C TFR	8.00		231,728.81
17 May 2022	INTEREST RATE CHANGE TO 6.12% PA		1,603.00	231,736.81
				230,133.81
27 May 2022	INTEREST			
27 May 2022	LOAN ACCOUNT FEE	1,127.66		230,133.81
28 May 2022	REPAYMT A/C TFR	8.00		231,261.47
21 Jun 2022	INTEREST RATE CHANGE TO 6.62% PA		1,603.00	231,269.47
				229,666.47
27 Jun 2022	INTEREST			
27 Jun 2022	LOAN ACCOUNT FEE	1,215.79		229,666.47
28 Jun 2022	REPAYMT A/C TFR	8.00		230,882.26
30 Jun 2022	INTERNET PMT		1,603.00	230,890.26
30 Jun 2022	Closing Balance		9,300.00	229,287.26
				219,987.26

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

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

HOME LOAN

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

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 01/03/2022

Statement End Date 30/06/2022

Page 3 of 3

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 or write to us at St.George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au

Email: info@afca.org.au

Phone 1800 931 678

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

Statement of Account
HOME LOAN

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



DANIEL PETER BRAZDIL
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 29/08/2021

Statement End Date 28/02/2022

Page 1 of 3

Loan Account

DANSON SUPER PTY LTD ACN 132 529 241 ATF DANSON SUPER FUND ABN 40 328 899 694

Account Summary as at 28 Feb 2022

	Opening Balance 233,817.68	+	Interest Charge for the Period \$6,885.78	+	Total Debits excluding Interest 56.00	-	Total Credits 9,626.00	=	Closing Balance 231,133.46
	Payments in Advance \$12,300.00		Contract Term Remaining 23yrs 06mths		Forecasted Term 21yrs 01mths		Interest Offset Benefit for Statement Period \$0.00		Annual Percentage Rate 5.870%

Repayment Details as at 28 Feb 2022

Monthly Repayment \$1,603.00	Monthly Repayment Due Date due on the 28th	Repayment Account 483 872 419
Additional Monthly Repayment \$0.00	Repayment Frequency Monthly	Repayment Frequency Amount \$0.00

AS AT 28 FEB 2022 YOUR REPAYMENTS WERE IN ADVANCE BY \$12,300.00.



Bill Code: 808220
Ref: 112911083724900

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

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

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 29/08/2021

Statement End Date 28/02/2022

Page 2 of 3

Phone Banking Plus

☎ 13 33 22

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
29 Aug 2021	Opening Balance Interest Rate 5.870% PA			233,817.68
27 Sep 2021	INTEREST			
27 Sep 2021	LOAN ACCOUNT FEE	1,165.69		234,983.37
28 Sep 2021	REPAYMT A/C TFR	12.00		234,995.37
27 Oct 2021	INTEREST		1,607.00	233,388.37
27 Oct 2021	LOAN ACCOUNT FEE	1,126.02		234,514.39
28 Oct 2021	REPAYMT A/C TFR	12.00		234,526.39
27 Nov 2021	INTEREST		1,607.00	232,919.39
27 Nov 2021	LOAN ACCOUNT FEE	1,161.21		234,080.60
28 Nov 2021	REPAYMT A/C TFR	8.00		234,088.60
27 Dec 2021	INTEREST		1,603.00	232,485.60
27 Dec 2021	LOAN ACCOUNT FEE	1,121.66		233,607.26
28 Dec 2021	REPAYMT A/C TFR	8.00		233,615.26
27 Jan 2022	INTEREST		1,603.00	232,012.26
27 Jan 2022	LOAN ACCOUNT FEE	1,156.69		233,168.95
28 Jan 2022	REPAYMT A/C TFR	8.00		233,176.95
27 Feb 2022	INTEREST		1,603.00	231,573.95
27 Feb 2022	LOAN ACCOUNT FEE	1,154.51		232,728.46
28 Feb 2022	REPAYMT A/C TFR	8.00		232,736.46
28 Feb 2022	Closing Balance		1,603.00	231,133.46

From 22/11/21: No fees apply for dishonours, paying in branch or by cheque or cash, or requesting a progress payment, loan increase, switch/split or security substitution. Arrears Letter Fee renamed Missed Payment Fee is \$15. Admin. Fee renamed Loan Account Fee is \$8 for all loans if applies. Fees renamed with no change to amount: Valuation Fee now Property Valuer Fee, Settlement Processing Fee now Document Processing Fee & Mortgage Discharge Fee now Loan Discharge Fee.

In September 2022, the redraw daily limit will increase to \$100,000 via internet and phone banking.

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

HOME LOAN

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

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 29/08/2021

Statement End Date 28/02/2022

Page 3 of 3

Complaints

If you have a complaint, contact our dedicated Customer Solutions team on 13 33 30 or write to us at St.George Customer Solutions, Reply Paid 5265, Sydney NSW 2001. If an issue has not been resolved to your satisfaction, you can lodge a complaint with the Australian Financial Complaints Authority (AFCA). AFCA provides fair and independent financial services complaint resolution that is free to consumers.

Online: www.afca.org.au

Email: info@afca.org.au

Phone 1800 931 678

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



Statement of Account

HOME LOAN

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



006

DANIEL PETER BRAZDIL
44 WILGA ST
CONCORD WEST NSW 2138

Customer Enquiries 13 33 30
(8am to 8pm (EST), Mon-Sat)

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 01/07/2021

Statement End Date 28/08/2021

Page 1 of 2

Loan Account

DANSON SUPER PTY LTD ACN 132 529 241 ATF DANSON SUPER FUND ABN 40 328 899 694

Account Summary as at 28 Aug 2021

Opening Balance		Interest Charge for the Period		Total Debits excluding Interest		Total Credits		Closing Balance
234,707.48	+	\$2,300.20	+	24.00	-	3,214.00	=	233,817.68
Payments in Advance		Contract Term Remaining		Forecasted Term		Interest Offset Benefit for Statement Period		Annual Percentage Rate
\$12,300.00		24yrs 00mths		21yrs 07mths		\$0.00		5.870%

Repayment Details as at 28 Aug 2021

Monthly Repayment	Monthly Repayment Due Date	Repayment Account
\$1,607.00	due on the 28th	483 872 419
Additional Monthly Repayment	Repayment Frequency	Repayment Frequency Amount
\$0.00	Monthly	\$0.00

AS AT 28 AUG 2021 YOUR REPAYMENTS WERE IN ADVANCE BY \$12,300.00.



Bill Code: 808220
Ref: 112911083724900

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

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

Phone Banking Plus
☎ 13 33 22

Loan Acct Number S211 0837249 00

BSB/Acct ID No. 112-911 083724900

Statement Start Date 01/07/2021

Statement End Date 28/08/2021

Page 2 of 2

Transaction Details

Date	Transaction Description	Debit	Credit	Loan Balance
01 Jul 2021	<i>Opening Balance</i> Interest Rate 5.870% PA			234,707.48
27 Jul 2021	INTEREST			
27 Jul 2021	ADMIN FEE	1,132.38		235,839.86
28 Jul 2021	REPAYMT A/C TFR	12.00		235,851.86
27 Aug 2021	INTEREST		1,607.00	234,244.86
27 Aug 2021	ADMIN FEE	1,167.82		235,412.68
28 Aug 2021	REPAYMT A/C TFR	12.00		235,424.68
28 Aug 2021	<i>Closing Balance</i>		1,607.00	233,817.68
				233,817.68

From 31/03/2021 no fees apply for duplicate or interim statements, copies of cheques or documents.

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

A - Financial Statements

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Supporting Documents

No supporting documents

Standard Checklist

- Attach copy of Financial Statements
- Attach copy of SMSF Annual Return

B - Permanent Documents

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Supporting Documents

- Fund Summary Report Report
- ABN Lookup.pdf
- Super Fund Lookup.pdf

Standard Checklist

- Attach latest copy of ASIC annual company statement (if corporate trustee)
- Ensure latest copies of ATO Trustee Declarations and ATO confirmation that the fund is a regulated fund is attached
- Ensure latest copies of trustee consents, member consents and registers are attached
- Ensure latest copy of trust deed (including amendments) are attached
- Use [Australian Business Register](#) to ensure details are correct
- Use [Super Fund Lookup](#) to check the eligibility to receive rollovers and contributions

Danson Super Fund

Fund Summary Report

As at 30 June 2022

Fund Details

Date Formed: 04/08/2008

Tax File Number: Provided

ABN: 40328899694

Period: 01/07/2021 - 30/06/2022

Fund Type: SMSF

GST Registered: No

Postal Address:

PO Box 813

Concord, New South Wales 2137

Physical Address:

44 Wilga Street

Concord West, New South Wales 2137

Members

Number of Members: 1

Name	Age	Member Accounts	Pension Accounts	Tax File Number	Beneficiary Details
Brazdil, Daniel Peter	49	1	0	Provided	Not Provided

Fund Relationships

Relationship Type	Contact
Accountant	Superhelp Australia Pty Ltd
Auditor	Super Audits Pty Ltd
Fund Contact	Brazdil, Daniel Peter
Tax Agent	Superhelp Australia Pty Ltd
Trustee	Danson Super Pty Ltd Brazdil, Daniel Peter



Current details for ABN 40 328 899 694

ABN details

Entity name:	The Trustee for DANSON SUPER FUND
ABN status:	Active from 04 Aug 2008
Entity type:	Superannuation Fund
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2138

Super Fund Lookup

[Use Super Fund Lookup](#) to check the eligibility of **The Trustee for DANSON SUPER FUND** to receive rollovers and contributions

Deductible gift recipient status

Not entitled to receive tax deductible gifts

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#)

Warning Statement

If you use ABN Lookup for information about a person or entity that provides financial or investment products or advice, make sure they have an Australian Financial Services (AFS) licence. You can check licenced professional registers [here](#)



The Trustee for DANSON SUPER FUND

ABN details

ABN:	40 328 899 694 View record on ABN Lookup
ABN Status:	Active from 04 Aug 2008
Fund type:	ATO Regulated Self-Managed Superannuation Fund
Contact details:	44 WILGA ST CONCORD WEST NSW 2138
Status:	Complying

Previous name(s)

Previous fund name	From	To
DANSON SUPER FUND	29 Sep 2009	29 Sep 2011
The trustee for Danson Super Fund	04 Aug 2008	29 Sep 2009

What does 'Complying' mean?

A 'Complying' SMSF:

- is a regulated fund
- is a resident of Australia, and
- has been issued with a [Notice of compliance](#)

APRA Funds

See the [guidance](#) issued by APRA for further assistance in managing transfers and rollovers to SMSFs. Use the [ATO Business Portal](#) to verify a person is a member of the SMSF before completing a transfer or rollover.

Superannuation guarantee payments

Contributions made to complying funds can qualify as Superannuation Guarantee (SG) payments. This record extract can be used to confirm this fund has been issued with a Notice of Compliance and is currently entitled to receive employer SG payments.

Tax rates

Complying funds that meet [Superannuation Industry \(Supervision\) Act 1993](#) (SISA) standards qualify for [concessional tax rates](#).

Also refer to [frequently asked questions](#)

Disclaimer

This extract is based on information supplied by superannuation entities to the Commissioner of Taxation.

Important Neither the Australian Government nor the ATO endorse or guarantee the performance of super funds.

Warning Statement

Anyone who tells you to set up a SMSF is giving you financial advice. This means the person or company must have an [Australian Financial Services \(AFS\) licence](#). Check [ASIC Connect Professional Registers](#).

C - Other Documents

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Supporting Documents

- DANSON-INVESTMENT STRATEGY-16.02.23.pdf
- [completed] SMSF Annual Admin Order Forms 2022.pdf

Standard Checklist

- Attach copy of any SOAs issued during the Financial Year
- Attach copy of Investment Strategy
- Attach signed Engagement Letter
- Attach signed Trustee Representation Letter
- Attach Trustee Minutes prepared during the year

Danson Super Fund

Investment Strategy

Overview

The aim of this strategy is to provide the Members with an income on retirement.

Investment Objectives

The Trustee(s) will at all times ensure the funds assets are invested in accordance with the trust deed and comply with the applicable legislative requirements.

The Trustee(s) will act prudently to maximise the rate of return, subject to acceptable risk parameters whilst maintaining an appropriate diversification across a broad range of assets whilst assessing the risks where it is determined the fund's portfolio lacks diversification and / or has elected to implement a sector bias.

Having considered the risk profile of the fund and the member's needs and circumstances, the trustee has adopted the following objectives for the investment of assets of the fund;

- to achieve an investment return (based on market values and net of tax and charges) that exceeds the CPI by at least 3% per annum when measured over a rolling 5 year period.
- to have a probability of zero or negative returns in any 12 Month period of less than one in five years; and
- have sufficient liquidity to meet liabilities as and when they fall due.
- to consider the need to hold a policy of insurance for one or more members of the fund.

Investment Strategy

The fund will invest in a portfolio of assets according to market conditions and within the ranges specified below:

Asset Allocation

The targeted asset allocation will be in the following ranges:

<u>Asset Class</u>	<u>Target Range</u>	<u>Benchmark</u>
Australian Shares	0 - 0 %	0 %
International Shares	0 - 0 %	0 %
Cash	0 - 4 %	4 %
Australian Fixed Interest	0 - 0 %	0 %
Direct Property	0 - 96 %	96 %
Listed Property	0 - 0 %	0 %
Other	0 - 0 %	0 %

Quality companies and trusts as supported by research and fundamental analysis will be selected. Direct investments in property, artwork and lease equipment may form part of the strategy provided there is sufficient basis for the decision.

Insurance

The Trustees have considered and consulted Professional Advice where necessary to ensure that all fund members have the correct type and level of insurance. Insurance may be held within or outside the SMSF.

Review and Monitoring

The trustees will monitor and review the fund's investment activities on a regular basis and to communicate with the members should they feel that any change in strategy is necessary in order to achieve the fund's objective.

Date: 15/2/23


Daniel Peter Brazdil



SuperHelp Australia Pty Ltd

SMSF Annual Admin Order Form

Address: PO Box 1906
Macquarie Centre NSW 2113
Email: info@superhelp.com.au
Phone: 1 300 736 453

1 SMSF Name:	Danson Super Fund
2 Current Postal Address:	PO Box 813 . CONCORD NSW 2137
3 Current Street Address (If same as Postal Address, write 'As Above'):	44 Wilga St, CONCORD WEST NSW 2138
4 Please tick yes if you would like us to update your new address with the tax office.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
5 Contact Name:	Daniel
6 Contact Phone:	(Work) . (Home) . (Mobile) 0410455295
7 Contact Email Address:	brazdil@stephenedwards.com.au



SuperHelp Australia Pty Ltd

Accounting and Reporting Engagement Letter

Address:	PO Box 1906 MACQUARIE CENTRE, NSW 2113
Email:	info@superhelp.com.au
Phone:	1300 736 453

Following our discussions, we are pleased to undertake the engagement as set out below (any changes shall be by agreement of both parties and evidenced in writing):

- Prepare financial and other statements for the SMSF as requested, and
- Prepare and lodge SMSF Income Tax Return
- Liaise with Independent Auditor to perform Audit for the SMSF

Terms of Engagement

This letter is to confirm our understanding of the terms of our engagement and the nature and limitation of the services that we provide.

Purpose, Scope and Output of the Engagement

The firm will provide taxation and accounting services listed above to the trustees. Such services will be conducted in accordance with the relevant professional and ethical standards issued by the Accounting Professional & Ethical Standards Board Limited (APESB).

These services will be provided to assist trustees and members to meet their reporting obligations to the Australian Taxation Office (ATO) and your other service needs.

The extent of our procedures and services will be limited exclusively for this purpose only unless otherwise agreed to. As a result:

- no audit or review will be performed and accordingly, no assurance will be expressed;
- our engagement cannot be relied upon to disclose irregularities including fraud, other illegal acts and errors that may exist. However, we will inform you of any such matters they may come to our attention; and
- the financial statements and income tax return for your entities will be prepared or distribution to the trustees and members for the purpose noted above. We disclaim any assumption of responsibility for any reliance on our report to any person or entity other than those parties indicated, and for any purpose other than for which it was prepared. Our report will contain a disclaimer to this effect.

Responsibilities

In conducting this engagement, information acquired by us in the course of the engagement is subject to strict confidentiality requirements. That information will not be disclosed by us to other parties except as required or allowed for by law or professional standards, or with your express consent.

We wish to draw your attention to our firm's system of quality control which has been established and maintained in accordance with the relevant APESB standard. As a result, our files may be subject to review as part of the quality control review program of ICAA, CPA or NPA which monitors compliance with professional standards by its members. We advised you that by accepting our engagement you acknowledge that, if requested, our files relating to this engagement will be made available under this program.

We may collect Personal Information about you when we provide services to you. If we do, you agree to work with us to ensure that we both meet the obligations that we may have under the Privacy Act 1988(Cth) (as amended)(Privacy Act). The obligations may include notifying the relevant person to whom the personal information relates who we are and how we propose to use their personal information. Where you have collected personal information, you confirm that you have collected the personal information in accordance with the Privacy Act, that you are entitled to provide this personal information to us and that we may use and disclose the personal information for the purpose/s we provide our services to you. We will handle personal information in accordance with the Privacy Act.

You are responsible for the reliability, accuracy and completeness of the accounting records, particulars and information provided and disclosure of all material and relevant information. You are required to arrange for reasonable access by us to relevant individuals and documents, and shall be responsible for both the completeness and

accuracy of the information supplied to us. Any advice given to you is only an opinion based on our knowledge of your particular circumstances. You or your staff are responsible for maintaining and regularly balancing all books of accounts, and the maintenance of an adequate accounting and internal control system. You have obligations under self assessment to keep full and proper records in order to facilitate the preparation of accurate returns.

A taxpayer is responsible under self assessment to keep full and proper records in order to facilitate the preparation of a correct return. Whilst the Commissioner of Taxation will accept claims made by a taxpayer in an income tax return and issue a notice of assessment, usually without adjustment, the return may be subject to later review. Under the taxation law such a review may take place within a period of up to four (4) years after tax becomes due and payable under the assessment. Furthermore, where there is fraud or evasion there is no time limit on amending the assessment. Accordingly, you should check the return before it is signed to ensure that the information in the return is accurate.

Professional fees and payments

Fees for our services are as per the attached quotation / as per our schedule of fees published on our website / as agreed. All our fees must be paid prior to lodgement of tax return or other such documents.

Information relating to your affairs

Our firm may from time to time use the services of third party contractors to perform some of the services we are engage to perform for you. You hereby authorises us to disclose information relating to that client's affairs to all such third party contractors as we may choose to engage to perform such work.

From time to time our firm and our third party contractors may engage external IT service providers (including in relation to 'cloud computing' services) in the performance of services under this engagement. You hereby authorise us and our third party contractors to disclose information relating to those client's affairs to all such external IT service providers as we or our third party contractors may choose to engage.

Documents

Before we lodge any documentation on your behalf, we will contact or forward draft documentation for your approval. We shall endeavour to ensure that documentation is lodged with the relevant departments by the due dates, provided all information and documentation is received in our office at least 20 (twenty) working days earlier to allow us adequate time for preparation and lodgement of the documentation.

Responsibility for Accounting and internal control systems

We advise that the responsibility for the maintenance of an accounting and internal control systems rests with you (the client), including the protection of and prevention against fraud. You will be responsible for the maintenance and keeping of books of account.

You are responsible for the information contained in any statutory return and you must retain all necessary supporting documentation to substantiate your transaction. We shall not take responsibility for any failure on your behalf to maintain adequate records.

Ownership of documents

All original documents obtained from you arising from the engagement shall remain your property. However, we reserve the right to make a reasonable number of copies of the original documents for our records.

Final financial statements, tax returns and any other documents which we are engaged to prepare, together with any other original documents given to us, shall remain your property. Any other document prepared by us or on our behalf including general journals, working papers, the general ledger, draft financial statements and/or tax returns, will remain our property subject to any statutory obligations.

The firm has a policy of exploring a legal right of lien over any client documents in our possession in the event of a dispute. The firm has also established dispute resolution processes.

Limitation of Liability

Our liability is limited by a scheme approved under Professional Standards Legislation.

You (the client) agree that our liability will be limited to the fee rendered for the professional services we have provided to you which has given rise to the event in respect of which you have made a claim.

Privacy

We undertake to take every reasonable precaution to keep your records confidential and safe. We may disclose information provided by you to other accounting and audit professionals to complete your work, in which case we will endeavour to ensure that we obtain similar undertakings from them.

Auditor Engagement

By signing this engagement letter, the trustees authorise SuperHelp Australia Pty Ltd to engage one of the auditors from their audit panel to audit their SMSF. The trustees understand that auditors may change time to time for their fund depending on their availability.

Yours faithfully

For and on behalf of SuperHelp Australia Pty Ltd

Confirmed and accepted by

SMSF Fund name : Danson Super Fund

Trustee 1 Name . . : Daniel Brazdil

Trustee 1 signature : *Daniel Brazdil* Date : 22 Dec 2022

Trustee 2 Name . . : _____

Trustee 2 signature : *Daniel Brazdil* Date : 22 Dec 2022



Document Details

Title	SMSF Annual Admin Order Forms 2022.pdf
File Name	Annual_Admin_Order_Acctg_Engagement_Letter_2022.pdf
Document ID	c386df7351c74adba50ba814c0d19387
Fingerprint	4f920807ccae3f9e4b553882fd92ba86
Status	Completed

Document History

Document Created	Document Created by Superhelp Australia Pty Ltd (support@superhelp.com.au) Fingerprint: 4b90acd79a08805549b0b05ec8e03d03	22 Dec 2022 08:19AM Australia/Sydney
Document Sent	Document Sent to Daniel Brazdil (brazdil@stephenedwards.com.au)	22 Dec 2022 08:19AM Australia/Sydney
Document Viewed	Document Viewed by Daniel Brazdil (brazdil@stephenedwards.com.au) IP: 220.233.153.58	22 Dec 2022 08:19AM Australia/Sydney
Document Signed	Document Signed by Daniel Brazdil (brazdil@stephenedwards.com.au) IP: 220.233.153.58	22 Dec 2022 08:24AM Australia/Sydney
Document Completed	This document has been completed. Fingerprint: 4f920807ccae3f9e4b553882fd92ba86	22 Dec 2022 08:24AM Australia/Sydney

D - Pension Documentation

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Supporting Documents

- Transfer Balance Account Summary [Report](#)

Standard Checklist

- Attach Actuarial Certificate
- Attach documentation supporting any pensions commenced during the financial year
- Attach documentation supporting any pensions commuted during the financial year
- Ensure correct Transfer Balance Account Reports have been lodged with the ATO

Danson Super Fund

Transfer Balance Account Summary

For The Period 01 July 2021 - 30 June 2022

Member	Pension Type	Date	Lodgment Date	Transaction Type	Event Type	Debit	Credit	Balance	Cap Limit	Remaining Cap
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Daniel Peter Brazdil

E - Estate Planning

2022 Financial Year

Preparer Jelly Cadiang

Reviewer Steven Lee

Status Completed

Supporting Documents

No supporting documents

Standard Checklist

- Attach Death Benefit Nominations (if applicable)
- Attach Life Insurance Policies (if applicable)
- Attach Reversionary Pension documentation (if applicable)
- Attach SMSF Will (if applicable)
- Review current Estate planning to ensure it matches wishes of members