

Inquires 1300 300 630

Issue date 16 Feb 22

# Company Statement

Extract of particulars - s346A(1) Corporations Act 2001

CORPORATE KEY: 54725609

## Check this statement carefully

You are legally obligated to ensure that all your company details listed on this company statement are complete and correct. This is required under s346C (1) and/or s346B and s346C (2) of the *Corporations Act 2001*.

You must check this statement carefully and inform ASIC of any changes or corrections immediately. **Do not return this statement.** You must notify ASIC within 28 days after the date of change, and within 28 days after the date of issue of your annual company statement. Late lodgement of changes will result in late fees. These requirements do not apply to the **Additional company information**.

ACN 155 730 144  
FOR JMAMM PTY LTD

REVIEW DATE: 16 February 22

## You must notify ASIC of any changes to company details — Do not return this statement



To make changes to company details or amend incorrect information

- go to [www.asic.gov.au/changes](http://www.asic.gov.au/changes)
- log in to our online services and make the required updates
- first time users will need to use the corporate key provided on this company statement



Phone if you've already notified ASIC of changes but they are not shown correctly in this statement.  
Ph: 1300 300 630



Use your agent.

## Company Statement

These are the current company details held by ASIC. You must check this statement carefully and inform ASIC of any changes or corrections immediately. Late fees apply. **Do not return this statement.**

**1 Registered office**  
30 THE BATTLEMENT CASTLECRAG NSW 2068

**2 Principal place of business**  
30 THE BATTLEMENT CASTLECRAG NSW 2068

**3 Officeholders**

Name: JOHN MELLINO  
Born: SYDNEY NSW  
Date of birth: 20/07/1970  
Address: 30 THE BATTLEMENT CASTLECRAG NSW 2068  
Office(s) held: DIRECTOR, APPOINTED 16/02/2012

Name: ANGELA MARIA MELLINO  
Born: SYDNEY NSW  
Date of birth: 23/11/1970  
Address: 30 THE BATTLEMENT CASTLECRAG NSW 2068  
Office(s) held: DIRECTOR, APPOINTED 16/02/2012

## 4 Company share structure

Share class	Shares description	Number issued	Total amount paid on these shares	Total amount unpaid on these shares
ORD	ORDINARY	2	\$2.00	\$0.00

## 5 Members

These details continue on the next page

JMAMM PTY LTD ACN 155 730 144

Page 1 of 2

## Company statement continued

Name: JOHN MELLINO

Address: 30 THE BATTLEMENT CASTLECRAG NSW 2068

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

Name: ANGELA MARIA MELLINO

Address: 30 THE BATTLEMENT CASTLECRAG NSW 2068

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

You must notify ASIC within 28 days of the date of change, and within 28 days of the issue date of the annual company statement. Late lodgement of changes will result in late fees.

## End of company statement

This concludes the information to which the company must respond (if incorrect) under s346C of the *Corporations Act 2001*.

## Additional company information

This information is optional under the *Corporations Act 2001*. Late lodgement fees or late review fees do not apply to this information. To add, remove or change a contact address, see [www.asic.gov.au/addresses](http://www.asic.gov.au/addresses).

### 6 Contact address for ASIC use only

Registered agent name: TST ADVISORY

Registered agent number: 33094

Address: PO BOX 3006 WETHERILL PARK NSW 2164

**ASIC**

Australian Securities &amp; Investments Commission

ABN 86 768 265 615

JMAMM PTY LTD  
TST ADVISORY  
PO BOX 3006 WETHERILL PARK NSW 2164

**INVOICE STATEMENT**

Issue date 16 Feb 22

**JMAMM PTY LTD**

ACN 155 730 144

Account No. 22 155730144

**Summary**

Opening Balance	\$602.00 cr
New items	\$112.00
Payments & credits	\$56.00 cr
<b>TOTAL DUE</b>	<b>\$546.00 cr</b>

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

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

**Inquiries**

www.asic.gov.au/invoices

1300 300 630

**Please pay**

Immediately **\$0.00**

*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 &amp; Investments Commission

**PAYMENT SLIP****JMAMM PTY LTD**

ACN 155 730 144

Account No: 22 155730144



22 155730144

**TOTAL DUE****\$546.00 cr**

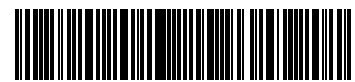
Immediately

**\$0.00**

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



**Billers Code:** 17301  
**Ref:** 2291557301440



\*814 129 0002291557301440 85

# Transaction details:

page 2 of 2

	<b>Transactions for this period</b>	<b>ASIC reference</b>	<b>\$ Amount</b>
2022-02-16	Annual Review - Special Purpose Pty Co	3X9180309480P A	\$56.00
2022-02-16	Payment Splitting Adjustment for Matching		\$56.00 cr
2022-02-16	Payment Splitting Adjustment for Matching		\$56.00
	<b>Outstanding transactions</b>		
2017-04-28	Payment Received, Thank You		\$546.00 cr

## PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 5573 0144 085

### Australia Post

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

### Phone

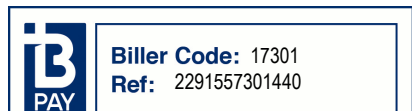
Call 13 18 16 to pay by Mastercard or Visa

### On-line

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

### Mail

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



**Biller Code:** 17301  
**Ref:** 2291557301440

### Telephone & Internet Banking – BPAY®

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

**COVID-19**

Access ATO measures and tailored support during COVID-19

## For action

**Lodgments**

Account	Description	Due date	
Income tax 551	Jul 2021 - Jun 2022 Annual Return	15/05/2023	<a href="#">View</a> >
Activity statement 001	PAYG instalment notice Oct 2022 - Dec 2022	28/02/2023	<a href="#">Prepare</a> >

✓ Payments are up to date.



Maintain authorisations



Client details



Client addresses



Email addresses



Authorised contacts



Associates



Communication history



New message

Customise quick links



**Agent** TAXSPOT WETHERILL PARK PTY LTD  
**Client** THE TRUSTEE FOR MELLINO SUPERFUND  
**ABN** 87 078 821 375

## Accounts summary

Account	Payment reference number	Overdue	Balance
Income tax 551 THE TRUSTEE FOR MELLINO SUPERFUND	551000448458284121		\$0.00
Activity statement 001 THE TRUSTEE FOR MELLINO SUPERFUND	001870788213758460		\$0.00
<b><i>Superannuation 552 THE TRUSTEE FOR MELLINO SUPERFUND</i></b>			
USM Remittance	552000448458282721		\$0.00



**Agent** TAXSPOT WETHERILL PARK PTY LTD  
**Client** THE TRUSTEE FOR MELLINO SUPERFUND  
**ABN** 87 078 821 375  
**TFN** 44 845 828

## Income tax 551

<b>Date generated</b>	16 January 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

6 results found - from 16 January 2021 to 16 January 2023 sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
11 Jul 2022	11 Jul 2022	General interest charge			\$0.00
11 Jul 2022	8 Jul 2022	Payment received		\$432.00	\$0.00
1 Jul 2022	1 Jul 2022	General interest charge			\$432.00 DR
30 May 2022	14 Jun 2022	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 20 to 30 Jun 21	\$432.00		\$432.00 DR
25 May 2021	28 May 2021	EFT refund for Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$251.05		\$0.00
25 May 2021	25 May 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20		\$251.05	\$251.05 CR



**Agent** TAXSPOT WETHERILL PARK PTY LTD  
**Client** THE TRUSTEE FOR MELLINO SUPERFUND  
**ABN** 87 078 821 375  
**TFN** 44 845 828

## Activity statement 001

<b>Date generated</b>	16 January 2023
<b>Overdue</b>	\$0.00
<b>Not yet due</b>	\$0.00
<b>Balance</b>	\$0.00

## Transactions

23 results found - from 16 January 2021 to 16 January 2023 sorted by processed date ordered newest to oldest

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
31 Oct 2022	31 Oct 2022	General interest charge			\$0.00
30 Oct 2022	28 Oct 2022	Original Activity Statement for the period ending 30 Sep 22 - PAYG Instalments	\$2,296.00		\$0.00
26 Oct 2022	25 Oct 2022	Payment received		\$2,296.00	\$2,296.00 CR
31 Jul 2022	31 Jul 2022	General interest charge			\$0.00
31 Jul 2022	28 Jul 2022	Original Activity Statement for the period ending 30 Jun 22 - PAYG Instalments	\$2,380.00		\$0.00
7 Jul 2022	6 Jul 2022	Payment received		\$2,380.00	\$2,380.00 CR
1 May 2022	1 May 2022	General interest charge			\$0.00
1 May 2022	28 Apr 2022	Original Activity Statement for the period ending 31 Mar 22 - PAYG Instalments	\$2,208.00		\$0.00
7 Apr 2022	6 Apr 2022	Payment received		\$2,208.00	\$2,208.00 CR
7 Mar 2022	7 Mar 2022	General interest charge			\$0.00
7 Mar 2022	28 Feb 2022	Original Activity Statement for the period ending 31 Dec 21 - PAYG Instalments	\$2,208.00		\$0.00
22 Feb 2022	21 Feb 2022	Payment received		\$2,208.00	\$2,208.00 CR
2 Nov 2021	2 Nov 2021	General interest charge			\$0.00
31 Oct 2021	28 Oct 2021	Original Activity Statement for the period ending 30 Sep 21 - PAYG Instalments	\$2,208.00		\$0.00
29 Oct 2021	28 Oct 2021	Payment received		\$2,208.00	\$2,208.00 CR
2 Aug 2021	2 Aug 2021	General interest charge			\$0.00
1 Aug 2021	28 Jul 2021	Original Activity Statement for the period ending 30 Jun 21 - PAYG Instalments	\$1,231.00		\$0.00
27 Jul 2021	26 Jul 2021	Payment received		\$1,231.00	\$1,231.00 CR
23 Jun 2021	28 Jun 2021	EFT refund for Activity Statement Payment for the period from 01 Jan 00 to 31 Dec 99	\$3,308.00		\$0.00
2 May 2021	28 Apr 2021	Original Activity Statement for the period ending 31 Mar 21 - PAYG Instalments	\$2,534.00		\$3,308.00 CR



<b>Processed date</b>	<b>Effective date</b>	<b>Description</b>	<b>Debit (DR)</b>	<b>Credit (CR)</b>	<b>Balance</b>
30 Apr 2021	29 Apr 2021	Payment received		\$2,534.00	\$5,842.00 CR
7 Mar 2021	2 Mar 2021	Original Activity Statement for the period ending 31 Dec 20 - PAYG Instalments	\$2,534.00		\$3,308.00 CR
1 Mar 2021	26 Feb 2021	Payment received		\$2,534.00	\$5,842.00 CR



## PAYG Instalments report 2022

**Tax Agent** 25375372

**Last Updated** 07/01/2023

TFN	Client Name	Quarter 1 (\$)	Quarter 2 (\$)	Quarter 3 (\$)	Quarter 4 (\$)	Total Instalment (\$)
44845828	THE TRUSTEE FOR MELLINO SUPERFUND	2,208.00	2,208.00	2,208.00	2,380.00	9,004.00

**Total No of Clients: 1**



Australian Government  
Australian Taxation Office

## Year to date revenue product summary report 2021/2022

**Client Name** THE TRUSTEE FOR MELLINO SUPERFUND  
07/01/2023

**Last Updated**

**TFN** 44845828

### Net amounts applicable for the year to date.

Description	ICA001 Total (\$)	
Fringe benefits tax instalments		
Wine equalisation tax		
Deferred company/fund instalments		
Pay as you go income tax instalments	9,004.00	
Pay as you go income tax withholding		
Luxury car tax		
Goods and services tax		
Goods and services tax instalments		
Goods and services return	0.00	
Fuel tax credit		

**Total clients for this tax agent : 1**



007

THE DIRECTOR  
 PO BOX 4414  
 CASTLECRAG NSW 2068

**Account Number** 06 2000 14472128

**Statement Period** 1 Jul 2021 - 30 Sep 2021

**Closing Balance** \$124,495.79 CR

**Enquiries** 13 1998  
 (24 hours a day, 7 days a week)

## Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on [www.moneysmart.gov.au](http://www.moneysmart.gov.au). Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: JMAMM PTY LTD ITF MELLINO SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

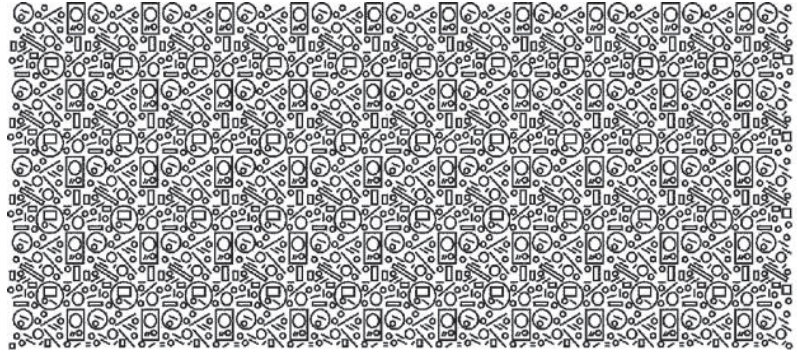
Date	Transaction	Debit	Credit	Balance
01 Jul	2021 OPENING BALANCE			\$127,285.76 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2021 is \$7.19			
01 Jul	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,419.81	\$128,705.57 CR
25 Jul	TAX OFFICE PAYMENTS NetBank BPAY 75556 870788213750160 BAS Mellino Super	1,231.00		\$127,474.57 CR
02 Aug	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		753.30	\$128,227.87 CR
11 Aug	UTS SYDNEY NetBank BPAY 747071 1391315300095276040 Jono UTS Fee	3,574.80		\$124,653.07 CR
12 Aug	Transfer from NetBank Jono uni fee		3,574.80	\$128,227.87 CR
12 Aug	MCC PROPERTY RATES NetBank BPAY 351106 10205869 Rates The Branch	2,605.38		\$125,622.49 CR
13 Aug	Transfer To Commisure The Branch NetBank Insurance HOM 9373368	2,528.93		\$123,093.56 CR



\*# 12240.29637.1.2.ZZ258F3.0303.SL.R3.S944.D273.OV06.00.33

Account Number

06 2000 14472128



Date	Transaction	Debit	Credit	Balance
01 Sep	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,402.23	\$124,495.79 CR
30 Sep	2021 CLOSING BALANCE			\$124,495.79 CR
	<b>Opening balance</b>	<b>-</b>	<b>Total debits</b>	<b>+ Total credits = Closing balance</b>
	\$127,285.76 CR		\$9,940.11	\$7,150.14
				\$124,495.79 CR

### Transaction Summary during 1st June 2021 to 31st August 2021

Transaction Type	01 Jun to 30 Jun	01 Jul to 31 Jul	01 Aug to 31 Aug	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
<b>Account Fee</b>						<b>\$0.00</b>	<b>\$0.00</b>
<b>Paper Statement Fee</b>						<b>\$2.50</b>	<b>\$0.00</b>

## IMPORTANT NOTICE

### Reminder about Cheque and Assisted transaction fees.

A \$3 fee will be charged for each Quick Deposit, Cheque and Assisted transaction while you are on the \$0 Monthly Account Fee option. This includes over the counter deposits/withdrawals, cash/cheque deposits made via the Quick Deposit Box or Quick Cash Envelopes, cheques deposited at an ATM and withdrawals/transfers made via telephone banking using an operator.

For a full list of fees on your account visit [commbank.com.au/BTAterms](http://commbank.com.au/BTAterms)

If you are processing a number of these transactions each month you may want to consider switching account fee options<sup>^</sup>. The \$10 Monthly Account Fee option includes 20 Quick Deposit, Cheque and Assisted transactions per month.

For more information on how to switch visit [commbank.com.au/btsamoreinfo](http://commbank.com.au/btsamoreinfo)

<sup>^</sup>This information has been prepared without taking into account your individual or business needs and objectives. You can view the Terms and Conditions for Business Transaction and Savings Accounts, our Financial Services Guide and the Electronic Banking Terms and Conditions at [commbank.com.au/bta](http://commbank.com.au/bta) and should consider them before making any decision about these products.





007

THE DIRECTOR  
 PO BOX 4414  
 CASTLECRAG NSW 2068

**Account Number** 06 2000 14472128

**Statement Period** 1 Oct 2021 - 31 Dec 2021

**Closing Balance** \$127,198.11 CR

**Enquiries** 13 1998  
 (24 hours a day, 7 days a week)

## Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on [www.moneysmart.gov.au](http://www.moneysmart.gov.au). Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

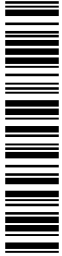
Name: JMAMM PTY LTD ITF MELLINO SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

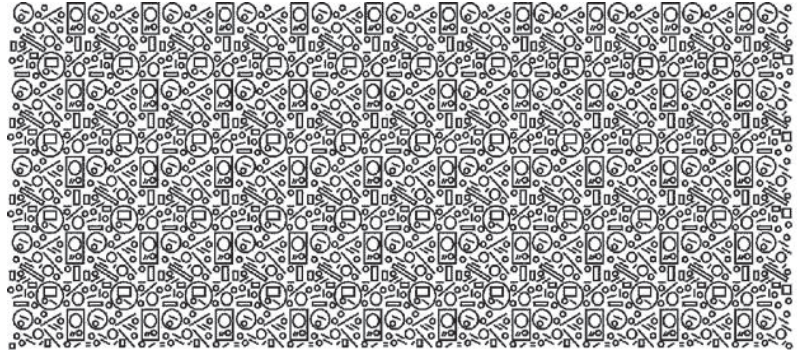
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Oct 2021	OPENING BALANCE			\$124,495.79 CR
01 Oct	Direct Credit 141000 RENT PAY SEPT 21 RENT PAYMENT		2,132.20	\$126,627.99 CR
28 Oct	TAX OFFICE PAYMENTS NetBank BPAY 75556 870788213750160 BAS	2,208.00		\$124,419.99 CR
02 Nov	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,321.30	\$125,741.29 CR
02 Dec	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,456.82	\$127,198.11 CR
31 Dec 2021	CLOSING BALANCE			\$127,198.11 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$124,495.79 CR		\$2,208.00		\$4,910.32		\$127,198.11 CR



21205.45823.1.2 ZZ258R3 0303 SL R3.S942.D353.OV06.00.35



### Transaction Summary during 1st September 2021 to 30th November 2021

Transaction Type	01 Sep to 30 Sep	01 Oct to 31 Oct	01 Nov to 30 Nov	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
<b>Account Fee</b>						<b>\$0.00</b>	<b>\$0.00</b>
<b>Paper Statement Fee</b>						<b>\$2.50</b>	<b>\$0.00</b>

#### Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: [commbank.com.au/support/compliments-and-complaints.html](http://commbank.com.au/support/compliments-and-complaints.html)

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, [afca.org.au](http://afca.org.au), website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: [info@afca.org.au](mailto:info@afca.org.au)

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST



## IMPORTANT NOTICE

### Reminder about Cheque and Assisted transaction fees.

A \$3 fee will be charged for each Quick Deposit, Cheque and Assisted transaction while you are on the \$0 Monthly Account Fee option. This includes over the counter deposits/withdrawals, cash/cheque deposits made via the Quick Deposit Box or Quick Cash Envelopes, cheques deposited at an ATM and withdrawals/transfers made via telephone banking using an operator.

For a full list of fees on your account visit [commbank.com.au/BTAterms](http://commbank.com.au/BTAterms)

If you are processing a number of these transactions each month you may want to consider switching account fee options<sup>^</sup>. The \$10 Monthly Account Fee option includes 20 Quick Deposit, Cheque and Assisted transactions per month.

For more information on how to switch visit [commbank.com.au/btsamoreinfo](http://commbank.com.au/btsamoreinfo)

<sup>^</sup>This information has been prepared without taking into account your individual or business needs and objectives. You can view the Terms and Conditions for Business Transaction and Savings Accounts, our Financial Services Guide and the Electronic Banking Terms and Conditions at [commbank.com.au/bta](http://commbank.com.au/bta) and should consider them before making any decision about these products.





007

THE DIRECTOR  
 PO BOX 4414  
 CASTLECRAG NSW 2068

**Account Number** 06 2000 14472128

**Statement Period** 1 Jan 2022 - 31 Mar 2022

**Closing Balance** \$129,415.26 CR

**Enquiries** 13 1998  
 (24 hours a day, 7 days a week)

## Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on [www.moneysmart.gov.au](http://www.moneysmart.gov.au). Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: JMAMM PTY LTD ITF MELLINO SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

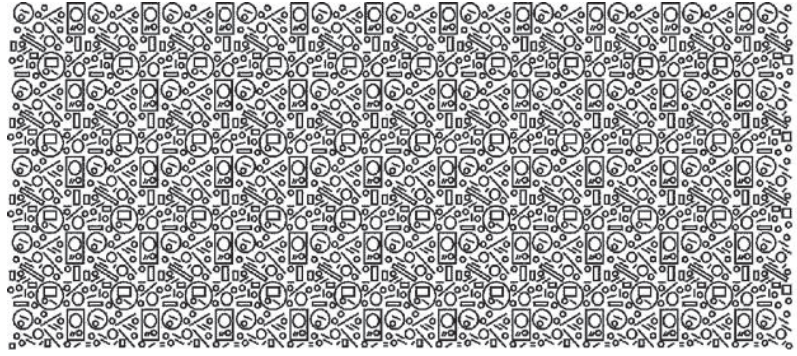
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Jan 2022	OPENING BALANCE			\$127,198.11 CR
04 Jan	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,401.30	\$128,599.41 CR
28 Jan	Direct Credit 361578 QUICKSUPER QUICKSPR3133375446		221.25	\$128,820.66 CR
02 Feb	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,401.30	\$130,221.96 CR
19 Feb	TAX OFFICE PAYMENTS NetBank BPAY 75556 870788213750160 BAS Mellino Super	2,208.00		\$128,013.96 CR
02 Mar	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,401.30	\$129,415.26 CR
31 Mar 2022	CLOSING BALANCE			\$129,415.26 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$127,198.11 CR		\$2,208.00		\$4,425.15		\$129,415.26 CR



\*# 11119.31457.1.2 ZZ258R3 0303 SL.R3.S943.D090.OV06.00.35



### Transaction Summary during 1st December 2021 to 28th February 2022

Transaction Type	01 Dec to 31 Dec	01 Jan to 31 Jan	01 Feb to 28 Feb	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	<b>\$0.00</b>
Cheques written	0	0	0	0	0	\$3.00	<b>\$0.00</b>
Cheque deposit	0	0	0	0	0	\$3.00	<b>\$0.00</b>
Over the counter deposit	0	0	0	0	0	\$3.00	<b>\$0.00</b>
Quick deposits	0	0	0	0	0	\$3.00	<b>\$0.00</b>
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	<b>\$0.00</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
<b>Account Fee</b>						<b>\$0.00</b>	<b>\$0.00</b>
<b>Paper Statement Fee</b>						<b>\$2.50</b>	<b>\$0.00</b>

#### Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: [commbank.com.au/support/compliments-and-complaints.html](https://commbank.com.au/support/compliments-and-complaints.html)

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, [afca.org.au](https://afca.org.au), website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: [info@afca.org.au](mailto:info@afca.org.au)

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

## IMPORTANT NOTICE

### Reminder about Cheque and Assisted transaction fees.

A \$3 fee will be charged for each Quick Deposit, Cheque and Assisted transaction while you are on the \$0 Monthly Account Fee option. This includes over the counter deposits/withdrawals, cash/cheque deposits made via the Quick Deposit Box or Quick Cash Envelopes, cheques deposited at an ATM and withdrawals/transfers made via telephone banking using an operator.

For a full list of fees on your account visit [commbank.com.au/BTAterms](http://commbank.com.au/BTAterms)

If you are processing a number of these transactions each month you may want to consider switching account fee options<sup>^</sup>. The \$10 Monthly Account Fee option includes 20 Quick Deposit, Cheque and Assisted transactions per month.

For more information on how to switch visit [commbank.com.au/btsamoreinfo](http://commbank.com.au/btsamoreinfo)

<sup>^</sup>This information has been prepared without taking into account your individual or business needs and objectives. You can view the Terms and Conditions for Business Transaction and Savings Accounts, our Financial Services Guide and the Electronic Banking Terms and Conditions at [commbank.com.au/bta](http://commbank.com.au/bta) and should consider them before making any decision about these products.





**Account Number** 06 2000 14472128

**Statement Period** 1 Apr 2022 - 30 Jun 2022

**Closing Balance** \$191,022.10 CR

**Enquiries** 13 1998  
 (24 hours a day, 7 days a week)



007

THE DIRECTOR  
 PO BOX 4414  
 CASTLECRAG NSW 2068

## Business Transaction Account

If this account has an attached overdraft limit or facility which is secured over your primary place of residence or over a residential investment property you should ensure that the property is insured in accordance with the terms and conditions of the mortgage. If you have any queries about your insurance cover you should contact your insurer. Information on property insurance can also be found on [www.moneysmart.gov.au](http://www.moneysmart.gov.au). Note, if this account has an attached overdraft limit or facility and we send you a statement every 4 or 6 months, we will update your statement preference to every 3 months as part of changes made to the new Banking Code of Practice from 1 July 2019.

Name: JMAMM PTY LTD ITF MELLINO SUPER FUND

Note: Have you checked your statement today? It's easy to find out more information about each of your transactions by logging on to the CommBank App or NetBank. Should you have any questions on fees or see an error please contact us on the details above. Cheque proceeds are available when cleared.

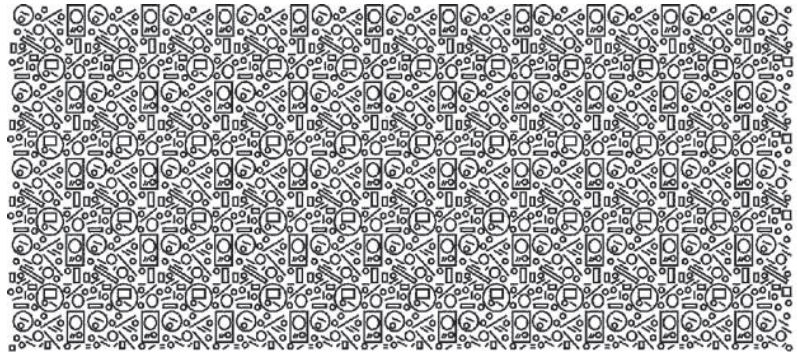
The date of transactions shown here may be different on your other transaction lists (for example, the transaction list that appears on the CommBank app).

Date	Transaction	Debit	Credit	Balance
01 Apr	2022 OPENING BALANCE			\$129,415.26 CR
01 Apr	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		2,024.45	\$131,439.71 CR
06 Apr	TAX OFFICE PAYMENTS NetBank BPAY 75556 870788213750160 BAS	2,208.00		\$129,231.71 CR
02 May	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,401.30	\$130,633.01 CR
06 May	Transfer from NetBank The Branch Rent		6,500.00	\$137,133.01 CR
01 Jun	Direct Credit 141000 R AND R PROPERTY RENT PAYMENT		1,321.30	\$138,454.31 CR
20 Jun	Transfer from NetBank Superannuation Ang		27,500.00	\$165,954.31 CR
23 Jun	Insurance Allianz NetBank BPAY 246322 41610000009156 Landlord Insurance	2,432.21		\$163,522.10 CR



Account Number

06 2000 14472128



Date	Transaction	Debit	Credit	Balance
27 Jun	Transfer from NetBank Superannuaton John		27,500.00	\$191,022.10 CR
30 Jun 2022	CLOSING BALANCE			\$191,022.10 CR
	<b>Opening balance</b>	<b>-</b>	<b>Total debits</b>	<b>+ Total credits = Closing balance</b>
	\$129,415.26 CR		\$4,640.21	\$66,247.05 = \$191,022.10 CR

### Transaction Summary during 1st March 2022 to 31st May 2022

Transaction Type	01 Mar to 31 Mar	01 Apr to 30 Apr	01 May to 31 May	Free	Chargeable	Unit Price	Fee Charged
Staff assisted withdrawals	0	0	0	0	0	\$3.00	\$0.00
Cheques written	0	0	0	0	0	\$3.00	\$0.00
Cheque deposit	0	0	0	0	0	\$3.00	\$0.00
Over the counter deposit	0	0	0	0	0	\$3.00	\$0.00
Quick deposits	0	0	0	0	0	\$3.00	\$0.00
Cheq deposit in quick deposit box	0	0	0	0	0	\$3.00	\$0.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>
<b>Account Fee</b>						<b>\$0.00</b>	<b>\$0.00</b>
<b>Paper Statement Fee</b>						<b>\$2.50</b>	<b>\$0.00</b>

#### Important Information:

We try to get things right the first time – but if we don't, we'll do what we can to fix it.

You can fix most problems simply by contacting us.

Write to: CBA Group Customer Relations, Reply Paid 41, Sydney NSW 2001

Tell us online: [commbank.com.au/support/compliments-and-complaints.html](http://commbank.com.au/support/compliments-and-complaints.html)

Call: 1800 805 605 (free call)

You can also contact the Australian Financial Complaints Authority, AFCA, an independent external dispute resolution body approved by ASIC - time limits may apply, visit AFCA, [afca.org.au](http://afca.org.au), website for more information.

Write to: Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

Email: [info@afca.org.au](mailto:info@afca.org.au)

Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

# THE TRUSTEE FOR MELLINO SUPERFUND

Bank Movement Summary  
For the year ended 30 June 2022

Bank Account: CBA Premium Business Account \*\*2128

Date	Description	Amount	Account	OPENING BALANCE	INCOME						EXPENSES		BALANCE SHEET				
					Employer Contribution - JOHN MELLINO	Employer Contribution - ANGELA MARIA MELLINO	Super transfer - ANGELA MARIA MELLINO	Interest	Rent Income	R and R Income	Accounting fees	Property Expense	Tax Provision				
<b>FY 2022</b>																	
	Opening Balance			127,285.76	-	-	-	-	-	-	-	-	-	-	-	-	-
				127,285.76	-	-	-	-	-	-	-	-	-	-	-	-	-
1/07/2021	Direct Credit 141000 R & R RURAL	1,419.81	R and R Income	127,285.76	-	-	-	-	-	1,419.81	-	-	-	-	-	-	-
25/07/2021	Tax Office Payments	-1,231.00	Tax Provision	128,705.57	-	-	-	-	-	-	-	-	-	-	-	-	(1,231.00)
				127,474.57	-	-	-	-	-	-	-	-	-	-	-	-	-
2/08/2021	Direct Credit 141000 R & R RURAL	753.30	R and R Income	127,474.57	-	-	-	-	-	753.30	-	-	-	-	-	-	-
11/08/2021	UTS SYDNEY NetBank BPAY 747071 1391315300095276040 Jono UTS Fee	-3,574.80	Sundry Debtors	128,227.87	-	-	-	-	-	-	-	-	-	-	-	-	-
12/08/2021	Transfer from NetBank Jono uni fee	3,574.80	Sundry Debtors	124,653.07	-	-	-	-	-	-	-	-	-	-	-	-	-
12/08/2021	MCC Forster Rates The Branch	-2,605.38	Property Expense	128,227.87	-	-	-	-	-	-	-	-	-	-	-	-	(2,605.38)
13/08/2021	Transfer To Commisure The Branch NetBank Insurance HOM 9373368	-2,528.93	Property Expense	125,622.49	-	-	-	-	-	-	-	-	-	-	-	-	(2,528.93)
				123,093.56	-	-	-	-	-	-	-	-	-	-	-	-	-
1/09/2021	Direct Credit 141000 R & R RURAL	1,402.23	R and R Income	123,093.56	-	-	-	-	-	1,402.23	-	-	-	-	-	-	-
				124,495.79	-	-	-	-	-	-	-	-	-	-	-	-	-
1/10/2021	Direct Credit 141000 R & R RURAL	2,132.20	R and R Income	124,495.79	-	-	-	-	-	2,132.20	-	-	-	-	-	-	-
28/10/2021	Tax Office Payments	-2,208.00	Tax Provision	126,627.99	-	-	-	-	-	-	-	-	-	-	-	-	(2,208.00)
				124,419.99	-	-	-	-	-	-	-	-	-	-	-	-	-
2/11/2021	Direct Credit 141000 R & R RURAL	1,321.30	R and R Income	124,419.99	-	-	-	-	-	1,321.30	-	-	-	-	-	-	-
				125,741.29	-	-	-	-	-	-	-	-	-	-	-	-	-
2/12/2021	Direct Credit 141000 R & R RURAL	1,456.82	R and R Income	125,741.29	-	-	-	-	-	1,456.82	-	-	-	-	-	-	-
				127,198.11	-	-	-	-	-	-	-	-	-	-	-	-	-
4/01/2022	Direct Credit 141000 R & R RURAL	1,401.30	R and R Income	127,198.11	-	-	-	-	-	1,401.30	-	-	-	-	-	-	-
28/01/2022	Quicksuper	221.25	Employer Contribution - JOHN MELLINO	128,599.41	221.25	-	-	-	-	-	-	-	-	-	-	-	-
				128,820.66	-	-	-	-	-	-	-	-	-	-	-	-	-
2/02/2022	Direct Credit 141000 R & R RURAL	1,401.30	R and R Income	128,820.66	-	-	-	-	-	1,401.30	-	-	-	-	-	-	-
19/02/2022	Tax Office Payments	-2,208.00	Tax Provision	130,221.96	-	-	-	-	-	-	-	-	-	-	-	-	(2,208.00)
				128,013.96	-	-	-	-	-	-	-	-	-	-	-	-	-
2/03/2022	Direct Credit 141000 R & R RURAL	1,401.30	R and R Income	128,013.96	-	-	-	-	-	1,401.30	-	-	-	-	-	-	-
				129,415.26	-	-	-	-	-	-	-	-	-	-	-	-	-
1/04/2022	Direct Credit 141000 R & R RURAL	2,024.45	R and R Income	129,415.26	-	-	-	-	-	2,024.45	-	-	-	-	-	-	-
6/04/2022	Tax Office Payments	-2,208.00	Tax Provision	131,439.71	-	-	-	-	-	-	-	-	-	-	-	-	(2,208.00)
				129,231.71	-	-	-	-	-	-	-	-	-	-	-	-	-
2/05/2022	Direct Credit 141000 R & R RURAL	1,401.30	R and R Income	129,231.71	-	-	-	-	-	1,401.30	-	-	-	-	-	-	-
6/05/2022	Rent The Mowbray Trust	6,500.00	Rent Income	130,633.01	-	-	-	-	6,500.00	-	-	-	-	-	-	-	-
				137,133.01	-	-	-	-	-	-	-	-	-	-	-	-	-
1/06/2022	Direct Credit 141000 R & R RURAL	1,321.30	R and R Income	137,133.01	-	-	-	-	-	1,321.30	-	-	-	-	-	-	-
20/06/2022	Superannuation Ang	27,500.00	Employer Contribution - ANGELA MARIA MELLINO	138,454.31	-	27,500.00	-	-	-	-	-	-	-	-	-	-	-
23/06/2022	4161000009156 Landlord Insurance	-2,432.21	Property Expense	165,954.31	-	-	-	-	-	-	-	-	-	-	-	-	(2,432.21)
27/06/2022	Superannuation John	27,500.00	Employer Contribution - JOHN MELLINO	163,522.10	27,500.00	-	-	-	-	-	-	-	-	-	-	-	-
				191,022.10	-	-	-	-	-	-	-	-	-	-	-	-	-
				191,022.10	-	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Closing Balance \$191,022.10</b>			191,022.10	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			Statement Bal	191,022.10	<b>27,721.25</b>	<b>27,500.00</b>	-	-	<b>6,500.00</b>	<b>17,436.61</b>	-	<b>(7,566.52)</b>	<b>(7,855.00)</b>				



*R & R*  
RURAL & RESIDENTIAL  
PROPERTY

Monday 6<sup>th</sup> July 2020

John Mellino  
PO BOX 4419  
CASTLECRAIG NSW 2068

**Rental Appraisal: 139 Warraba Road The Branch NSW 2425**

**A Brief Description of The Property**

The property consists of approximately 90 acres of cattle grazing land with the capacity to carry approximately 25 head of cattle. Features include a 9m x 18m and 6m x 6m machinery/storage shed, water tanks and cattle yards.

Taking into consideration the size of the land, the infrastructure and the carrying capacity in our opinion the rental estimate of the property for agistment purposes is expected to be approximately **\$125/week (\$5200/annum)**.

***Please note that I am not a registered valuer and that this is a market appraisal only.***

Should you have any questions please do not hesitate to contact our office.

Kind Regards

**Rachael Pace**  
**Licensed Real Estate Agent**  
R & R Rural and Residential Property Pty Ltd

PO Box 85, Stroud NSW 2425  
P 1300 PROPERTY / 1300 776 737  
E [info@randrproperty.com.au](mailto:info@randrproperty.com.au)  
[www.randrproperty.com.au](http://www.randrproperty.com.au)  
ACN 146 013 934  
LIC NO 10000462

*A Passion for Property*





2 Biripi Way Taree  
PO Box 482 Taree 2430

council@midcoast.nsw.gov.au  
ABN 44 961 208 161  
Phone (02) 7955 7777

Jmamm Pty Ltd  
30 The Battlement Rd  
CASTLECRAG NSW 2422



040514  
R9\_7485

**RATE NOTICE**

01/07/2021 to 30/06/2022

ASSESSMENT NO: 1020586  
DUE DATE: 31/08/2021  
1ST INSTALMENT: \$652.38  
TOTAL AMOUNT: \$2,605.38



To have your notices emailed  
Register at [midcoast.enotices.com.au](http://midcoast.enotices.com.au)  
Reference No: 7A08A637BP

Posting Date: 27/07/2021

**Important: Please contact us if your mailing address is incorrect (see over)**

**LOCATION AND DESCRIPTION OF PROPERTY**  
139 Warraba Road, THE BRANCH NSW 2425  
Lot 2 DP 718145

**PROPERTY RATING CATEGORY**  
Farmland (GLC)

RATES AND CHARGES	RATES IN \$ OR CHARGE	RATEABLE VALUE (Base Date 01/07/2019)	AMOUNT
Onsite Sewage Management	80.00000000	1	80.00
Base Amount Farmland (GLC)	452.35000000	0	452.35
Farmland (GLC)	0.00331900	486000	1,613.03
Domestic Waste Rural/Common Collection Point	360.00000000	1	360.00
Waste Management Charge	100.00000000	1	100.00



Please deduct any payments made since 19 July 2021

*Paid 12-8-21  
PBAY*

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Total Amount
31/08/2021 \$652.38	30/11/2021 \$651.00	28/02/2022 \$651.00	31/05/2022 \$651.00	\$2,605.38

Interest on arrears will be charged on a daily basis at the rate of 6% p.a. from 1 July 2021 to 30 June 2022.

**PAYMENT OPTIONS:**

Help us reduce costs by setting up a direct debit.



**Direct Debit:**  
Arrange to have your rates paid automatically from your cheque or savings account. Complete the authority form on our website, or contact us.



Billers Code: 351106  
Ref: 10205869

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

<sup>1</sup>Please note a merchant fee applies to all credit card payments.  
Registered to BPAY Pty Ltd ABN 69 079 137 518.  
BPOINT® Commonwealth Bank Australia ABN 48 123 123 124



Ref: 1020586

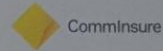
Online: Link directly to your account and pay using your credit<sup>1</sup> card in our secure payment gateway. Visit [www.midcoast.nsw.gov.au/paymyrates](http://www.midcoast.nsw.gov.au/paymyrates)



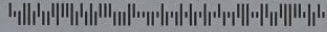
Billers Code: 351106  
Ref: 1020586

PHONE Telephone: Pay by phone with your credit card<sup>1</sup>. Phone 1300 858 977

See over for additional payment options.



000047/00009301/HOM9373368



000047/000093  
MR JOHN VINCENT MELLINO  
PO BOX 4419  
CASTLECRAIG NSW 2068

**Your Home Insurance Details**

Policy Number: HOM 9373368

12 July 2021

Dear MR JOHN VINCENT MELLINO

**Your premium is overdue**

**Policyholders:** MELLINO SUPER FUND  
JOHN VINCENT MELLINO

There is an outstanding amount for payment on your Home Insurance policy.

Premium Outstanding	\$2,528.93
Date Due	1 July 2021

Under the terms and conditions of your policy, you must ensure that your premium is paid on time. If we do not receive payment, your policy will be cancelled from 1 July 2021, leaving you without cover.

If you have made payment since 12 July 2021 we thank you and you may disregard this letter.

**What you need to do**

Please contact us on 13 24 23 to pay the outstanding premium so we can continue to provide you with cover.

As the recipient of this letter, you are responsible for ensuring that all policyholders are aware of this correspondence

**We're here to help**

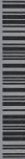
If you're having difficulty in making this payment, or if you have any questions, please contact us.

Yours sincerely

Miles Sowden  
General Manager, General Insurance

*PAID  
12-8-21  
D. Deposit.*

*CommInsure  
BSB 062140  
Acc: 10172512  
Ref: HOM 9373368  
Rec: N281218700841*



Page 1 of 1

PCN03

## Income & Expenditure Summary

**John Mellino**  
PO Box 4419  
Castlecrag NSW 2068

From Transaction: **1/07/2021**  
To Transaction: **30/06/2022**

**JMAMM Pty Ltd as trustee of the Mellino Superfund (ID: 169)**

	Debit	Credit	Total
Opening Balance			\$1,540.00
Owner Contributions			\$0.00

### Residential Properties

**139 Warraba Rd, The Branch, NSW 2425**

#### Property Income

Residential Rent	\$1,540.00	\$21,431.00	\$19,891.00
	<b>\$1,540.00</b>	<b>\$21,431.00</b>	<b>\$19,891.00</b>
			<i>(GST Total: \$0.00)</i>

#### Property Expenses

Residential Management Fee	\$1,351.23	\$0.00	\$1,351.23
+ GST	\$135.16	\$0.00	\$135.16
Septic Services	\$807.28	\$0.00	\$807.28
+ GST	\$80.72	\$0.00	\$80.72
	<b>\$2,374.39</b>	<b>\$0.00</b>	<b>\$2,374.39</b>
			<i>(GST Total: \$215.88)</i>

**PROPERTY BALANCE: \$17,516.61**

*(GST Balance: -\$215.88)*

### Ownership Summary

#### Owner Income

	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
			<i>(GST Total: \$0.00)</i>

#### Owner Expenses

Administration Fee	\$54.60	\$0.00	\$54.60
+ GST	\$5.40	\$0.00	\$5.40
	<b>\$60.00</b>	<b>\$0.00</b>	<b>\$60.00</b>

*Report shows all transactions created with a received or payment date within the reporting period.*

## Income & Expenditure Summary

(GST Total: \$5.40)

### Owner Payments

JMAMM Pty Ltd itf Mellino

\$17,436.61

**\$17,436.61**

**CLOSING BALANCE: \$1,560.00**

Report shows all transactions created with a received or payment date within the reporting period.

15 June 2022

Company Secretary  
Mellino Super Fund  
30 The Battlement  
CASTLECRAG NSW 2068



## Your insurance

Policy number  
**RA-S002841-LLP**

Insured Address  
**139 Warraba Rd  
The Branch NSW 2425**

Amount due (See over for 'How to pay')  
**\$2,432.21**

Due by  
**22 July 2022**

Your 12 month policy starts on  
**1 July 2022**

## You've made a great decision

To the Company Secretary,

Thank you for choosing St.George to arrange your Landlord insurance. We're looking forward to giving you quality cover and our best service.

To ensure that you are covered, please pay your premium amount of \$2,432.21 in full by 22 July 2022. See 'How to pay' for details.

Now we just need you to:

### 1. Please read your policy documentation

We want to ensure that you know exactly what you're covered for, so please read the enclosed Product Disclosure Statement PDS(s), together with your Policy Schedule as these set out the terms and conditions of your cover.

### 2. Check that the information we have on record is correct

Please ensure that everything is correct on your Policy Schedule and contact St.George to make any changes. Please note your Duty to take reasonable care not to make a misrepresentation, which is set out at the end of your schedule.

Please also check whether the cover and sums insured you have nominated are appropriate. You can use our sum insured calculator at [www.einsure.com.au/calculators](http://www.einsure.com.au/calculators).

### Any questions?

Please call St.George on **13 33 30** or visit your local branch. We also offer a range of other insurance products - ask us for details. We'll be happy to help you.

Kind regards,

**The General Insurance Team**

## Did you know..?

- ✓ There are no extra costs if you pay monthly\*
- ✓ We provide a quick and easy claims service
- ✓ You're covered by an award winning insurer

**Cover that suits you**

With St.George, you can make a claim online at [allianzclaims.com.au](http://allianzclaims.com.au) or call 13 33 30

St.George Landlord Insurance is issued by Allianz Australia Insurance Limited ABN 15 000 122 850 AFSL 234708 (Allianz). St.George - a Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL 233714 (the Bank) arranges the insurance under a distribution agreement with Allianz Insurance, but does not guarantee the insurance. This information does not take into account your personal circumstances. Before making a decision, please consider the relevant Product Disclosure Statement. The PDS is available from [stgeorge.com.au/homeinsurance](http://stgeorge.com.au/homeinsurance). Policy terms, conditions and exclusions apply. The relevant Target Market Determination is available by calling 13 33 30. Any advice provided by the Bank or its representatives is provided on behalf of the Bank and not on behalf of Allianz. Allianz is not responsible for any such advice.

\*There are no extra costs if you pay monthly- If you choose to pay your premium by instalments you do not pay us any more than if you pay your premium in one lump sum annually. The premiums payable by instalments may be subject to minor adjustments (upwards or downwards) due to rounding. Note: Your financial institution may apply transaction fees to instalment payments.

## How to pay

### Phone

Reference  
**416 100 000 091 56**

Pay by phone with **Visa, MasterCard** or **AMEX**. Call 1300 368 808.

### Cheque

**All cheques must be payable to Allianz Australia Insurance Limited.** A cheque with the amount due and this payment slip, should be forwarded to:  
**GPO Box 9870 Melbourne VIC 3001**

### BPAY<sup>®</sup>



Billers Code **246322**  
Reference **416 100 000 091 56**

**Telephone & Internet Banking- BPAY** - Call your bank, credit union or building society to make this payment from your cheque, savings or credit card account.

### Australia Post

**All cheques must be payable to Allianz Australia Insurance Limited.** Use the **Post Billpay** service at any **Australia Post** outlet paying with either cash, cheque or EFTPOS.



\*71 133 RAS002841LLP 33

Amount due  
**\$2,432.21**

Due on  
**22 July 2022**

Policy number  
**RA-S002841-LLP**

# Your insurance policy schedule

## Policy number

RA-S002841-LLP

## Cover

<b>Insured</b>	Mellino Super Fund
<b>Policy contact details</b>	
Mobile phone	0414 444 822
Email	John@bir.com.au
<i>Please call 13 33 30 to update your contact details</i>	
Refer to your policy schedule for the period of insurance.	
<b>Registered for GST?</b>	No
<b>Intermediary</b>	St.George - a Division of Westpac Banking Corporation ABN 33 007 457 141 AFS Licence No. 233714
<b>Insurer</b>	Allianz Australia Insurance Limited ABN 15 000 122 850 AFS Licence No. 234708

## Premium

<b>Base premium</b>	\$1,811.20
<b>Government charges</b>	
Emergency/Fire Services Levy	\$217.34
GST	\$202.85
Stamp duty*	\$200.82
<b>Annual premium</b>	<b>\$2,432.21</b>
*Not a taxable supply	



# Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty*	Total
Address: 139 Warraba Rd, The Branch NSW 2425					
Buildings	\$1,809.20	\$217.10	\$202.63	\$200.60	<b>\$2,429.53</b>
Flood	\$2.00	\$0.24	\$0.22	\$0.22	<b>\$2.68</b>

\*Not a taxable supply

## Overall Total

<b>Total annual premium</b>	<b>\$1,811.20</b>	<b>\$217.34</b>	<b>\$202.85</b>	<b>\$200.82</b>	<b>\$2,432.21</b>
-----------------------------	-------------------	-----------------	-----------------	-----------------	-------------------

This document will be a **Tax Invoice** for GST when you make a payment.





# Your landlord insurance policy schedule

## Insured Address

139 Warraba Rd  
The Branch NSW 2425

## Type of policy

Landlord Insurance PDS

## Policy number

RA-S002841-LLP

## Policy

### Period of insurance

Effective date	1 Jul 2022
Expiry date	4pm on 1 Jul 2023

**No claim bonus** 30% ^

^Your base premium excluding taxes and government charges is discounted by this percentage but only to the extent any minimum premium is not reached. See the **Product Disclosure Statement** for more details.

## Cover

	Sum insured	Excess
<b>Buildings</b>	\$632,540	\$600
<b>Contents</b>	nil	nil
<b>Legal liability</b>	\$20,000,000	nil

## Property

<b>Built</b>	1980
<b>External walls</b>	Timber/Weatherboard
<b>Roof material</b>	Metal/Iron/Colorbond
<b>Building type</b>	House on Slab/Foundations
<b>Strata title plan</b>	No
<b>Licensed property manager</b>	Yes
<b>Weekly rent</b>	\$380
<b>Site greater than 20,000sqms</b>	Yes
<b>Security devices</b>	There are no security devices listed on this policy

# What you're covered for

See the PDS for the standard policy terms, conditions, limits and exclusions that apply. This should be read together with this Policy Schedule and any other document we tell you forms part of your policy.

	Covered?
<b>Fire or smoke (including bushfires* and grassfires*)</b>	✓
<b>Storm, cyclone*, rainwater or run-off</b>	✓
<b>Water or other liquid damage</b>	✓
<b>Theft or burglary</b>	✓
<b>Explosion</b>	✓
<b>Accidental breakage of glass or ceramic items</b>	✓
<b>Flood*</b>	✓
<b>Impact damage</b>	✓
<b>Vandalism or malicious damage</b>	✓
<b>Lightning</b>	✓
<b>Earthquake or tsunami</b>	✓
<b>Riot or civil commotion</b>	✓

## Optional cover

Rent Default and Theft by Tenant	Not covered
----------------------------------	-------------

\* A 72 hour exclusion period may apply for loss or damage caused by these events - see PDS for details.

# Your Duty to take reasonable care not to make a misrepresentation

---

## Your Duty to take reasonable care not to make a misrepresentation

You must take reasonable care not to make a misrepresentation to us. This responsibility applies until we issue you with a policy for the first time or agree to renew, extend, vary/change, or reinstate your policy.

You must answer our questions honestly, accurately and to the best of your knowledge. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth. It is not misrepresentation if you do not answer a question or if your answer is obviously incomplete or irrelevant to the question asked.

The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the policy. If you are answering questions on behalf of anyone, we will treat your answers or representations as theirs.

Whether or not you have taken reasonable care not to make a misrepresentation is to be determined having regard to all relevant circumstances, including the type of insurance, who it is intended to be sold to, whether you are represented by a broker, your particular characteristics and circumstances we are aware of.

**If you do not meet the above Duty**, we may reject or not fully pay your claim and/or cancel your policy. If the misrepresentation was deliberate or reckless, this is an act of fraud, and we may treat your policy as if it never existed.

If our information or questions are unclear, you can contact us or visit [www.allianz.com.au/misrepresentation](http://www.allianz.com.au/misrepresentation)

... 139 Warraba Rd



OFF MARKET



### 139 Warraba Road

The Branch NSW 2425

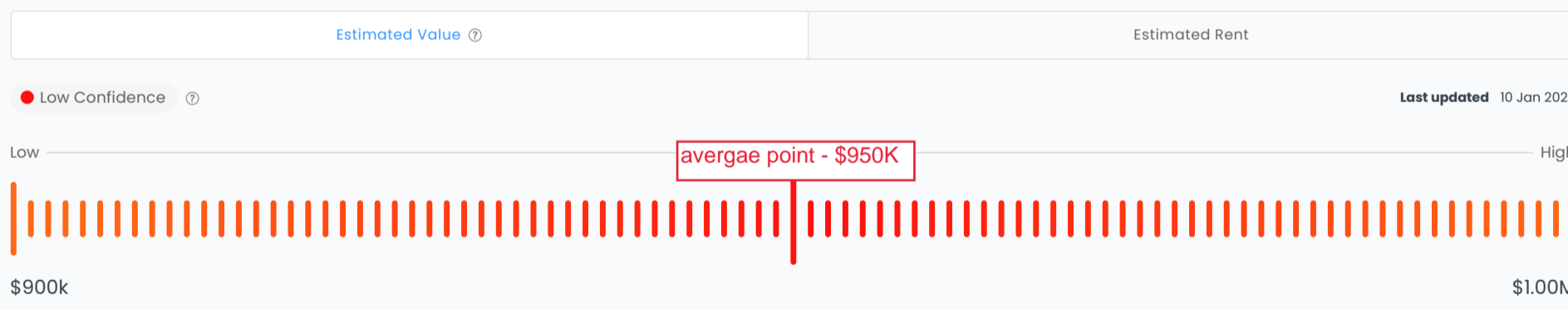
3 2 2 152m<sup>2</sup> 405000m<sup>2</sup>

[improve this data](#)

Track Property

Track Suburb

#### Estimated Value & Rent



#### Property Details for 139 Warraba Rd, The Branch

139 Warraba Rd, The Branch is a 3 bedroom, 2 bathroom House with 2 parking spaces and was built in 1987. The property has a land size of 405000 and floor size of 152m<sup>2</sup>. While the property is not currently for sale or for rent, it was last sold in Feb 2012.

Building Type	House	Year Built	1987
Floor Size	152m <sup>2</sup>	Land Size	405000m <sup>2</sup>
Local Government	Mid-Coast	Lot/Plan	2/DP718145

More insights. Smarter decisions

[Unlock more details on this property.](#)

Property value by CoreLogic

#### Last Listing description (September 2014)

LOCATION, LOCATION, LOCATION!!

LOVELY 3 BEDROOM WESTERN RED CEDAR HOME. \* ALL BEDROOMS WITH BUILT INS. \* MAIN BEDROOM WITH ENSUITE AND DOORS LEADING ONTO VERANDAH. \* SPACIOUS TIMBER KITCHEN WITH DISHWASHER. \* OPEN LOUNGE/DINING AREA. \* MAIN 3 WAY BATHROOM. \* WOOD FIRE HEATER AND CEILING FANS THROUGHOUT. \* PAVED OUTDOOR ENTERTAINING AREA WITH BEAUTIFUL RURAL VIEWS. \* DOUBLE COLORBOND SHED AND SINGLE CARPORT. CONVENIENTLY LOCATED IN A VERY SOUGHT AFTER PRIVATE AND PEACEFUL LOCATION. PETS ALLOWED. APPROX 5 ACRE PADDOCK CAN BE INCLUDED AT \$400 PER WEEK. AVAILABLE NOW!!

#### Property History for 139 Warraba Rd, The Branch, NSW 2425

A timeline of how this property has performed in the market

#### About The Branch 2425

The size of The Branch is approximately 107.2 square kilometres. It has 3