

Compliance Workpapers
Giles Superfund
Financial Year - 2022



Fund Details

Fund Name	Giles Superfund
Contact no	
Financial Year	2022
Established Date	13/08/2019
ABN	35 514 220 852
TFN	558322781
Trustee Type	Individual
Trustees	Michael Giles Xiaoling Li
ACN	

Statement of Financial Position

Assets	Qty	2022	2021	Change (\$)	Change (%)	
Investments	0.00	460,667.75	465,000.00	-4,332.25	0.93	WP-1 WP-2
Direct Property	0.00	460,000.00	465,000.00	-5,000.00	1.08	
15 Mawson Road, TREGEAR, NSW 2770	1.00	460,000.00	465,000.00	-5,000.00	1.08	WP-1
Units In Listed Unit Trusts	0.00	667.75	0.00	667.75	100.00	
Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF	25.00	667.75	0.00	667.75	100.00	WP-1
Other Assets	0.00	15,808.13	5.79	15,802.34	272,924.70	
Cash At Bank	0.00	15,808.13	5.79	15,802.34	272,924.70	WP-1
CBA Bank Account	0.00	15,808.13	5.79	15,802.34	272,924.70	
Total Assets	0.00	476,475.88	465,005.79	11,470.09	2.47	
Liabilities	Qty	2022	2021	Change (\$)	Change (%)	
Borrowings	0.00	276,863.54	282,576.86	-5,713.32	2.02	
Limited Recourse Borrowing Arrangement	0.00	276,863.54	282,576.86	-5,713.32	2.02	
Liberty Loan	0.00	276,863.54	282,576.86	-5,713.32	2.02	WP-1
Income Tax Payable	0.00	0.00	213.45	-213.45	100.00	WP-1 WP-2
Income Tax Payable	0.00	0.00	213.45	-213.45	100.00	WP-1
Total Liabilities	0.00	276,863.54	282,790.31	-5,926.77	2.10	

Member Entitlements	Qty	2022	2021	Change (\$)	Change (%)	
Member Entitlement Accounts	0.00	199,612.34	182,215.48	17,396.86	9.55	WP-1 WP-2
Mr Michael Giles	0.00	186,409.70	177,120.23	9,289.47	5.24	
Accumulation	0.00	186,409.70	177,120.23	9,289.47	5.24	
Mrs Xiaoling Li	0.00	13,202.64	5,095.25	8,107.39	159.12	
Accumulation	0.00	13,202.64	5,095.25	8,107.39	159.12	
Total Member Entitlements	0.00	199,612.34	182,215.48	17,396.86	9.55	

Operating Statement

Income	2022	2021	Change (\$)	Change (%)	
Investment Income	15,514.24	7.33	15,506.91	211,554.02	WP-1 WP-2
Interest	4.24	7.33	-3.09	42.16	
Cash At Bank	4.24	7.33	-3.09	42.16	
CBA Bank Account	4.24	7.33	-3.09	42.16	
Rent	15,510.00	0.00	15,510.00	100.00	
Direct Property	15,510.00	0.00	15,510.00	100.00	
15 Mawson Road, TREGEAR, NSW 2770	15,510.00	0.00	15,510.00	100.00	WP-1 WP-2
Member Receipts	30,668.51	17,879.55	12,788.96	71.53	
Contributions	23,293.29	17,879.55	5,413.74	30.28	WP-1
Employer	14,494.59	13,591.15	903.44	6.65	
Mr Michael Giles	14,494.59	13,591.15	903.44	6.65	
Member	8,798.70	4,288.40	4,510.30	105.17	
Personal Non-Concessional	8,798.70	4,288.40	4,510.30	105.17	
Mrs Xiaoling Li	8,798.70	4,288.40	4,510.30	105.17	
Rollovers In	7,375.22	0.00	7,375.22	100.00	
Mr Michael Giles	7,375.22	0.00	7,375.22	100.00	WP-1
Other Income	32.07	0.00	32.07	100.00	
Fee Refund	32.07	0.00	32.07	100.00	
Total Income	46,214.82	17,886.88	28,327.94	158.37	

Expenses	2022	2021	Change (\$)	Change (%)	
Investment Losses	5,235.50	2,304.00	2,931.50	127.24	
Decrease in Market Value	5,235.50	2,304.00	2,931.50	127.24	WP-1
Direct Property	5,000.00	2,304.00	2,696.00	117.01	
15 Mawson Road, TREGEAR, NSW 2770	5,000.00	2,304.00	2,696.00	117.01	
Units In Listed Unit Trusts	235.50	0.00	235.50	100.00	
Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF	235.50	0.00	235.50	100.00	
Other Expenses	23,582.46	20,430.56	3,151.90	15.43	
ASIC Fee	889.00	0.00	889.00	100.00	
Bank Fees	365.00	360.00	5.00	1.39	
Cash At Bank	5.00	0.00	5.00	100.00	
CBA Bank Account	5.00	0.00	5.00	100.00	
Limited Recourse Borrowing Arrangement	360.00	360.00	0.00	0.00	
Liberty Loan	360.00	360.00	0.00	0.00	
Fund Administration Fee	999.00	999.00	0.00	0.00	
Interest Paid	14,264.64	15,233.16	-968.52	6.36	
Limited Recourse Borrowing Arrangement	14,264.64	15,233.16	-968.52	6.36	
Liberty Loan	14,264.64	15,233.16	-968.52	6.36	
Property Expenses	6,161.82	3,838.40	2,323.42	60.53	WP-1 WP-2
Advertising	150.00	0.00	150.00	100.00	
Direct Property	150.00	0.00	150.00	100.00	

Expenses	2022	2021	Change (\$)	Change (%)	
15 Mawson Road, TREGEAR, NSW 2770	150.00	0.00	150.00	100.00	
Agents Management Fee	775.50	0.00	775.50	100.00	
Direct Property	775.50	0.00	775.50	100.00	
15 Mawson Road, TREGEAR, NSW 2770	775.50	0.00	775.50	100.00	
Council Rates	2,022.85	1,577.00	445.85	28.27	
Direct Property	2,022.85	1,577.00	445.85	28.27	
15 Mawson Road, TREGEAR, NSW 2770	2,022.85	1,577.00	445.85	28.27	WP-1
Electricity	324.09	627.13	-303.04	48.32	
Direct Property	324.09	627.13	-303.04	48.32	
15 Mawson Road, TREGEAR, NSW 2770	324.09	627.13	-303.04	48.32	WP-1
Garden and Lawn	344.00	0.00	344.00	100.00	
Direct Property	344.00	0.00	344.00	100.00	
15 Mawson Road, TREGEAR, NSW 2770	344.00	0.00	344.00	100.00	WP-1
Insurance Premium	1,346.37	1,028.44	317.93	30.91	
Direct Property	1,346.37	1,028.44	317.93	30.91	
15 Mawson Road, TREGEAR, NSW 2770	1,346.37	1,028.44	317.93	30.91	WP-1
Sundry Expenses	645.60	0.00	645.60	100.00	
Direct Property	645.60	0.00	645.60	100.00	
15 Mawson Road, TREGEAR, NSW 2770	645.60	0.00	645.60	100.00	
Water Rates	553.41	605.83	-52.42	8.65	

Expenses	2022	2021	Change (\$)	Change (%)	
Direct Property	553.41	605.83	-52.42	8.65	
15 Mawson Road, TREGEAR, NSW 2770	553.41	605.83	-52.42	8.65	WP-1
SMSF Supervisory Levy	518.00	0.00	518.00	100.00	
Valuation Fees	385.00	0.00	385.00	100.00	
Direct Property	385.00	0.00	385.00	100.00	
15 Mawson Road, TREGEAR, NSW 2770	385.00	0.00	385.00	100.00	WP-1
Total Expenses	28,817.96	22,734.56	6,083.40	26.76	
Income Tax	2022	2021	Change (\$)	Change (%)	
Total Income Tax	0.00	0.00	0.00	0.00	
Net Profit(Loss) Total	17,396.86	-4,847.68			

Market Value

Current Status : Good to Go Prior Status : N/A					Prepared By : N/A	Reviewed By : N/A
Security Code	Security Name	Source Price	Units	Market Price	Market Value	
SECURITY						
NDQ	Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF	26.71	25.00	26.71	667.75	

Lump Sum Payment - Good to Go

Great news! After review there is nothing that requires your attention.

Preservation Components

							Current Status : Good to Go Prior Status : N/A		Prepared By : N/A	Reviewed By : N/A
			Prior Year			Current Year				
Account Name	Account Type	Preserved Amount	Restricted Non-Preserved Amount	Unrestricted Non-Preserved Amount	Preserved Amount	Restricted Non-Preserved Amount	Unrestricted Non-Preserved Amount			
Mr Michael Giles (Age: 45 at 30/06/2022)										
Accumulation	Accumulation	177,120.23	0.00	0.00	186,409.70	0.00	0.00			
Mrs Xiaoling Li (Age: 39 at 30/06/2022)										
Accumulation	Accumulation	5,095.25	0.00	0.00	13,202.64	0.00	0.00			

Tax Component Verification (Accumulation)

		Current Status : Good to Go Prior Status : Warning	Prepared By : Danica Sabado	Reviewed By : N/A
	Account Name		Prior Year Tax Free Amount	Current Year Tax Free Amount
Mr Michael Giles (Age: 45 at 30/06/2022)				
	Accumulation		600.00	600.00
Mrs Xiaoling Li (Age: 39 at 30/06/2022)				
	Accumulation		5,095.25	13,202.64


Work Test - Good to Go

Great news! After review there is nothing that requires your attention.

Contribution Cap Limit

		Current Status : Good to Go Prior Status : N/A	Prepared By : N/A	Reviewed By : N/A
	Current Year Contributions		Concessional	Non-Concessional
Mr Michael Giles Date of Birth: 31/05/1977 (Age: 44 at 30/06/2022)				
	Caps		27,500.00	110,000.00
	Cumulative available unused cap		61,408.85	0.00
	Maximum cap available		88,908.85	110,000.00
	Contributions made (to this fund)		14,494.59	0.00
	Contributions made (to other fund)		0.00	0.00
	Contributions as allocated		14,494.59	0.00
	Amount above caps		0.00	0.00
Mrs Xiaoling Li Date of Birth: 06/04/1983 (Age: 38 at 30/06/2022)				
	Caps		27,500.00	110,000.00
	Cumulative available unused cap		75,000.00	0.00
	Maximum cap available		102,500.00	110,000.00
	Contributions made (to this fund)		0.00	8,798.70
	Contributions made (to other fund)		0.00	0.00
	Contributions as allocated		0.00	8,798.70
	Amount above caps		0.00	0.00


Negative Balance

				Current Status : Good to Go Prior Status : Warning		Prepared By : Danica Sabado	Reviewed By : N/A
	Date	Description		Debits	Credits	Balance	
CBA Bank Account							
	19/07/2021	Energy locals		32.07	0.00	-26.27	

Contra Bank Entries

				Current Status : Good to Go Prior Status : Warning		Prepared By : Danica Sabado	Reviewed By : N/A
	Date	Description		Debits	Credits	Balance	
CBA Bank Account							
🚩	15/07/2021	TFR to commbank		0.00	1,694.83	1,700.63	
🚩	16/07/2021	Secure Funding		1,694.83	0.00	5.80	
🚩	19/07/2021	Energy locals		32.07	0.00	-26.27	
🚩	20/07/2021	Return Energy locals		0.00	32.07	5.80	

Income Comparison

Current Status : Good to Go Prior Status : Warning					Prepared By : Danica Sabado		Reviewed By : N/A	
	Date	Income Type	Total Income	Franking Credit	Estimated Income	Estimated Franking Credit		
NDQ : Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF (ASX:NDQ)								
	30/06/2022	Distribution	0.00	0.00	21.04	0.00		

Benefits Paid to Member < 60 - Good to Go

Great news! After review there is nothing that requires your attention.

Retirement Condition - Good to Go

Great news! After review there is nothing that requires your attention.

Pension Limit - Not Applicable

The system did not find any data to process.

Tax Effective Allocation of Pension Payment (Member Level) - Not Applicable

The system did not find any data to process.

Preservation Components for Member above 65 - Not Applicable

The system did not find any data to process.

Tax Component Verification (Pension) - Not Applicable

The system did not find any data to process.

Tax Effective Allocation of Pension Payment (Pension Account Level) - Not Applicable

The system did not find any data to process.

General Ledger

Date	Description	Quantity	Debits	Credits	Balance
Member Receipts / Rollovers In / Mr Michael Giles					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
13/01/2022	EISS PL	0.00	0.00	7,375.22	7,375.22
30/06/2022	Closing Balance	0.00	0.00	0.00	7,375.22
Member Receipts / Contributions / Employer / Mr Michael Giles					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
25/10/2021	Superchoice	0.00	0.00	1,304.44	1,304.44
22/11/2021	Superchoice	0.00	0.00	3,379.25	4,683.69
21/12/2021	Superchoice	0.00	0.00	1,308.12	5,991.81
21/01/2022	Superchoice	0.00	0.00	1,635.15	7,626.96
22/02/2022	Superchoice	0.00	0.00	1,308.12	8,935.08
21/03/2022	Superchoice	0.00	0.00	1,308.12	10,243.20
21/04/2022	Superchoice	0.00	0.00	1,308.12	11,551.32
23/05/2022	Superchoice	0.00	0.00	1,635.15	13,186.47
21/06/2022	Superchoice	0.00	0.00	1,308.12	14,494.59
30/06/2022	Closing Balance	0.00	0.00	0.00	14,494.59
Member Receipts / Contributions / Member / Personal Non-Concessional / Mrs Xiaoling Li					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
15/07/2021	TFR to commbank	0.00	0.00	1,694.83	1,694.83

Date	Description	Quantity	Debits	Credits	Balance
15/08/2021	TFR Commbank App	0.00	0.00	2,500.00	4,194.83
16/09/2021	TFR Tregear	0.00	0.00	700.00	4,894.83
17/09/2021	TFR Tregear	0.00	0.00	2,200.00	7,094.83
27/09/2021	TFR Commbank App	0.00	0.00	1,000.00	8,094.83
16/10/2021	Transfer from xx9946 CommBank app	0.00	0.00	500.00	8,594.83
30/06/2022	Expenses paid on personal acct of the member	0.00	0.00	203.87	8,798.70
30/06/2022	Closing Balance	0.00	0.00	0.00	8,798.70
Investment Income / Interest / Cash At Bank / CBA Bank Account					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
01/07/2021	Credit Interest	0.00	0.00	0.01	0.01
01/09/2021	Credit Interest	0.00	0.00	0.01	0.02
01/10/2021	Credit Interest	0.00	0.00	0.03	0.05
01/11/2021	Credit Interest	0.00	0.00	0.06	0.11
01/12/2021	Credit Interest	0.00	0.00	0.12	0.23
01/01/2022	Credit Interest	0.00	0.00	0.18	0.41
01/02/2022	Credit Interest	0.00	0.00	0.37	0.78
01/03/2022	Credit Interest	0.00	0.00	0.46	1.24
01/04/2022	Credit Interest	0.00	0.00	0.75	1.99
01/05/2022	Credit Interest	0.00	0.00	1.13	3.12

Date	Description	Quantity	Debits	Credits	Balance
01/06/2022	Credit Interest	0.00	0.00	1.12	4.24
30/06/2022	Closing Balance	0.00	0.00	0.00	4.24
Investment Income / Rent / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Rental Statement	0.00	0.00	15,510.00	15,510.00
30/06/2022	Closing Balance	0.00	0.00	0.00	15,510.00
Other Income / Fee Refund					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
20/07/2021	Return Energy locals	0.00	0.00	32.07	32.07
30/06/2022	Closing Balance	0.00	0.00	0.00	32.07
Other Expenses / ASIC Fee					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
29/11/2021	ASIC	0.00	889.00	0.00	889.00
30/06/2022	Closing Balance	0.00	0.00	0.00	889.00
Other Expenses / Cash At Bank / CBA Bank Account					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
20/07/2021	Unpaid Payment Fee	0.00	5.00	0.00	5.00
30/06/2022	Closing Balance	0.00	0.00	0.00	5.00
Other Expenses / Bank Fees / Limited Recourse Borrowing Arrangement / Liberty Loan					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00

Date	Description	Quantity	Debits	Credits	Balance
18/07/2021	Service Fee	0.00	30.00	0.00	30.00
18/08/2021	Service Fee	0.00	30.00	0.00	60.00
18/09/2021	Service Fee	0.00	30.00	0.00	90.00
18/10/2021	Service Fee	0.00	30.00	0.00	120.00
18/11/2021	Service Fee	0.00	30.00	0.00	150.00
18/12/2021	Service Fee	0.00	30.00	0.00	180.00
18/01/2022	Service Fee	0.00	30.00	0.00	210.00
18/02/2022	Service Fee	0.00	30.00	0.00	240.00
18/03/2022	Service Fee	0.00	30.00	0.00	270.00
18/04/2022	Service Fee	0.00	30.00	0.00	300.00
18/05/2022	Service Fee	0.00	30.00	0.00	330.00
18/06/2022	Service Fee	0.00	30.00	0.00	360.00
30/06/2022	Closing Balance	0.00	0.00	0.00	360.00
Other Expenses / Fund Administration Fee					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/01/2022	Esuperfund	0.00	999.00	0.00	999.00
30/06/2022	Closing Balance	0.00	0.00	0.00	999.00
Other Expenses / Limited Recourse Borrowing Arrangement / Liberty Loan					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
18/07/2021	Interest charged	0.00	1,242.06	0.00	1,242.06

Date	Description	Quantity	Debits	Credits	Balance
18/08/2021	Interest charged	0.00	1,282.06	0.00	2,524.12
18/09/2021	Interest charged	0.00	1,280.07	0.00	3,804.19
18/10/2021	Interest charged	0.00	1,237.32	0.00	5,041.51
18/11/2021	Interest charged	0.00	1,276.63	0.00	6,318.14
18/12/2021	Interest charged	0.00	1,141.27	0.00	7,459.41
18/01/2022	Interest charged	0.00	1,153.56	0.00	8,612.97
18/02/2022	Interest charged	0.00	1,151.45	0.00	9,764.42
18/03/2022	Interest charged	0.00	1,038.11	0.00	10,802.53
18/04/2022	Interest charged	0.00	1,145.86	0.00	11,948.39
18/05/2022	Interest charged	0.00	1,107.70	0.00	13,056.09
18/06/2022	Interest charged	0.00	1,208.55	0.00	14,264.64
30/06/2022	Closing Balance	0.00	0.00	0.00	14,264.64
Other Expenses / Property Expenses / Advertising / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Advertising	0.00	150.00	0.00	150.00
30/06/2022	Closing Balance	0.00	0.00	0.00	150.00
Other Expenses / Property Expenses / Agents Management Fee / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Agents Management Fee	0.00	775.50	0.00	775.50
30/06/2022	Closing Balance	0.00	0.00	0.00	775.50

Date	Description	Quantity	Debits	Credits	Balance
Other Expenses / Property Expenses / Council Rates / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Blacktown Council	0.00	505.00	0.00	505.00
03/05/2022	Blacktown Council	0.00	1,517.85	0.00	2,022.85
30/06/2022	Closing Balance	0.00	0.00	0.00	2,022.85
Other Expenses / Property Expenses / Electricity / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
19/07/2021	Energy locals	0.00	32.07	0.00	32.07
15/08/2021	Energy locals	0.00	88.15	0.00	120.22
03/09/2021	Electric	0.00	93.04	0.00	213.26
15/09/2021	Electric	0.00	110.83	0.00	324.09
30/06/2022	Closing Balance	0.00	0.00	0.00	324.09
Other Expenses / Property Expenses / Garden and Lawn / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
31/01/2022	Micallef and Sons	0.00	344.00	0.00	344.00
30/06/2022	Closing Balance	0.00	0.00	0.00	344.00
Other Expenses / Property Expenses / Insurance Premium / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Terri scheer	0.00	1,346.37	0.00	1,346.37
30/06/2022	Closing Balance	0.00	0.00	0.00	1,346.37

Date	Description	Quantity	Debits	Credits	Balance
Other Expenses / Property Expenses / Sundry Expenses / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Admin fee	0.00	72.60	0.00	72.60
30/06/2022	Fire protection	0.00	109.00	0.00	181.60
30/06/2022	Income and expenditure	0.00	35.00	0.00	216.60
30/06/2022	Lease prep	0.00	66.00	0.00	282.60
30/06/2022	Letting fees	0.00	363.00	0.00	645.60
30/06/2022	Closing Balance	0.00	0.00	0.00	645.60
Other Expenses / Property Expenses / Water Rates / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Sydney water	0.00	309.03	0.00	309.03
19/01/2022	Sydney water	0.00	244.38	0.00	553.41
30/06/2022	Closing Balance	0.00	0.00	0.00	553.41
Other Expenses / SMSF Supervisory Levy					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
27/09/2021	Tax office payments	0.00	518.00	0.00	518.00
30/06/2022	Closing Balance	0.00	0.00	0.00	518.00
Other Expenses / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
15/08/2021	Transfer to Aussets Pty Ltd	0.00	385.00	0.00	385.00

Date	Description	Quantity	Debits	Credits	Balance
30/06/2022	Closing Balance	0.00	0.00	0.00	385.00
Investment Losses / Decrease in Market Value / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Market Value Adjustment	0.00	5,000.00	0.00	5,000.00
30/06/2022	Closing Balance	0.00	0.00	0.00	5,000.00
Investment Losses / Decrease in Market Value / Units In Listed Unit Trusts / Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/06/2022	Market Value Adjustment	0.00	235.50	0.00	235.50
30/06/2022	Closing Balance	0.00	0.00	0.00	235.50
Income Tax Expense / Income Tax Expense					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
25/10/2021	Fund Income Tax	0.00	195.67	0.00	195.67
22/11/2021	Fund Income Tax	0.00	506.89	0.00	702.56
21/12/2021	Fund Income Tax	0.00	196.22	0.00	898.78
21/01/2022	Fund Income Tax	0.00	245.27	0.00	1,144.05
22/02/2022	Fund Income Tax	0.00	196.22	0.00	1,340.27
21/03/2022	Fund Income Tax	0.00	196.22	0.00	1,536.49
21/04/2022	Fund Income Tax	0.00	196.22	0.00	1,732.71
23/05/2022	Fund Income Tax	0.00	245.27	0.00	1,977.98
21/06/2022	Fund Income Tax	0.00	196.22	0.00	2,174.20

Date	Description	Quantity	Debits	Credits	Balance
30/06/2022	Fund Income Tax	0.00	0.00	2,174.20	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Investments - 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	1.00	0.00	0.00	465,000.00
30/06/2022	Market Value Adjustment	0.00	0.00	5,000.00	460,000.00
30/06/2022	Closing Balance	1.00	0.00	0.00	460,000.00
Investments - Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/11/2021	CommSec	25.00	903.25	0.00	903.25
30/06/2022	Market Value Adjustment	0.00	0.00	235.50	667.75
30/06/2022	Closing Balance	25.00	0.00	0.00	667.75
Cash At Bank - CBA Bank Account					
01/07/2021	Opening Balance	0.00	0.00	0.00	5.79
01/07/2021	Credit Interest	0.00	0.01	0.00	5.80
15/07/2021	TFR to commbank	0.00	1,694.83	0.00	1,700.63
16/07/2021	Secure Funding	0.00	0.00	1,694.83	5.80
19/07/2021	Energy locals	0.00	0.00	32.07	26.27
20/07/2021	Return Energy locals	0.00	32.07	0.00	5.80
20/07/2021	Unpaid Payment Fee	0.00	0.00	5.00	0.80
15/08/2021	Energy locals	0.00	0.00	88.15	87.35

Date	Description	Quantity	Debits	Credits	Balance
15/08/2021	TFR Commbank App	0.00	2,500.00	0.00	2,412.65
15/08/2021	Transfer to Aussets Pty Ltd	0.00	0.00	385.00	2,027.65
18/08/2021	Secure funding	0.00	0.00	1,694.83	332.82
01/09/2021	Credit Interest	0.00	0.01	0.00	332.83
01/09/2021	Sagin realty pty - LJH Mount Druitt	0.00	668.40	0.00	1,001.23
16/09/2021	TFR Tregear	0.00	700.00	0.00	1,701.23
17/09/2021	Blacktown Council	0.00	0.00	505.00	1,196.23
17/09/2021	Secure funding	0.00	0.00	1,694.83	498.60
17/09/2021	Sydney water	0.00	0.00	309.03	807.63
17/09/2021	Terri scheer	0.00	0.00	1,346.37	2,154.00
17/09/2021	TFR Tregear	0.00	2,200.00	0.00	46.00
27/09/2021	Tax office payments	0.00	0.00	731.45	685.45
27/09/2021	TFR Commbank App	0.00	1,000.00	0.00	314.55
01/10/2021	Credit Interest	0.00	0.03	0.00	314.58
01/10/2021	Sagin realty pty - LJH Mount Druitt	0.00	1,247.40	0.00	1,561.98
16/10/2021	Transfer from xx9946 CommBank app	0.00	500.00	0.00	2,061.98
18/10/2021	Secure funding	0.00	0.00	1,694.83	367.15
25/10/2021	Superchoice	0.00	1,304.44	0.00	1,671.59
29/10/2021	Sagin realty pty - LJH Mount Druitt	0.00	1,247.40	0.00	2,918.99
01/11/2021	Credit Interest	0.00	0.06	0.00	2,919.05

Date	Description	Quantity	Debits	Credits	Balance
18/11/2021	Secure Funding	0.00	0.00	1,694.83	1,224.22
19/11/2021	CommSec	0.00	0.00	903.25	320.97
22/11/2021	Superchoice	0.00	3,379.25	0.00	3,700.22
29/11/2021	ASIC	0.00	0.00	889.00	2,811.22
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	1,560.90	0.00	4,372.12
01/12/2021	Credit Interest	0.00	0.12	0.00	4,372.24
17/12/2021	Secure funding	0.00	0.00	1,694.83	2,677.41
21/12/2021	Superchoice	0.00	1,308.12	0.00	3,985.53
23/12/2021	Sagin realty pty - LJH Mount Druitt	0.00	933.90	0.00	4,919.43
01/01/2022	Credit Interest	0.00	0.18	0.00	4,919.61
13/01/2022	EISS PL	0.00	7,375.22	0.00	12,294.83
17/01/2022	Esuperfund	0.00	0.00	999.00	11,295.83
18/01/2022	Secure funding	0.00	0.00	1,694.83	9,601.00
19/01/2022	Sydney water	0.00	0.00	244.38	9,356.62
21/01/2022	Superchoice	0.00	1,635.15	0.00	10,991.77
31/01/2022	Micallef and Sons	0.00	0.00	344.00	10,647.77
31/01/2022	Sagin realty pty - LJH Mount Druitt	0.00	1,560.90	0.00	12,208.67
01/02/2022	Credit Interest	0.00	0.37	0.00	12,209.04
18/02/2022	Secure funding	0.00	0.00	1,694.83	10,514.21
22/02/2022	Superchoice	0.00	1,308.12	0.00	11,822.33

Date	Description	Quantity	Debits	Credits	Balance
28/02/2022	Sagin realty pty - LJH Mount Druitt	0.00	1,247.40	0.00	13,069.73
01/03/2022	Credit Interest	0.00	0.46	0.00	13,070.19
18/03/2022	Secure funding	0.00	0.00	1,694.83	11,375.36
21/03/2022	Superchoice	0.00	1,308.12	0.00	12,683.48
31/03/2022	Sagin realty pty - LJH Mount Druitt	0.00	1,560.90	0.00	14,244.38
01/04/2022	Credit Interest	0.00	0.75	0.00	14,245.13
14/04/2022	Secure funding	0.00	0.00	1,694.83	12,550.30
21/04/2022	Superchoice	0.00	1,308.12	0.00	13,858.42
29/04/2022	Sagin realty pty - LJH Mount Druitt	0.00	933.90	0.00	14,792.32
01/05/2022	Credit Interest	0.00	1.13	0.00	14,793.45
03/05/2022	Blacktown Council	0.00	0.00	1,517.85	13,275.60
18/05/2022	Secure funding	0.00	0.00	1,694.83	11,580.77
23/05/2022	Superchoice	0.00	1,635.15	0.00	13,215.92
31/05/2022	Sagin realty pty - LJH Mount Druitt	0.00	1,560.90	0.00	14,776.82
01/06/2022	Credit Interest	0.00	1.12	0.00	14,777.94
17/06/2022	Secure funding	0.00	0.00	1,694.83	13,083.11
21/06/2022	Superchoice	0.00	1,308.12	0.00	14,391.23
30/06/2022	Sagin realty pty - LJH Mount Druitt	0.00	1,416.90	0.00	15,808.13
30/06/2022	Closing Balance	0.00	0.00	0.00	15,808.13

Other Assets - Unsettled Trades / Acquisitions / Limited Recourse Borrowing Arrangement / Liberty Loan

Date	Description	Quantity	Debits	Credits	Balance
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
16/07/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83
16/07/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/07/2021	Interest charged	0.00	0.00	1,242.06	1,242.06
18/07/2021	Interest charged	0.00	1,242.06	0.00	0.00
18/07/2021	Service Fee	0.00	0.00	30.00	30.00
18/07/2021	Service Fee	0.00	30.00	0.00	0.00
18/08/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/08/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/08/2021	Interest charged	0.00	0.00	1,282.06	1,282.06
18/08/2021	Interest charged	0.00	1,282.06	0.00	0.00
18/08/2021	Service Fee	0.00	0.00	30.00	30.00
18/08/2021	Service Fee	0.00	30.00	0.00	0.00
17/09/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83
17/09/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/09/2021	Interest charged	0.00	0.00	1,280.07	1,280.07
18/09/2021	Interest charged	0.00	1,280.07	0.00	0.00
18/09/2021	Service Fee	0.00	0.00	30.00	30.00
18/09/2021	Service Fee	0.00	30.00	0.00	0.00
18/10/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83

Date	Description	Quantity	Debits	Credits	Balance
18/10/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/10/2021	Interest charged	0.00	0.00	1,237.32	1,237.32
18/10/2021	Interest charged	0.00	1,237.32	0.00	0.00
18/10/2021	Service Fee	0.00	0.00	30.00	30.00
18/10/2021	Service Fee	0.00	30.00	0.00	0.00
18/11/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/11/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/11/2021	Interest charged	0.00	0.00	1,276.63	1,276.63
18/11/2021	Interest charged	0.00	1,276.63	0.00	0.00
18/11/2021	Service Fee	0.00	0.00	30.00	30.00
18/11/2021	Service Fee	0.00	30.00	0.00	0.00
17/12/2021	Direct debit payments	0.00	0.00	1,694.83	1,694.83
17/12/2021	Direct debit payments	0.00	1,694.83	0.00	0.00
18/12/2021	Interest charged	0.00	0.00	1,141.27	1,141.27
18/12/2021	Interest charged	0.00	1,141.27	0.00	0.00
18/12/2021	Service Fee	0.00	0.00	30.00	30.00
18/12/2021	Service Fee	0.00	30.00	0.00	0.00
18/01/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/01/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/01/2022	Interest charged	0.00	0.00	1,153.56	1,153.56

Date	Description	Quantity	Debits	Credits	Balance
18/01/2022	Interest charged	0.00	1,153.56	0.00	0.00
18/01/2022	Service Fee	0.00	0.00	30.00	30.00
18/01/2022	Service Fee	0.00	30.00	0.00	0.00
18/02/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/02/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/02/2022	Interest charged	0.00	0.00	1,151.45	1,151.45
18/02/2022	Interest charged	0.00	1,151.45	0.00	0.00
18/02/2022	Service Fee	0.00	0.00	30.00	30.00
18/02/2022	Service Fee	0.00	30.00	0.00	0.00
18/03/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/03/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/03/2022	Interest charged	0.00	0.00	1,038.11	1,038.11
18/03/2022	Interest charged	0.00	1,038.11	0.00	0.00
18/03/2022	Service Fee	0.00	0.00	30.00	30.00
18/03/2022	Service Fee	0.00	30.00	0.00	0.00
14/04/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
14/04/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/04/2022	Interest charged	0.00	0.00	1,145.86	1,145.86
18/04/2022	Interest charged	0.00	1,145.86	0.00	0.00
18/04/2022	Service Fee	0.00	0.00	30.00	30.00

Date	Description	Quantity	Debits	Credits	Balance
18/04/2022	Service Fee	0.00	30.00	0.00	0.00
18/05/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
18/05/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/05/2022	Interest charged	0.00	0.00	1,107.70	1,107.70
18/05/2022	Interest charged	0.00	1,107.70	0.00	0.00
18/05/2022	Service Fee	0.00	0.00	30.00	30.00
18/05/2022	Service Fee	0.00	30.00	0.00	0.00
17/06/2022	Direct debit payments	0.00	0.00	1,694.83	1,694.83
17/06/2022	Direct debit payments	0.00	1,694.83	0.00	0.00
18/06/2022	Interest charged	0.00	0.00	1,208.55	1,208.55
18/06/2022	Interest charged	0.00	1,208.55	0.00	0.00
18/06/2022	Service Fee	0.00	0.00	30.00	30.00
18/06/2022	Service Fee	0.00	30.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00

Other Assets - Unsettled Trades / Acquisitions / Units In Listed Unit Trusts / Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF

01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/11/2021	CommSec	0.00	0.00	903.25	903.25
19/11/2021	CommSec	0.00	903.25	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00

Other Assets - Receivables / Investment Income Receivable / Interest / Cash At Bank / CBA Bank Account

Date	Description	Quantity	Debits	Credits	Balance
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
01/07/2021	Credit Interest	0.00	0.00	0.01	0.01
01/07/2021	Credit Interest	0.00	0.01	0.00	0.00
01/09/2021	Credit Interest	0.00	0.00	0.01	0.01
01/09/2021	Credit Interest	0.00	0.01	0.00	0.00
01/10/2021	Credit Interest	0.00	0.00	0.03	0.03
01/10/2021	Credit Interest	0.00	0.03	0.00	0.00
01/11/2021	Credit Interest	0.00	0.00	0.06	0.06
01/11/2021	Credit Interest	0.00	0.06	0.00	0.00
01/12/2021	Credit Interest	0.00	0.00	0.12	0.12
01/12/2021	Credit Interest	0.00	0.12	0.00	0.00
01/01/2022	Credit Interest	0.00	0.00	0.18	0.18
01/01/2022	Credit Interest	0.00	0.18	0.00	0.00
01/02/2022	Credit Interest	0.00	0.00	0.37	0.37
01/02/2022	Credit Interest	0.00	0.37	0.00	0.00
01/03/2022	Credit Interest	0.00	0.00	0.46	0.46
01/03/2022	Credit Interest	0.00	0.46	0.00	0.00
01/04/2022	Credit Interest	0.00	0.00	0.75	0.75
01/04/2022	Credit Interest	0.00	0.75	0.00	0.00
01/05/2022	Credit Interest	0.00	0.00	1.13	1.13

Date	Description	Quantity	Debits	Credits	Balance
01/05/2022	Credit Interest	0.00	1.13	0.00	0.00
01/06/2022	Credit Interest	0.00	0.00	1.12	1.12
01/06/2022	Credit Interest	0.00	1.12	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Assets - Receivables / Investment Income Receivable / Rent / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
30/11/2021	Rental Income/Disbursements Received	0.00	0.00	13,938.90	13,938.90
30/06/2022	Rental Statement	0.00	13,938.90	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Assets - Receivables / Member Income Receivable / Rollovers In / Mr Michael Giles					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
13/01/2022	EISS PL	0.00	7,375.22	0.00	7,375.22
13/01/2022	RolloverIn Received	0.00	0.00	7,375.22	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Assets - Receivables / Member Income Receivable / Contributions / Mr Michael Giles					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
25/10/2021	Contribution Received	0.00	0.00	1,304.44	1,304.44
25/10/2021	Superchoice	0.00	1,304.44	0.00	0.00
22/11/2021	Contribution Received	0.00	0.00	3,379.25	3,379.25
22/11/2021	Superchoice	0.00	3,379.25	0.00	0.00

Date	Description	Quantity	Debits	Credits	Balance
21/12/2021	Contribution Received	0.00	0.00	1,308.12	1,308.12
21/12/2021	Superchoice	0.00	1,308.12	0.00	0.00
21/01/2022	Contribution Received	0.00	0.00	1,635.15	1,635.15
21/01/2022	Superchoice	0.00	1,635.15	0.00	0.00
22/02/2022	Contribution Received	0.00	0.00	1,308.12	1,308.12
22/02/2022	Superchoice	0.00	1,308.12	0.00	0.00
21/03/2022	Contribution Received	0.00	0.00	1,308.12	1,308.12
21/03/2022	Superchoice	0.00	1,308.12	0.00	0.00
21/04/2022	Contribution Received	0.00	0.00	1,308.12	1,308.12
21/04/2022	Superchoice	0.00	1,308.12	0.00	0.00
23/05/2022	Contribution Received	0.00	0.00	1,635.15	1,635.15
23/05/2022	Superchoice	0.00	1,635.15	0.00	0.00
21/06/2022	Contribution Received	0.00	0.00	1,308.12	1,308.12
21/06/2022	Superchoice	0.00	1,308.12	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Assets - Receivables / Member Income Receivable / Contributions / Mrs Xiaoling Li					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
15/07/2021	Contribution Received	0.00	0.00	1,694.83	1,694.83
15/07/2021	TFR to commbank	0.00	1,694.83	0.00	0.00
15/08/2021	Contribution Received	0.00	0.00	2,500.00	2,500.00

Date	Description	Quantity	Debits	Credits	Balance
15/08/2021	TFR Commbank App	0.00	2,500.00	0.00	0.00
16/09/2021	Contribution Received	0.00	0.00	700.00	700.00
16/09/2021	TFR Tregear	0.00	700.00	0.00	0.00
17/09/2021	Contribution Received	0.00	0.00	2,200.00	2,200.00
17/09/2021	TFR Tregear	0.00	2,200.00	0.00	0.00
27/09/2021	Contribution Received	0.00	0.00	1,000.00	1,000.00
27/09/2021	TFR Commbank App	0.00	1,000.00	0.00	0.00
16/10/2021	Contribution Received	0.00	0.00	500.00	500.00
16/10/2021	Transfer from xx9946 CommBank app	0.00	500.00	0.00	0.00
30/06/2022	Contribution Received	0.00	0.00	93.04	93.04
30/06/2022	Contribution Received	0.00	0.00	110.83	203.87
30/06/2022	Expenses paid on personal acct of the member	0.00	203.87	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Assets - Receivables / Sundry Debtors / Fee Refund					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
20/07/2021	Return Energy locals	0.00	0.00	32.07	32.07
20/07/2021	Return Energy locals	0.00	32.07	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / ASIC Fee					

Date	Description	Quantity	Debits	Credits	Balance
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
29/11/2021	ASIC	0.00	0.00	889.00	889.00
29/11/2021	ASIC	0.00	889.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Cash At Bank / CBA Bank Account					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
20/07/2021	Unpaid Payment Fee	0.00	0.00	5.00	5.00
20/07/2021	Unpaid Payment Fee	0.00	5.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Bank Fees / Limited Recourse Borrowing Arrangement / Liberty Loan					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
18/07/2021	Service Fee	0.00	0.00	30.00	30.00
18/07/2021	Service Fee	0.00	30.00	0.00	0.00
18/08/2021	Service Fee	0.00	0.00	30.00	30.00
18/08/2021	Service Fee	0.00	30.00	0.00	0.00
18/09/2021	Service Fee	0.00	0.00	30.00	30.00
18/09/2021	Service Fee	0.00	30.00	0.00	0.00
18/10/2021	Service Fee	0.00	0.00	30.00	30.00
18/10/2021	Service Fee	0.00	30.00	0.00	0.00
18/11/2021	Service Fee	0.00	0.00	30.00	30.00

Date	Description	Quantity	Debits	Credits	Balance
18/11/2021	Service Fee	0.00	30.00	0.00	0.00
18/12/2021	Service Fee	0.00	0.00	30.00	30.00
18/12/2021	Service Fee	0.00	30.00	0.00	0.00
18/01/2022	Service Fee	0.00	0.00	30.00	30.00
18/01/2022	Service Fee	0.00	30.00	0.00	0.00
18/02/2022	Service Fee	0.00	0.00	30.00	30.00
18/02/2022	Service Fee	0.00	30.00	0.00	0.00
18/03/2022	Service Fee	0.00	0.00	30.00	30.00
18/03/2022	Service Fee	0.00	30.00	0.00	0.00
18/04/2022	Service Fee	0.00	0.00	30.00	30.00
18/04/2022	Service Fee	0.00	30.00	0.00	0.00
18/05/2022	Service Fee	0.00	0.00	30.00	30.00
18/05/2022	Service Fee	0.00	30.00	0.00	0.00
18/06/2022	Service Fee	0.00	0.00	30.00	30.00
18/06/2022	Service Fee	0.00	30.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Fund Administration Fee					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/01/2022	Esuperfund	0.00	0.00	999.00	999.00
17/01/2022	Esuperfund	0.00	999.00	0.00	0.00

Date	Description	Quantity	Debits	Credits	Balance
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Limited Recourse Borrowing Arrangement / Liberty Loan					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
18/07/2021	Interest charged	0.00	0.00	1,242.06	1,242.06
18/07/2021	Interest charged	0.00	1,242.06	0.00	0.00
18/08/2021	Interest charged	0.00	0.00	1,282.06	1,282.06
18/08/2021	Interest charged	0.00	1,282.06	0.00	0.00
18/09/2021	Interest charged	0.00	0.00	1,280.07	1,280.07
18/09/2021	Interest charged	0.00	1,280.07	0.00	0.00
18/10/2021	Interest charged	0.00	0.00	1,237.32	1,237.32
18/10/2021	Interest charged	0.00	1,237.32	0.00	0.00
18/11/2021	Interest charged	0.00	0.00	1,276.63	1,276.63
18/11/2021	Interest charged	0.00	1,276.63	0.00	0.00
18/12/2021	Interest charged	0.00	0.00	1,141.27	1,141.27
18/12/2021	Interest charged	0.00	1,141.27	0.00	0.00
18/01/2022	Interest charged	0.00	0.00	1,153.56	1,153.56
18/01/2022	Interest charged	0.00	1,153.56	0.00	0.00
18/02/2022	Interest charged	0.00	0.00	1,151.45	1,151.45
18/02/2022	Interest charged	0.00	1,151.45	0.00	0.00
18/03/2022	Interest charged	0.00	0.00	1,038.11	1,038.11

Date	Description	Quantity	Debits	Credits	Balance
18/03/2022	Interest charged	0.00	1,038.11	0.00	0.00
18/04/2022	Interest charged	0.00	0.00	1,145.86	1,145.86
18/04/2022	Interest charged	0.00	1,145.86	0.00	0.00
18/05/2022	Interest charged	0.00	0.00	1,107.70	1,107.70
18/05/2022	Interest charged	0.00	1,107.70	0.00	0.00
18/06/2022	Interest charged	0.00	0.00	1,208.55	1,208.55
18/06/2022	Interest charged	0.00	1,208.55	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Property Expenses / Council Rates / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Blacktown Council	0.00	0.00	505.00	505.00
17/09/2021	Blacktown Council	0.00	505.00	0.00	0.00
03/05/2022	Blacktown Council	0.00	0.00	1,517.85	1,517.85
03/05/2022	Blacktown Council	0.00	1,517.85	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Property Expenses / Electricity / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
19/07/2021	Energy locals	0.00	0.00	32.07	32.07
19/07/2021	Energy locals	0.00	32.07	0.00	0.00
15/08/2021	Energy locals	0.00	0.00	88.15	88.15

Date	Description	Quantity	Debits	Credits	Balance
15/08/2021	Energy locals	0.00	88.15	0.00	0.00
03/09/2021	Electric	0.00	0.00	93.04	93.04
15/09/2021	Electric	0.00	0.00	110.83	203.87
30/06/2022	Electric	0.00	93.04	0.00	110.83
30/06/2022	Electric	0.00	110.83	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Property Expenses / Garden and Lawn / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
31/01/2022	Micallef and Sons	0.00	0.00	344.00	344.00
31/01/2022	Micallef and Sons	0.00	344.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Property Expenses / Insurance Premium / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Terri scheer	0.00	0.00	1,346.37	1,346.37
17/09/2021	Terri scheer	0.00	1,346.37	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Property Expenses / Water Rates / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
17/09/2021	Sydney water	0.00	0.00	309.03	309.03
17/09/2021	Sydney water	0.00	309.03	0.00	0.00

Date	Description	Quantity	Debits	Credits	Balance
19/01/2022	Sydney water	0.00	0.00	244.38	244.38
19/01/2022	Sydney water	0.00	244.38	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Other Creditors and Accruals / Valuation Fees / Direct Property / 15 Mawson Road, TREGEAR, NSW 2770					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
15/08/2021	Transfer to Aussets Pty Ltd	0.00	0.00	385.00	385.00
15/08/2021	Transfer to Aussets Pty Ltd	0.00	385.00	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Borrowings / Limited Recourse Borrowing Arrangement / Liberty Loan					
01/07/2021	Opening Balance	0.00	0.00	0.00	282,576.86
16/07/2021	Direct debit payments	0.00	1,694.83	0.00	280,882.03
18/07/2021	Interest charged	0.00	0.00	1,242.06	282,124.09
18/07/2021	Service Fee	0.00	0.00	30.00	282,154.09
18/08/2021	Direct debit payments	0.00	1,694.83	0.00	280,459.26
18/08/2021	Interest charged	0.00	0.00	1,282.06	281,741.32
18/08/2021	Service Fee	0.00	0.00	30.00	281,771.32
17/09/2021	Direct debit payments	0.00	1,694.83	0.00	280,076.49
18/09/2021	Interest charged	0.00	0.00	1,280.07	281,356.56
18/09/2021	Service Fee	0.00	0.00	30.00	281,386.56
18/10/2021	Direct debit payments	0.00	1,694.83	0.00	279,691.73

Date	Description	Quantity	Debits	Credits	Balance
18/10/2021	Interest charged	0.00	0.00	1,237.32	280,929.05
18/10/2021	Service Fee	0.00	0.00	30.00	280,959.05
18/11/2021	Direct debit payments	0.00	1,694.83	0.00	279,264.22
18/11/2021	Interest charged	0.00	0.00	1,276.63	280,540.85
18/11/2021	Service Fee	0.00	0.00	30.00	280,570.85
17/12/2021	Direct debit payments	0.00	1,694.83	0.00	278,876.02
18/12/2021	Interest charged	0.00	0.00	1,141.27	280,017.29
18/12/2021	Service Fee	0.00	0.00	30.00	280,047.29
18/01/2022	Direct debit payments	0.00	1,694.83	0.00	278,352.46
18/01/2022	Interest charged	0.00	0.00	1,153.56	279,506.02
18/01/2022	Service Fee	0.00	0.00	30.00	279,536.02
18/02/2022	Direct debit payments	0.00	1,694.83	0.00	277,841.19
18/02/2022	Interest charged	0.00	0.00	1,151.45	278,992.64
18/02/2022	Service Fee	0.00	0.00	30.00	279,022.64
18/03/2022	Direct debit payments	0.00	1,694.83	0.00	277,327.81
18/03/2022	Interest charged	0.00	0.00	1,038.11	278,365.92
18/03/2022	Service Fee	0.00	0.00	30.00	278,395.92
14/04/2022	Direct debit payments	0.00	1,694.83	0.00	276,701.09
18/04/2022	Interest charged	0.00	0.00	1,145.86	277,846.95
18/04/2022	Service Fee	0.00	0.00	30.00	277,876.95

Date	Description	Quantity	Debits	Credits	Balance
18/05/2022	Direct debit payments	0.00	1,694.83	0.00	276,182.12
18/05/2022	Interest charged	0.00	0.00	1,107.70	277,289.82
18/05/2022	Service Fee	0.00	0.00	30.00	277,319.82
17/06/2022	Direct debit payments	0.00	1,694.83	0.00	275,624.99
18/06/2022	Interest charged	0.00	0.00	1,208.55	276,833.54
18/06/2022	Service Fee	0.00	0.00	30.00	276,863.54
30/06/2022	Closing Balance	0.00	0.00	0.00	276,863.54
Income Tax Suspense					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
27/09/2021	Tax office payments	0.00	0.00	731.45	731.45
27/09/2021	Tax office payments	0.00	731.45	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Income Tax Payable / Income Tax Payable					
01/07/2021	Opening Balance	0.00	0.00	0.00	213.45
27/09/2021	Tax office payments	0.00	213.45	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Income Tax Payable / Provision for Income Tax					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
25/10/2021	Tax Effect Of Income	0.00	0.00	195.67	195.67
22/11/2021	Tax Effect Of Income	0.00	0.00	506.89	702.56

Date	Description	Quantity	Debits	Credits	Balance
21/12/2021	Tax Effect Of Income	0.00	0.00	196.22	898.78
21/01/2022	Tax Effect Of Income	0.00	0.00	245.27	1,144.05
22/02/2022	Tax Effect Of Income	0.00	0.00	196.22	1,340.27
21/03/2022	Tax Effect Of Income	0.00	0.00	196.22	1,536.49
21/04/2022	Tax Effect Of Income	0.00	0.00	196.22	1,732.71
23/05/2022	Tax Effect Of Income	0.00	0.00	245.27	1,977.98
21/06/2022	Tax Effect Of Income	0.00	0.00	196.22	2,174.20
30/06/2022	Tax Effect Of Income	0.00	2,174.20	0.00	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Fund Suspense / CBA Bank Account					
01/07/2021	Opening Balance	0.00	0.00	0.00	0.00
01/07/2021	Credit Interest	0.00	0.00	0.01	0.01
01/07/2021	Credit Interest	0.00	0.01	0.00	0.00
15/07/2021	TFR to commbank	0.00	0.00	1,694.83	1,694.83
15/07/2021	TFR to commbank	0.00	1,694.83	0.00	0.00
16/07/2021	Secure Funding	0.00	0.00	1,694.83	1,694.83
16/07/2021	Secure Funding	0.00	1,694.83	0.00	0.00
19/07/2021	Energy locals	0.00	0.00	32.07	32.07
19/07/2021	Energy locals	0.00	32.07	0.00	0.00
20/07/2021	Return Energy locals	0.00	0.00	32.07	32.07

Date	Description	Quantity	Debits	Credits	Balance
20/07/2021	Return Energy locals	0.00	32.07	0.00	0.00
20/07/2021	Unpaid Payment Fee	0.00	0.00	5.00	5.00
20/07/2021	Unpaid Payment Fee	0.00	5.00	0.00	0.00
15/08/2021	Energy locals	0.00	0.00	88.15	88.15
15/08/2021	Energy locals	0.00	88.15	0.00	0.00
15/08/2021	TFR Commbank App	0.00	0.00	2,500.00	2,500.00
15/08/2021	TFR Commbank App	0.00	2,500.00	0.00	0.00
15/08/2021	Transfer to Aussets Pty Ltd	0.00	0.00	385.00	385.00
15/08/2021	Transfer to Aussets Pty Ltd	0.00	385.00	0.00	0.00
18/08/2021	Secure funding	0.00	0.00	1,694.83	1,694.83
18/08/2021	Secure funding	0.00	1,694.83	0.00	0.00
01/09/2021	Credit Interest	0.00	0.00	0.01	0.01
01/09/2021	Credit Interest	0.00	0.01	0.00	0.00
01/09/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	668.40	668.40
16/09/2021	TFR Tregear	0.00	0.00	700.00	1,368.40
16/09/2021	TFR Tregear	0.00	700.00	0.00	668.40
17/09/2021	Blacktown Council	0.00	0.00	505.00	1,173.40
17/09/2021	Blacktown Council	0.00	505.00	0.00	668.40
17/09/2021	Secure funding	0.00	0.00	1,694.83	2,363.23
17/09/2021	Secure funding	0.00	1,694.83	0.00	668.40

Date	Description	Quantity	Debits	Credits	Balance
17/09/2021	Sydney water	0.00	0.00	309.03	977.43
17/09/2021	Sydney water	0.00	309.03	0.00	668.40
17/09/2021	Terri scheer	0.00	0.00	1,346.37	2,014.77
17/09/2021	Terri scheer	0.00	1,346.37	0.00	668.40
17/09/2021	TFR Tregear	0.00	0.00	2,200.00	2,868.40
17/09/2021	TFR Tregear	0.00	2,200.00	0.00	668.40
27/09/2021	Tax office payments	0.00	0.00	731.45	1,399.85
27/09/2021	Tax office payments	0.00	731.45	0.00	668.40
27/09/2021	TFR Commbank App	0.00	0.00	1,000.00	1,668.40
27/09/2021	TFR Commbank App	0.00	1,000.00	0.00	668.40
01/10/2021	Credit Interest	0.00	0.00	0.03	668.43
01/10/2021	Credit Interest	0.00	0.03	0.00	668.40
01/10/2021	Sagin realty Pty - LJH Mount Druitt	0.00	0.00	1,247.40	1,915.80
16/10/2021	Transfer from xx9946 CommBank app	0.00	0.00	500.00	2,415.80
16/10/2021	Transfer from xx9946 CommBank app	0.00	500.00	0.00	1,915.80
18/10/2021	Secure funding	0.00	0.00	1,694.83	3,610.63
18/10/2021	Secure funding	0.00	1,694.83	0.00	1,915.80
25/10/2021	Superchoice	0.00	0.00	1,304.44	3,220.24
25/10/2021	Superchoice	0.00	1,304.44	0.00	1,915.80
29/10/2021	Sagin realty Pty - LJH Mount Druitt	0.00	0.00	1,247.40	3,163.20

Date	Description	Quantity	Debits	Credits	Balance
01/11/2021	Credit Interest	0.00	0.00	0.06	3,163.26
01/11/2021	Credit Interest	0.00	0.06	0.00	3,163.20
18/11/2021	Secure Funding	0.00	0.00	1,694.83	4,858.03
18/11/2021	Secure Funding	0.00	1,694.83	0.00	3,163.20
19/11/2021	CommSec	0.00	0.00	903.25	4,066.45
19/11/2021	CommSec	0.00	903.25	0.00	3,163.20
22/11/2021	Superchoice	0.00	0.00	3,379.25	6,542.45
22/11/2021	Superchoice	0.00	3,379.25	0.00	3,163.20
29/11/2021	ASIC	0.00	0.00	889.00	4,052.20
29/11/2021	ASIC	0.00	889.00	0.00	3,163.20
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	3,163.20
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	3,163.20
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	3,163.20
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,560.90	4,724.10
30/11/2021	Sagin realty pty - LJH Mount Druitt	0.00	13,938.90	0.00	9,214.80
01/12/2021	Credit Interest	0.00	0.00	0.12	9,214.68
01/12/2021	Credit Interest	0.00	0.12	0.00	9,214.80
17/12/2021	Secure funding	0.00	0.00	1,694.83	7,519.97
17/12/2021	Secure funding	0.00	1,694.83	0.00	9,214.80
21/12/2021	Superchoice	0.00	0.00	1,308.12	7,906.68

Date	Description	Quantity	Debits	Credits	Balance
21/12/2021	Superchoice	0.00	1,308.12	0.00	9,214.80
23/12/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	9,214.80
23/12/2021	Sagin realty pty - LJH Mount Druitt	0.00	0.00	933.90	8,280.90
01/01/2022	Credit Interest	0.00	0.00	0.18	8,280.72
01/01/2022	Credit Interest	0.00	0.18	0.00	8,280.90
13/01/2022	EISS PL	0.00	0.00	7,375.22	905.68
13/01/2022	EISS PL	0.00	7,375.22	0.00	8,280.90
17/01/2022	Esuperfund	0.00	0.00	999.00	7,281.90
17/01/2022	Esuperfund	0.00	999.00	0.00	8,280.90
18/01/2022	Secure funding	0.00	0.00	1,694.83	6,586.07
18/01/2022	Secure funding	0.00	1,694.83	0.00	8,280.90
19/01/2022	Sydney water	0.00	0.00	244.38	8,036.52
19/01/2022	Sydney water	0.00	244.38	0.00	8,280.90
21/01/2022	Superchoice	0.00	0.00	1,635.15	6,645.75
21/01/2022	Superchoice	0.00	1,635.15	0.00	8,280.90
31/01/2022	Micallef and Sons	0.00	0.00	344.00	7,936.90
31/01/2022	Micallef and Sons	0.00	344.00	0.00	8,280.90
31/01/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	8,280.90
31/01/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,560.90	6,720.00
01/02/2022	Credit Interest	0.00	0.00	0.37	6,719.63

Date	Description	Quantity	Debits	Credits	Balance
01/02/2022	Credit Interest	0.00	0.37	0.00	6,720.00
18/02/2022	Secure funding	0.00	0.00	1,694.83	5,025.17
18/02/2022	Secure funding	0.00	1,694.83	0.00	6,720.00
22/02/2022	Superchoice	0.00	0.00	1,308.12	5,411.88
22/02/2022	Superchoice	0.00	1,308.12	0.00	6,720.00
28/02/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	6,720.00
28/02/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,247.40	5,472.60
01/03/2022	Credit Interest	0.00	0.00	0.46	5,472.14
01/03/2022	Credit Interest	0.00	0.46	0.00	5,472.60
18/03/2022	Secure funding	0.00	0.00	1,694.83	3,777.77
18/03/2022	Secure funding	0.00	1,694.83	0.00	5,472.60
21/03/2022	Superchoice	0.00	0.00	1,308.12	4,164.48
21/03/2022	Superchoice	0.00	1,308.12	0.00	5,472.60
31/03/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	5,472.60
31/03/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,560.90	3,911.70
01/04/2022	Credit Interest	0.00	0.00	0.75	3,910.95
01/04/2022	Credit Interest	0.00	0.75	0.00	3,911.70
14/04/2022	Secure funding	0.00	0.00	1,694.83	2,216.87
14/04/2022	Secure funding	0.00	1,694.83	0.00	3,911.70
21/04/2022	Superchoice	0.00	0.00	1,308.12	2,603.58

Date	Description	Quantity	Debits	Credits	Balance
21/04/2022	Superchoice	0.00	1,308.12	0.00	3,911.70
29/04/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	3,911.70
29/04/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	933.90	2,977.80
01/05/2022	Credit Interest	0.00	0.00	1.13	2,976.67
01/05/2022	Credit Interest	0.00	1.13	0.00	2,977.80
03/05/2022	Blacktown Council	0.00	0.00	1,517.85	1,459.95
03/05/2022	Blacktown Council	0.00	1,517.85	0.00	2,977.80
18/05/2022	Secure funding	0.00	0.00	1,694.83	1,282.97
18/05/2022	Secure funding	0.00	1,694.83	0.00	2,977.80
23/05/2022	Superchoice	0.00	0.00	1,635.15	1,342.65
23/05/2022	Superchoice	0.00	1,635.15	0.00	2,977.80
31/05/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	2,977.80
31/05/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,560.90	1,416.90
01/06/2022	Credit Interest	0.00	0.00	1.12	1,415.78
01/06/2022	Credit Interest	0.00	1.12	0.00	1,416.90
17/06/2022	Secure funding	0.00	0.00	1,694.83	277.93
17/06/2022	Secure funding	0.00	1,694.83	0.00	1,416.90
21/06/2022	Superchoice	0.00	0.00	1,308.12	108.78
21/06/2022	Superchoice	0.00	1,308.12	0.00	1,416.90
30/06/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	0.00	1,416.90

Date	Description	Quantity	Debits	Credits	Balance
30/06/2022	Sagin realty pty - LJH Mount Druitt	0.00	0.00	1,416.90	0.00
30/06/2022	Closing Balance	0.00	0.00	0.00	0.00
Member Entitlement Accounts / Mr Michael Giles / Accumulation					
01/07/2021	Opening Balance	0.00	0.00	0.00	177,120.23
25/10/2021	Contribution Tax Withheld	0.00	195.67	0.00	176,924.56
25/10/2021	Superchoice	0.00	0.00	1,304.44	178,229.00
22/11/2021	Contribution Tax Withheld	0.00	506.89	0.00	177,722.11
22/11/2021	Superchoice	0.00	0.00	3,379.25	181,101.36
21/12/2021	Contribution Tax Withheld	0.00	196.22	0.00	180,905.14
21/12/2021	Superchoice	0.00	0.00	1,308.12	182,213.26
13/01/2022	EISS PL	0.00	0.00	7,375.22	189,588.48
21/01/2022	Contribution Tax Withheld	0.00	245.27	0.00	189,343.21
21/01/2022	Superchoice	0.00	0.00	1,635.15	190,978.36
22/02/2022	Contribution Tax Withheld	0.00	196.22	0.00	190,782.14
22/02/2022	Superchoice	0.00	0.00	1,308.12	192,090.26
21/03/2022	Contribution Tax Withheld	0.00	196.22	0.00	191,894.04
21/03/2022	Superchoice	0.00	0.00	1,308.12	193,202.16
21/04/2022	Contribution Tax Withheld	0.00	196.22	0.00	193,005.94
21/04/2022	Superchoice	0.00	0.00	1,308.12	194,314.06
23/05/2022	Contribution Tax Withheld	0.00	245.27	0.00	194,068.79

Date	Description	Quantity	Debits	Credits	Balance
23/05/2022	Superchoice	0.00	0.00	1,635.15	195,703.94
21/06/2022	Contribution Tax Withheld	0.00	196.22	0.00	195,507.72
21/06/2022	Superchoice	0.00	0.00	1,308.12	196,815.84
30/06/2022	Contribution Tax	0.00	0.00	0.01	196,815.85
30/06/2022	Income Taxes Allocated	0.00	0.00	2,038.76	198,854.61
30/06/2022	Investment Profit or Loss	0.00	12,444.91	0.00	186,409.70
30/06/2022	Closing Balance	0.00	0.00	0.00	186,409.70
Member Entitlement Accounts / Mrs Xiaoling Li / Accumulation					
01/07/2021	Opening Balance	0.00	0.00	0.00	5,095.25
15/07/2021	TFR to commbank	0.00	0.00	1,694.83	6,790.08
15/08/2021	TFR Commbank App	0.00	0.00	2,500.00	9,290.08
16/09/2021	TFR Tregear	0.00	0.00	700.00	9,990.08
17/09/2021	TFR Tregear	0.00	0.00	2,200.00	12,190.08
27/09/2021	TFR Commbank App	0.00	0.00	1,000.00	13,190.08
16/10/2021	Transfer from xx9946 CommBank app	0.00	0.00	500.00	13,690.08
30/06/2022	Expenses paid on personal acct of the member	0.00	0.00	203.87	13,893.95
30/06/2022	Income Taxes Allocated	0.00	0.00	135.43	14,029.38
30/06/2022	Investment Profit or Loss	0.00	826.74	0.00	13,202.64
30/06/2022	Closing Balance	0.00	0.00	0.00	13,202.64

Permanent Documents

[OCR_Trust Deed.pdf](#)

[OCR_Setup Minute.pdf](#)

Self-managed superannuation fund annual return **2022**

Who should complete this annual return?

Only self-managed superannuation funds (SMSFs) can complete this annual return. All other funds must complete the *Fund income tax return 2022* (NAT 71287).

- ! The *Self-managed superannuation fund annual return instructions 2022* (NAT 71606) (the instructions) can assist you to complete this annual return.
- The SMSF annual return cannot be used to notify us of a change in fund membership. You must update fund details via ABR.gov.au or complete the Change of details for superannuation entities form (NAT 3036).

To complete this annual return

- Print clearly, using a BLACK pen only.
- Use BLOCK LETTERS and print one character per box.

S M I T H S T

- Place X in ALL applicable boxes.

➤ Postal address for annual returns:

Australian Taxation Office
GPO Box 9845
[insert the name and postcode
of your capital city]

For example;

Australian Taxation Office
GPO Box 9845
SYDNEY NSW 2001

Section A: Fund information

1 Tax file number (TFN)

➤ To assist processing, write the fund's TFN at the top of pages 3, 5, 7 and 9.

- ! The ATO is authorised by law to request your TFN. You are not obliged to quote your TFN but not quoting it could increase the chance of delay or error in processing your annual return. See the Privacy note in the Declaration.

2 Name of self-managed superannuation fund (SMSF)

Giles Superfund

3 Australian business number (ABN) (if applicable)

4 Current postal address

PO Box 633

Suburb/town

ST AGNES

State/territory

SA

Postcode

5097

5 Annual return status

Is this an amendment to the SMSF's 2022 return?

A No Yes

Is this the first required return for a newly registered SMSF?

B No Yes

Fund's tax file number (TFN) *****

6 SMSF auditor

Auditor's name

Title: MR

Family name

Boys

First given name

Anthony

Other given names

SMSF Auditor Number

100014140

Auditor's phone number

04

10702708

Postal address

PO Box 3376

Suburb/town

Rundle Mall

State/territory

SA

Postcode

5000

Date audit was completed

A 11/04/2023

Was Part A of the audit report qualified?

B No Yes

Was Part B of the audit report qualified?

C No Yes

If Part B of the audit report was qualified, have the reported issues been rectified?

D No Yes **7 Electronic funds transfer (EFT)**

We need your self-managed super fund's financial institution details to pay any super payments and tax refunds owing to you.

A Fund's financial institution account details

This account is used for super contributions and rollovers. Do not provide a tax agent account here.

Fund BSB number 067167

Fund account number 23244731

Fund account name

Xiaoling Li & Michael Giles ATF Giles Superfund

I would like my tax refunds made to this account. Go to C.**B Financial institution account details for tax refunds**

This account is used for tax refunds. You can provide a tax agent account here.

BSB number

Account number

Account name

C Electronic service address alias

Provide the electronic service address alias (ESA) issued by your SMSF messaging provider. (For example, SMSFdataESAAlias). See instructions for more information.

smsfdataflow

Fund's tax file number (TFN)

- 8 Status of SMSF** Australian superannuation fund **A** No Yes Fund benefit structure **B** Code
- Does the fund trust deed allow acceptance of the Government's Super Co-contribution and Low Income Super Amounts? **C** No Yes

9 Was the fund wound up during the income year?

No Yes If yes, provide the date on which the fund was wound up Day Month Year Have all tax lodgment and payment obligations been met? No Yes

10 Exempt current pension income

Did the fund pay retirement phase superannuation income stream benefits to one or more members in the income year?

To claim a tax exemption for current pension income, you must pay at least the minimum benefit payment under the law. Record exempt current pension income at Label **A**.

No Go to Section B: Income.

Yes Exempt current pension income amount **A** \$.00

Which method did you use to calculate your exempt current pension income?

Segregated assets method **B**

Unsegregated assets method **C** Was an actuarial certificate obtained? **D** Yes

Did the fund have any other income that was assessable?

E Yes Go to Section B: Income.

No Choosing 'No' means that you do not have any assessable income, including no-TFN quoted contributions. Go to Section C: Deductions and non-deductible expenses. (Do **not** complete Section B: Income.)

If you are entitled to claim any tax offsets, you can list these at Section D: Income tax calculation statement.

Fund's tax file number (TFN)

Section B: Income

Do not complete this section if all superannuation interests in the SMSF were supporting superannuation income streams in the retirement phase for the **entire year**, there was **no** other income that was assessable, and you **have not** realised a deferred notional gain. If you are entitled to claim any tax offsets, you can record these at Section D: Income tax calculation statement.

11 Income

Did you have a capital gains tax (CGT) event during the year? **G** No Yes

If the total capital loss or total capital gain is greater than \$10,000 or you elected to use the transitional CGT relief in 2017 and the deferred notional gain has been realised, complete and attach a *Capital gains tax (CGT) schedule 2022*.

Have you applied an exemption or rollover? **M** No Yes Code

Net capital gain **A** \$ -00

Gross rent and other leasing and hiring income **B** \$ -00

Gross interest **C** \$ -00

Forestry managed investment scheme income **X** \$ -00

Gross foreign income D1 \$ <input type="text" value="0"/> -00	Net foreign income D \$ <input type="text" value="0"/> -00	Loss <input type="checkbox"/>
----------------------------------------------------------------------	-------------------------------------------------------------------	-------------------------------

Australian franking credits from a New Zealand company **E** \$ -00

Transfers from foreign funds **F** \$ -00 Number

Gross payments where ABN not quoted **H** \$ -00

Calculation of assessable contributions

Assessable employer contributions **R1** \$ -00

plus Assessable personal contributions **R2** \$ -00

plus ****No-TFN-quoted contributions** **R3** \$ -00
(an amount must be included even if it is zero)

less Transfer of liability to life insurance company or PST **R6** \$ -00

Gross distribution from partnerships I \$ <input type="text"/> -00	Loss <input type="checkbox"/>
*Unfranked dividend amount J \$ <input type="text" value="0"/> -00	
*Franked dividend amount K \$ <input type="text" value="0"/> -00	
*Dividend franking credit L \$ <input type="text" value="0"/> -00	
*Gross trust distributions M \$ <input type="text" value="0"/> -00	Code <input type="text"/>
Assessable contributions (R1 plus R2 plus R3 less R6) R \$ <input type="text" value="14494"/> -00	

Calculation of non-arm's length income

*Net non-arm's length private company dividends **U1** \$ -00

plus *Net non-arm's length trust distributions **U2** \$ -00

plus *Net other non-arm's length income **U3** \$ -00

*Other income S \$ <input type="text" value="32"/> -00	Code <input type="text" value="0"/>
*Assessable income due to changed tax status of fund T \$ <input type="text" value="0"/> -00	
Net non-arm's length income (subject to 45% tax rate) (U1 plus U2 plus U3) U \$ <input type="text" value="0"/> -00	

#This is a mandatory label.
*If an amount is entered at this label, check the instructions to ensure the correct tax treatment has been applied.

GROSS INCOME (Sum of labels A to U) W \$ <input type="text" value="30040"/> -00	Loss <input type="checkbox"/>
Exempt current pension income Y \$ <input type="text"/> -00	
TOTAL ASSESSABLE INCOME (W less Y) V \$ <input type="text" value="30040"/> -00	Loss <input type="checkbox"/>

Fund's tax file number (TFN)

Section C: Deductions and non-deductible expenses

12 Deductions and non-deductible expenses

Under 'Deductions' list all expenses and allowances you are entitled to claim a deduction for. Under 'Non-deductible expenses', list all other expenses or normally allowable deductions that you cannot claim as a deduction (for example, all expenses related to exempt current pension income should be recorded in the 'Non-deductible expenses' column).

DEDUCTIONS		NON-DEDUCTIBLE EXPENSES	
Interest expenses within Australia	A1 \$ <input type="text" value="14264"/> -00	A2 \$ <input type="text" value="0"/> -00	
Interest expenses overseas	B1 \$ <input type="text" value="0"/> -00	B2 \$ <input type="text" value="0"/> -00	
Capital works expenditure	D1 \$ <input type="text" value="0"/> -00	D2 \$ <input type="text" value="0"/> -00	
Decline in value of depreciating assets	E1 \$ <input type="text" value="0"/> -00	E2 \$ <input type="text" value="0"/> -00	
Insurance premiums – members	F1 \$ <input type="text" value="0"/> -00	F2 \$ <input type="text" value="0"/> -00	
SMSF auditor fee	H1 \$ <input type="text" value="0"/> -00	H2 \$ <input type="text" value="0"/> -00	
Investment expenses	I1 \$ <input type="text" value="6911"/> -00	I2 \$ <input type="text" value="0"/> -00	
Management and administration expenses	J1 \$ <input type="text" value="1888"/> -00	J2 \$ <input type="text" value="0"/> -00	
Forestry managed investment scheme expense	U1 \$ <input type="text" value="0"/> -00	U2 \$ <input type="text" value="0"/> -00	
Other amounts	L1 \$ <input type="text" value="518"/> -00 <input type="text" value="0"/> Code	L2 \$ <input type="text" value="0"/> -00 <input type="text" value="0"/> Code	
Tax losses deducted	M1 \$ <input type="text" value="6459"/> -00		

TOTAL DEDUCTIONS
N \$ -00
 (Total **A1** to **M1**)

TOTAL NON-DEDUCTIBLE EXPENSES
Y \$ -00
 (Total **A2** to **L2**)

#TAXABLE INCOME OR LOSS -00 Loss
O \$ -00
 (TOTAL ASSESSABLE INCOME less TOTAL DEDUCTIONS)

TOTAL SMSF EXPENSES
Z \$ -00
 (N plus Y)

#This is a mandatory label.

Fund's tax file number (TFN) *****

Section D: Income tax calculation statement

#Important:

Section B label **R3**, Section C label **O** and Section D labels **A, T1, J, T5** and **I** are mandatory. If you leave these labels blank, you will have specified a zero amount.

13 Calculation statement

Please refer to the *Self-managed superannuation fund annual return instructions 2022* on how to complete the calculation statement.

#Taxable income	A	\$	<input style="width: 95%;" type="text" value="0"/>	-00
<i>(an amount must be included even if it is zero)</i>				
#Tax on taxable income	T1	\$	<input style="width: 95%;" type="text" value="0"/>	
<i>(an amount must be included even if it is zero)</i>				
#Tax on no-TFN-quoted contributions	J	\$	<input style="width: 95%;" type="text" value="0"/>	
<i>(an amount must be included even if it is zero)</i>				

Gross tax **B** \$
(T1 plus J)

Foreign income tax offset	C1	\$	<input style="width: 95%;" type="text" value="0"/>	
Rebates and tax offsets	C2	\$	<input style="width: 95%;" type="text" value=""/>	
Non-refundable non-carry forward tax offsets				
C \$ <input style="width: 95%;" type="text" value="0"/>				
<i>(C1 plus C2)</i>				

SUBTOTAL 1
T2 \$
(B less C – cannot be less than zero)

Early stage venture capital limited partnership tax offset	D1	\$	<input style="width: 95%;" type="text" value="0"/>	
Early stage venture capital limited partnership tax offset carried forward from previous year	D2	\$	<input style="width: 95%;" type="text" value="0"/>	
Early stage investor tax offset	D3	\$	<input style="width: 95%;" type="text" value="0"/>	
Early stage investor tax offset carried forward from previous year	D4	\$	<input style="width: 95%;" type="text" value="0"/>	
Non-refundable carry forward tax offsets				
D \$ <input style="width: 95%;" type="text" value="0"/>				
<i>(D1 plus D2 plus D3 plus D4)</i>				
SUBTOTAL 2				
T3 \$ <input style="width: 95%;" type="text" value="0"/>				
<i>(T2 less D – cannot be less than zero)</i>				

Complying fund's franking credits tax offset	E1	\$	<input style="width: 95%;" type="text" value=""/>	
No-TFN tax offset	E2	\$	<input style="width: 95%;" type="text" value=""/>	
National rental affordability scheme tax offset	E3	\$	<input style="width: 95%;" type="text" value=""/>	
Exploration credit tax offset	E4	\$	<input style="width: 95%;" type="text" value=""/>	
Refundable tax offsets				
E \$ <input style="width: 95%;" type="text" value="0"/>				
<i>(E1 plus E2 plus E3 plus E4)</i>				

#TAX PAYABLE **T5** \$
(T3 less E – cannot be less than zero)

Section 102AAM interest charge
G \$

Fund's tax file number (TFN)

Credit for interest on early payments – amount of interest	H1 \$ <input type="text"/>
Credit for tax withheld – foreign resident withholding (excluding capital gains)	H2 \$ <input type="text"/>
Credit for tax withheld – where ABN or TFN not quoted (non-individual)	H3 \$ <input type="text" value="0"/>
Credit for TFN amounts withheld from payments from closely held trusts	H5 \$ <input type="text"/>
Credit for interest on no-TFN tax offset	H6 \$ <input type="text"/>
Credit for foreign resident capital gains withholding amounts	H8 \$ <input type="text"/>
Eligible credits	H \$ <input type="text" value="0"/>
	<i>(H1 plus H2 plus H3 plus H5 plus H6 plus H8)</i>

#Tax offset refunds (Remainder of refundable tax offsets)	I \$ <input type="text" value="0"/>
	<i>(unused amount from label E – an amount must be included even if it is zero)</i>

PAYG instalments raised

K \$

Supervisory levy

L \$

Supervisory levy adjustment for wound up funds

M \$

Supervisory levy adjustment for new funds

N \$

AMOUNT DUE OR REFUNDABLE A positive amount at S is what you owe, while a negative amount is refundable to you.	S \$ <input type="text" value="259"/>
	<i>(T5 plus G less H less I less K plus L less M plus N)</i>

#This is a mandatory label.

Section E: Losses

14 Losses

! If total loss is greater than \$100,000, complete and attach a *Losses schedule 2022*.

Tax losses carried forward to later income years **U \$** -00

Net capital losses carried forward to later income years **V \$** -00

Fund's tax file number (TFN) *****

Section F: Member information

MEMBER 1

Title:

Family name

First given name

Other given names

Member's TFN

See the Privacy note in the Declaration.

Date of birth

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Employer contributions

A \$

ABN of principal employer

A1

Personal contributions

B \$

CGT small business retirement exemption

C \$

CGT small business 15-year exemption amount

D \$

Personal injury election

E \$

Spouse and child contributions

F \$

Other third party contributions

G \$

Proceeds from primary residence disposal

H \$

Receipt date

H1

Assessable foreign superannuation fund amount

I \$

Non-assessable foreign superannuation fund amount

J \$

Transfer from reserve: assessable amount

K \$

Transfer from reserve: non-assessable amount

L \$

Contributions from non-complying funds and previously non-complying funds

T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)

M \$

TOTAL CONTRIBUTIONS N \$

(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses

O \$

Loss

Inward rollovers and transfers

P \$

Outward rollovers and transfers

Q \$

Lump Sum payments

R1 \$

Income stream payments

R2 \$

Code

Code

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

TRIS Count

CLOSING ACCOUNT BALANCE S \$

(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Fund's tax file number (TFN)

MEMBER 2

Title:

Family name

First given name

Other given names

Member's TFN
See the Privacy note in the Declaration.

Date of birth (Day Month Year)

Contributions

OPENING ACCOUNT BALANCE \$

! Refer to instructions for completing these labels.

Proceeds from primary residence disposal
H \$

Receipt date (Day Month Year)
H1

Assessable foreign superannuation fund amount
I \$

Non-assessable foreign superannuation fund amount
J \$

Transfer from reserve: assessable amount
K \$

Transfer from reserve: non-assessable amount
L \$

Contributions from non-complying funds and previously non-complying funds
T \$

Any other contributions (including Super Co-contributions and Low Income Super Amounts)
M \$

Employer contributions
A \$

ABN of principal employer
A1

Personal contributions
B \$

CGT small business retirement exemption
C \$

CGT small business 15-year exemption amount
D \$

Personal injury election
E \$

Spouse and child contributions
F \$

Other third party contributions
G \$

TOTAL CONTRIBUTIONS N \$
(Sum of labels **A** to **M**)

Other transactions

Allocated earnings or losses **O** \$ Loss

Accumulation phase account balance
S1 \$

Retirement phase account balance - Non CDBIS
S2 \$

Retirement phase account balance - CDBIS
S3 \$

Inward rollovers and transfers **P** \$

Outward rollovers and transfers **Q** \$

Lump Sum payments **R1** \$

Income stream payments **R2** \$

Code

Code

TRIS Count

CLOSING ACCOUNT BALANCE S \$
(**S1** plus **S2** plus **S3**)

Accumulation phase value **X1** \$

Retirement phase value **X2** \$

Outstanding limited recourse borrowing arrangement amount **Y** \$

Fund's tax file number (TFN)

Section H: Assets and liabilities

15 ASSETS

15a Australian managed investments

Listed trusts **A** \$ -00
 Unlisted trusts **B** \$ -00
 Insurance policy **C** \$ -00
 Other managed investments **D** \$ -00

15b Australian direct investments

Limited recourse borrowing arrangements
 Australian residential real property
J1 \$ -00
 Australian non-residential real property
J2 \$ -00
 Overseas real property
J3 \$ -00
 Australian shares
J4 \$ -00
 Overseas shares
J5 \$ -00
 Other
J6 \$ -00
 Property count
J7

Cash and term deposits **E** \$ -00
 Debt securities **F** \$ -00
 Loans **G** \$ -00
 Listed shares **H** \$ -00
 Unlisted shares **I** \$ -00
Limited recourse borrowing arrangements **J** \$ -00
 Non-residential real property **K** \$ -00
 Residential real property **L** \$ -00
 Collectables and personal use assets **M** \$ -00
 Other assets **O** \$ -00

15c Other investments

Crypto-Currency **N** \$ -00

15d Overseas direct investments

Overseas shares **P** \$ -00
 Overseas non-residential real property **Q** \$ -00
 Overseas residential real property **R** \$ -00
 Overseas managed investments **S** \$ -00
 Other overseas assets **T** \$ -00

TOTAL AUSTRALIAN AND OVERSEAS ASSETS **U** \$ -00
 (Sum of labels **A** to **T**)

15e In-house assets

Did the fund have a loan to, lease to or investment in, related parties (known as in-house assets) at the end of the income year?
A No Yes \$ -00

Fund's tax file number (TFN)

15f Limited recourse borrowing arrangements

If the fund had an LRBA were the LRBA borrowings from a licensed financial institution? **A** No Yes

Did the members or related parties of the fund use personal guarantees or other security for the LRBA? **B** No Yes

16 LIABILITIES

Borrowings for limited recourse borrowing arrangements	V1 \$ <input type="text" value="276863"/> -00	
Permissible temporary borrowings	V2 \$ <input type="text"/> -00	
Other borrowings	V3 \$ <input type="text"/> -00	
	Borrowings	V \$ <input type="text" value="276863"/> -00
Total member closing account balances (total of all CLOSING ACCOUNT BALANCES from Sections F and G)		W \$ <input type="text" value="199612"/> -00
Reserve accounts		X \$ <input type="text" value="0"/> -00
Other liabilities		Y \$ <input type="text" value="0"/> -00
TOTAL LIABILITIES		Z \$ <input type="text" value="476475"/> -00

Section I: Taxation of financial arrangements

17 Taxation of financial arrangements (TOFA)

Total TOFA gains **H** \$ -00

Total TOFA losses **I** \$ -00

Section J: Other information

Family trust election status

If the trust or fund has made, or is making, a family trust election, write the four-digit **income year specified** of the election (for example, for the 2021–22 income year, write **2022**). **A**

If revoking or varying a family trust election, print **R** for revoke or print **V** for variation, and complete and attach the *Family trust election, revocation or variation 2022*. **B**

Interposed entity election status

If the trust or fund has an existing election, write the earliest income year specified. If the trust or fund is making one or more elections this year, write the earliest income year being specified and complete an *Interposed entity election or revocation 2022* for each election.

If revoking an interposed entity election, print **R**, and complete and attach the *Interposed entity election or revocation 2022*. **D**

Section K: **Declarations**

 Penalties may be imposed for false or misleading information in addition to penalties relating to any tax shortfalls.

Important

Before making this declaration check to ensure that all income has been disclosed and the annual return, all attached schedules and any additional documents are true and correct in every detail. If you leave labels blank, you will have specified a zero amount or the label was not applicable to you. If you are in doubt about any aspect of the annual return, place all the facts before the ATO.

Privacy

The ATO is authorised by the *Taxation Administration Act 1953* to request the provision of tax file numbers (TFNs). We will use the TFN to identify the entity in our records. It is not an offence not to provide the TFN. However if you do not provide the TFN, the processing of this form may be delayed.

Taxation law authorises the ATO to collect information and disclose it to other government agencies. For information about your privacy go to ato.gov.au/privacy

TRUSTEE'S OR DIRECTOR'S DECLARATION:

I declare that, the current trustees and directors have authorised this annual return and it is documented as such in the SMSF's records. I have received a copy of the audit report and are aware of any matters raised therein. The information on this annual return, including any attached schedules and additional documentation is true and correct.

Authorised trustee's, director's or public officer's signature

Date Day / Month / Year

Preferred trustee or director contact details:

Title:

Family name

First given name

Other given names

Phone number

Email address

Non-individual trustee name (if applicable)

ABN of non-individual trustee

Time taken to prepare and complete this annual return Hrs

 The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this annual return to maintain the integrity of the register. For further information, refer to the instructions.

TAX AGENT'S DECLARATION:

I declare that the *Self-managed superannuation fund annual return 2022* has been prepared in accordance with information provided by the trustees, that the trustees have given me a declaration stating that the information provided to me is true and correct, and that the trustees have authorised me to lodge this annual return.

Tax agent's signature

Date Day / Month / Year

Tax agent's contact details

Title:

Family name

First given name

Other given names

Tax agent's practice

Tax agent's phone number

Reference number

Tax agent number

Giles Superfund
Investment Revaluation as at 30 June 2022

Investment	Price Date	Market Price	Quantity	Market Value	Change in Market Value
Bank					
LRBA Liberty Loan				(276,863.54)	
Bank Total				(276,863.54)	
Listed Securities Market					
NDQ Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF (ASX:NDQ)	30 Jun 2022	26.71000	25.00000	667.75	(235.50)
Listed Securities Market Total				667.75	(235.50)
Property Direct Market					
15MAWSON 15 Mawson Road, TREGEAR, NSW 2770	30 Jun 2022	460,000.00000	1.00000	460,000.00	(5,000.00)
Property Direct Market Total				460,000.00	(5,000.00)
Fund Total				183,804.21	(5,235.50)

Giles Superfund
Investment Income Comparison Report
For the period 1 July 2021 to 30 June 2022

Payment Date	Income Type	Ledger Data		Diff *	Announcement Data					
		Total Income	Tax Credits+		Quantity	Held < 45 Days	Amount Per Unit	Total Income	Tax Credits+	
Cash At Bank										
CBA.BACCT: CBA Bank Account										
01/07/2021	Interest	0.01	0.00							
01/09/2021	Interest	0.01	0.00							
01/10/2021	Interest	0.03	0.00							
01/11/2021	Interest	0.06	0.00							
01/12/2021	Interest	0.12	0.00							
01/01/2022	Interest	0.18	0.00							
01/02/2022	Interest	0.37	0.00							
01/03/2022	Interest	0.46	0.00							
01/04/2022	Interest	0.75	0.00							
01/05/2022	Interest	1.13	0.00							
01/06/2022	Interest	1.12	0.00							
		4.24	0.00							
Total		4.24	0.00							
Units In Listed Unit Trusts										
NDQ: Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF (ASX:NDQ)										
30/06/2022	Distribution	0.00	0.00	*	25	0	0.8416	21.04	0.00	
		0.00	0.00					21.04	0.00	
Total		0.00	0.00					21.04	0.00	

+Note: Tax Credits refer to franking credits for domestic income and foreign tax credits where the income is foreign in nature.

Giles Superfund

Tax Accounting Reconciliation

For the period 1 July 2021 to 30 June 2022

Operating Statement Profit vs. Provision for Income Tax		2022
		\$
Benefits Accrued as a Result of Operations before Income Tax		17,396.86
<u>ADD:</u>		
Decrease in Market Value		5,235.50
Excess Accounting Loss Carried Forward		373.00
Rounding		0.56
<u>LESS:</u>		
Carry Forward Accounting Loss		6,832.00
Non-Taxable Contributions		8,798.70
Rollovers In		7,375.22
Taxable Income or Loss		<u><u>0.00</u></u>
	Income Amount	Tax Amount
Gross Tax @ 15% for Concessional Income	0.00	0.00
Gross Tax @ 45% for Net Non-Arm's Length Income	0.00	0.00
No-TFN Quoted Contributions @ 32%	0.00	0.00
Change in Carried Forward Losses	(6,459.00)	0.00
Provision for Income Tax		<u><u>0.00</u></u>

Provision for Income Tax vs. Income Tax Expense

Provision for Income Tax	<u>0.00</u>
Income Tax Expense	<u><u>0.00</u></u>

Provision for Income Tax vs. Income Tax Payable

Provision for Income Tax	<u>0.00</u>
Income Tax Payable (Receivable)	<u><u>0.00</u></u>

Exempt Current Pension Income Settings

Pension Exempt % (Actuarial)	0.0000%
Pension Exempt % (Expenses)	0.0000%
Assets Segregated For Pensions	No

Giles Superfund

Members Summary Report - For the period 1/07/2021 to 30/06/2022

Member's Detail	Opening Balance	Increases				Decreases					Closing Balance
		Contrib	Tran In	Profit	Ins Proc	Tax	Exp	Ins Prem	Tran Out	Ben Paid	
Mr Michael Giles											
4 Bunker Street MINCHINBURY NSW 2770											
Accumulation Accumulation	177,120.23	14,494.59	7,375.22	(12,444.91)	0.00	(135.43)	0.00	0.00	0.00	0.00	186,409.70
	177,120.23	14,494.59	7,375.22	(12,444.91)	0.00	(135.43)	0.00	0.00	0.00	0.00	186,409.70
Mrs Xiaoling Li											
4 Bunker Street MICHINBURY NSW 2770											
Accumulation Accumulation	5,095.25	8,798.70	0.00	(826.74)	0.00	135.43	0.00	0.00	0.00	0.00	13,202.64
	5,095.25	8,798.70	0.00	(826.74)	0.00	135.43	0.00	0.00	0.00	0.00	13,202.64
	182,215.48	23,293.29	7,375.22	(13,271.65)	0.00	0.00	0.00	0.00	0.00	0.00	199,612.34

Giles Superfund
Investment Summary as at 30 June 2022

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<u>Bank</u>								
CBA Bank Account				15,808.13	15,808.13			7.92%
Liberty Loan				(276,863.54)	(276,863.54)			(138.70)%
				(261,055.41)	(261,055.41)			(130.78)%
<u>Listed Securities Market</u>								
Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF (ASX:NDQ)	25.00000	36.1300	26.7100	903.25	667.75	(235.50)	(26.07)%	0.33%
				903.25	667.75	(235.50)	(26.07)%	0.33%
<u>Property Direct Market</u>								
15 Mawson Road, TREGEAR, NSW 2770	1.00000	537,841.9800	460,000.0000	537,841.98	460,000.00	(77,841.98)	(14.47)%	230.45%
				537,841.98	460,000.00	(77,841.98)	(14.47)%	230.45%
				277,689.82	199,612.34	(78,077.48)	(28.12)%	100.00%

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.

Giles Superfund
Investment Income Summary
For the period 1 July 2021 to 30 June 2022

Total Income	Add			Less					Taxable Income (excluding Capital Gains)	Indexed Capital Gains *	Discounted Capital Gains *	Other Capital Gains *	CGT Concession Amount *
	Franking Credits	Foreign Credits	TFN Credits	Tax Free	Tax Exempt	Tax Deferred	Distributed Capital Gains	GST					
<u>Bank</u>													
CBA Bank Account													
4.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.24	0.00	0.00	0.00	0.00
4.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.24	0.00	0.00	0.00	0.00
<u>Property Direct Market</u>													
15 Mawson Road, TREGEAR, NSW 2770													
15,510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,510.00	0.00	0.00	0.00	0.00
15,510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,510.00	0.00	0.00	0.00	0.00
15,514.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,514.24	0.00	0.00	0.00	0.00

* Distributed capital gains components correspond to the cash amount received. You should refer to Realised Capital Gains or Distribution Reconciliation Reports for tax and capital gain reporting purpose.

Giles Superfund
Fund ABN: 35 514 220 852
Rental Property Schedule
For the Period From 1 July 2021 to 30 June 2022

Property Account Name **15 Mawson Road, TREGEAR, NSW 2770**
Property Type Residential
Address of the Property 0/15 MAWSON ROAD
 TREGEAR, NSW 2770
 Australia

Description	Tax Return Label	Amount	Prior Year
Income			
■ Rent from Property	B	15,510.00	0.00
Gross Rent		15,510.00	0.00
Expenses			
Advertising	I	150.00	0.00
Agents Management Fee	I	775.50	0.00
Council Rates	I	2,022.85	1,577.00
Electricity	I1	324.09	627.13
Garden and Lawn	I	344.00	0.00
Insurance Premium	I	1,346.37	1,028.44
Sundry Expenses	I	645.60	0.00
Water Rates	I	553.41	605.83
Total Expenses		6,161.82	3,838.40
Net Rent		9,348.18	(3,838.40)

Giles Superfund
(ABN: 35 514 220 852)

Consolidated Member Benefit Totals

Period	Member Account Details
1 July 2021 - 30 June 2022	Residential Address: 4 Bunker Street MINCHINBURY, NSW 2770
Member Number: 1	Date of Birth: 31 May 1977
Mr Michael Giles	Date Joined Fund: 13 August 2019
	Eligible Service Date: 13 August 2019
	Tax File Number Held: Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

Withdrawal Benefit as at 1 Jul 2021	
Accumulation	177,120.23
Total as at 1 Jul 2021	177,120.23

Withdrawal Benefit as at 30 Jun 2022	
Accumulation	186,409.70
Total as at 30 Jun 2022	186,409.70

Your Tax Components

Tax Free	600.00
Taxable - Taxed	185,809.70
Taxable - Untaxed	-

Your Preservation Components

Preserved	186,409.70
Restricted Non Preserved	-
Unrestricted Non Preserved	-

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

For Enquiries:
email bling@mroverkill.com
mail Giles Superfund, 4 Bunker St, Minchinbury NSW 2770

Giles Superfund
 (ABN: 35 514 220 852)

Member Benefit Statement

Period	Member Account Details
1 July 2021 - 30 June 2022	Residential Address: 4 Bunker Street MINCHINBURY, NSW 2770
Member Number: 1	Date of Birth: 31 May 1977
Mr Michael Giles	Date Joined Fund: 13 August 2019
Accumulation Account	Eligible Service Date: 13 August 2019
Accumulation	Tax File Number Held: Yes
	Account Start Date: 13 August 2019

Your Account Summary	
Withdrawal Benefit as at 1 Jul 2021	177,120.23
<i><u>Increases to your account:</u></i>	
Employer Contributions	14,494.59
Rollovers In	7,375.22
Tax on Net Fund Income	2,038.76
<u>Total Increases</u>	23,908.57
<i><u>Decreases to your account:</u></i>	
Contributions Tax	2,174.19
Share Of Net Fund Income	12,444.91
<u>Total Decreases</u>	14,619.10
Withdrawal Benefit as at 30 Jun 2022	<u>186,409.70</u>

Your Tax Components		
Tax Free	0.3219 %	600.00
Taxable - Taxed		185,809.70
Taxable - Untaxed		-
Your Preservation Components		
Preserved		186,409.70
Restricted Non Preserved		-
Unrestricted Non Preserved		-
Your Insurance Benefits		
No insurance details have been recorded		
Your Beneficiaries		
No beneficiary details have been recorded		

For Enquiries:
 email bling@mroverkill.com
 mail Giles Superfund, 4 Bunker St, Minchinbury NSW 2770

Trustees

The Trustees of the Fund are as follows:

Xiaoling Li and
Michael Giles

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustees.

Trustees Disclaimer

This statement has been prepared by the Trustees for the member whose name appears at the top of this statement. While every effort has been made by the Trustees to ensure the accuracy and completeness of this statement, the Trustees do not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustees of the Fund

.....
Xiaoling Li
Trustee

.....
Michael Giles
Trustee

Statement Date: 30 June 2022

For Enquiries:
email bling@mroverkill.com
mail Giles Superfund, 4 Bunker St, Minchinbury NSW 2770

Giles Superfund
(ABN: 35 514 220 852)

Consolidated Member Benefit Totals

Period	Member Account Details
1 July 2021 - 30 June 2022	Residential Address: 4 Bunker Street MICHINBURY, NSW 2770
Member Number: 2	Date of Birth: 6 April 1983
Mrs Xiaoling Li	Date Joined Fund: 13 August 2019
	Eligible Service Date: 13 August 2019
	Tax File Number Held: Yes

*Note: this report provides a consolidated view of the Member's interests in the SMSF
Refer to the Member Benefit Statements produced for each member account for further details*

Your Accounts

Withdrawal Benefit as at 1 Jul 2021	
Accumulation	5,095.25
Total as at 1 Jul 2021	5,095.25

Withdrawal Benefit as at 30 Jun 2022	
Accumulation	13,202.64
Total as at 30 Jun 2022	13,202.64

Your Tax Components

Tax Free	13,202.64
Taxable - Taxed	-
Taxable - Untaxed	-

Your Preservation Components

Preserved	13,202.64
Restricted Non Preserved	-
Unrestricted Non Preserved	-

Your Insurance Benefits

No insurance details have been recorded

Your Beneficiaries

No beneficiary details have been recorded

For Enquiries:
email bling@mroverkill.com
mail Giles Superfund, 4 Bunker St, Minchinbury NSW 2770

Giles Superfund
 (ABN: 35 514 220 852)

Member Benefit Statement

Period	Member Account Details
1 July 2021 - 30 June 2022	Residential Address: 4 Bunker Street MICHINBURY, NSW 2770
Member Number: 2	Date of Birth: 6 April 1983
Mrs Xiaoling Li	Date Joined Fund: 13 August 2019
Accumulation Account	Eligible Service Date: 13 August 2019
Accumulation	Tax File Number Held: Yes
	Account Start Date: 13 August 2019

Your Account Summary	
Withdrawal Benefit as at 1 Jul 2021	5,095.25
<i>Increases to your account:</i>	
Member Contributions	8,798.70
Tax on Net Fund Income	135.43
<u>Total Increases</u>	<u>8,934.13</u>
<i>Decreases to your account:</i>	
Share Of Net Fund Income	826.74
<u>Total Decreases</u>	<u>826.74</u>
Withdrawal Benefit as at 30 Jun 2022	<u><u>13,202.64</u></u>

Your Tax Components		
Tax Free	100.0000 %	13,202.64
Taxable - Taxed		-
Taxable - Untaxed		-

Your Preservation Components	
Preserved	13,202.64
Restricted Non Preserved	-
Unrestricted Non Preserved	-

Your Insurance Benefits
 No insurance details have been recorded

Your Beneficiaries
 No beneficiary details have been recorded

Trustees

The Trustees of the Fund are as follows:

Xiaoling Li and
Michael Giles

Availability of Other Fund Information

Additional information regarding your membership is available on request. What your Fund can do is governed by the provisions of its Trust Deed, which is available for inspection. If you require further information or clarification of any aspect of your membership of the Fund, please contact your Fund's Administrator or Trustees.

Trustees Disclaimer

This statement has been prepared by the Trustees for the member whose name appears at the top of this statement. While every effort has been made by the Trustees to ensure the accuracy and completeness of this statement, the Trustees do not accept any liability for any errors, omissions or misprints.

Signed on behalf of the Trustees of the Fund

.....
Xiaoling Li
Trustee

.....
Michael Giles
Trustee

Statement Date: 30 June 2022

For Enquiries:
email bling@mroverkill.com
mail Giles Superfund, 4 Bunker St, Minchinbury NSW 2770

**Giles Superfund
Contribution Caps
For the Period From 1 July 2021 to 30 June 2022**

Mr Michael Giles

Date of Birth: 31 May 1977
Age: 45 (at 30/06/2022)
Status: Member may be eligible for the bring forward rule, certain conditions apply

Contributions Summary

Prior Year Contributions **Non-Concessional**
 Contributions for the previous 2 years are not confirmed
 3-year cap in effect from previous years Unknown
 Total non-concessional contributions in previous 2 years Unknown

Current Year Contributions	Note	Concessional	Non-Concessional
Caps	1	27,500.00	110,000.00
Cumulative Available Unused Cap	2	61,408.85	0.00
Contributions made (to this fund)	3	14,494.59	0.00
Contributions made (to other funds)		0.00	0.00
Contributions as allocated		14,494.59	0.00
Amount above caps	4	0.00	0.00
Available		74,414.26	110,000.00

Notes

- 1 . Non-concessional cap shown does NOT take prior year 'Bring Forward Rule' usage into account
- 2 . Member may be eligible to make catch-up concessional contributions
- 3 . Excludes any unmatched deposits
- 4 . Any excess concessional contributions are treated as non-concessional

Contributions Breakdown

<u>Income Type</u>	<u>Contribution Type</u>	<u>Amount</u>
Concessional	Employer	14,494.59
	Personal	0.00
	Family and friends	0.00
	Foreign superannuation fund	0.00
	Transfers from reserve	0.00
	Contributions as allocated	14,494.59
NonConcessional	Personal	0.00
	Spouse	0.00
	Child	0.00
	Transfers from reserve	0.00
	Foreign superannuation fund	0.00
	Contributions as allocated	0.00
Other	CGT small business 15-year exemption	0.00
	CGT small business retirement exemption	0.00
	Government Co-Contributions	0.00
	Directed termination payment (taxed)	0.00
	Directed termination payment (untaxed)	0.00
	Personal injury election	0.00
	Downsizer Contribution	0.00
	COVID-19 Re-Contribution	0.00
	Total Other contributions	0.00

Transactions

Date	Contribution Type	Concessional	Non-Concessional	Other	Source
------	-------------------	--------------	------------------	-------	--------

**Giles Superfund
Contribution Caps
For the Period From 1 July 2021 to 30 June 2022**

Mr Michael Giles

25/10/2021	Employer Mandated	1,304.44	manual
22/11/2021	Employer Mandated	3,379.25	manual
21/12/2021	Employer Mandated	1,308.12	manual
21/01/2022	Employer Mandated	1,635.15	manual
22/02/2022	Employer Mandated	1,308.12	manual
21/03/2022	Employer Mandated	1,308.12	manual
21/04/2022	Employer Mandated	1,308.12	manual
23/05/2022	Employer Mandated	1,635.15	manual
21/06/2022	Employer Mandated	1,308.12	manual
Totals:		14,494.59	

Giles Superfund
Contribution Caps
For the Period From 1 July 2021 to 30 June 2022

Mrs Xiaoling Li

Date of Birth: 06 Apr 1983
Age: 39 (at 30/06/2022)
Status: Member may be eligible for the bring forward rule, certain conditions apply

Contributions Summary

Prior Year Contributions		Non-Concessional	
Contributions for the previous 2 years are not confirmed			Unknown
3-year cap in effect from previous years			Unknown
Total non-concessional contributions in previous 2 years			Unknown
Current Year Contributions	Note	Concessional	Non-Concessional
Caps	1	27,500.00	110,000.00
Cumulative Available Unused Cap	2	75,000.00	0.00
Contributions made (to this fund)	3	0.00	8,798.70
Contributions made (to other funds)		0.00	0.00
Contributions as allocated		0.00	8,798.70
Amount above caps	4	0.00	0.00
Available		102,500.00	101,201.30

Notes

- 1 . Non-concessional cap shown does NOT take prior year 'Bring Forward Rule' usage into account
- 2 . Member may be eligible to make catch-up concessional contributions
- 3 . Excludes any unmatched deposits
- 4 . Any excess concessional contributions are treated as non-concessional

Contributions Breakdown

<u>Income Type</u>	<u>Contribution Type</u>	<u>Amount</u>
Concessional	Employer	0.00
	Personal	0.00
	Family and friends	0.00
	Foreign superannuation fund	0.00
	Transfers from reserve	0.00
	Contributions as allocated	0.00
NonConcessional	Personal	8,798.70
	Spouse	0.00
	Child	0.00
	Transfers from reserve	0.00
	Foreign superannuation fund	0.00
	Contributions as allocated	8,798.70
Other	CGT small business 15-year exemption	0.00
	CGT small business retirement exemption	0.00
	Government Co-Contributions	0.00
	Directed termination payment (taxed)	0.00
	Directed termination payment (untaxed)	0.00
	Personal injury election	0.00
	Downsizer Contribution	0.00
	COVID-19 Re-Contribution	0.00
	Total Other contributions	0.00

Transactions

Date	Contribution Type	Concessional	Non-Concessional	Other	Source
15/07/2021	Personal		1,694.83		manual
15/08/2021	Personal		2,500.00		manual
16/09/2021	Personal		700.00		manual
17/09/2021	Personal		2,200.00		manual
27/09/2021	Personal		1,000.00		manual

Giles Superfund
Contribution Caps
For the Period From 1 July 2021 to 30 June 2022

Mrs Xiaoling Li

16/10/2021	Personal	500.00	manual
30/06/2022	Personal	203.87	manual
Totals:		8,798.70	

Giles Superfund
Investment Movement Summary
For the period 1 July 2021 to 30 June 2022

Investment	Opening Balance		Acquisitions		Disposals			Closing Balance		
	Qty	Cost	Qty	Cost	Qty	Proceeds	Profit/(Loss)	Qty	Cost	Market Value
<u>Bank</u>										
CBA Bank Account		5.79		44,439.85		28,637.51	0.00		15,808.13	15,808.13
Liberty Loan		(282,576.86)		20,337.96		14,624.64	0.00		(276,863.54)	(276,863.54)
		(282,571.07)		64,777.81		43,262.15	0.00		(261,055.41)	(261,055.41)
<u>Listed Securities Market</u>										
Betashares Nasdaq 100 ETF - Betashares Nasdaq 100 ETF (ASX:NDQ)	0.00	0.00	25.00	903.25	0.00	0.00	0.00	25.00	903.25	667.75
		0.00		903.25		0.00	0.00		903.25	667.75
<u>Property Direct Market</u>										
15 Mawson Road, TREGEAR, NSW 2770	1.00	537,841.98	0.00	0.00	0.00	0.00	0.00	1.00	537,841.98	460,000.00
		537,841.98		0.00		0.00	0.00		537,841.98	460,000.00
Fund Total		255,270.91		65,681.06		43,262.15	0.00		277,689.82	199,612.34



BUY

Address - Locked Bag 22 Australia Square NSW 1215
Telephone - 13 15 19
Facsimile - 1300 131 519
Email - shares@commsec.com.au
Internet - commsec.com.au

TAX INVOICE

**ORIGINAL
CONFIRMATION**

Please retain for taxation purposes

Trading, Clearing and Settlement of this transaction is undertaken by Commonwealth Securities Limited.

**MR MICHAEL GILES + MRS XIAOLING LI <GILES SUPERFUND A/C>
PO BOX 3668
RHODES NSW 2138**

WE HAVE BOUGHT THE FOLLOWING SECURITIES FOR YOU

COMPANY: BETASHARES NASDAQ 100 ETF



NDQ

SECURITY: BETASHARES NASDAQ 100 ETF

DATE: 17/11/2021

AS AT DATE: 17/11/2021

CONFIRMATION NO: 126510713

ORDER NO: N157029690

ACCOUNT NO: 3378573

TOTAL UNITS: 25

CONSIDERATION (AUD): \$893.25

BROKERAGE & COSTS INCL GST: \$10.00

(may include printed confirmation postal fee) 158

APPLICATION MONEY: \$0.00

TOTAL COST: \$903.25

TOTAL GST: \$0.91

SETTLEMENT DATE: 19/11/2021

PAYMENT METHOD - DIRECT DEBIT OF CLEARED FUNDS FROM NOMINATED BANK A/C ON SETTLEMENT DATE.

UNITS AT PRICE

25 35.730000

AVERAGE PRICE: 35.730000

PID 1402 HIN 86357712

ORDER COMPLETED

CONTRACT COMMENTS:

55571056 0433534887

1. This Confirmation Contract Note is issued by Commonwealth Securities Limited and is issued subject to:

(a) The current General Conditions of Trade of Commonwealth Securities Limited ("CommSec");

(b) Directions, decisions and requirements of the Market Operators, the ASIC Market Integrity Rules, the Market Operating Rules, the Clearing Rules and where relevant, the Settlement Rules, the customs and usages of the Market Operators, and the correction of any errors and/or omissions. Under the Rules of ASIC and the Market Operators, CommSec is required to act consistently with a fair and orderly market. CommSec or the Market Operators are entitled to cancel a trade without further reference to you as permitted by the current General Conditions of Trade and the Market Operating Rules.

If you request a Confirmation Contract Note to be sent to you by post, a \$1.95 fee will be charged in addition to brokerage.

Commonwealth Securities Limited ABN 60 067 254 399, AFSL 238814 is a wholly owned, but non-guaranteed subsidiary of the Commonwealth Bank of Australia ABN 48 123 123 124 and a Participant of the ASX Group and Chi-X Australia.

Your order may have been executed as multiple market transactions across multiple trade execution venues in accordance with our Best Execution policy. This Confirmation specifies the volume weighted average price for those market transactions.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Michael Giles
4 Bunker Street
MINCHINBURY NSW 2770

Borrowers/Guarantors		Loan Account Number:	3172502
Giles Superfund			
Michael Scott Giles			
Xiaoling Li			
Start Date:	1 July 2021	End Date:	31 December 2021
Opening Rate:	5.35%	Closing Rate:	4.85%
Monthly Repayment:	\$1,565.43	Account Status:	Current
Default Rate (if applicable):	6.85%	Payment Frequency:	Monthly
BPAY Biller Code:	64956	BPAY CRN:	31725021

Account Summary as at 31 December 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$282,576.86		\$7,459.41		\$180.00		\$10,168.98		\$280,047.29

Get online today!

Access your statements online. Simply log on to Liberty Online to view. You can also:

- Withdraw funds
- Pay bills
- Make BPAY payments

To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

ACCOUNT STATEMENT

Customer Enquiries 13 11 33

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- Withdraw funds
- Pay bills
- Make BPAY payments

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Date	Transaction	Debit	Credit	Balance
18/12/21	Service Fee	\$30.00		\$280,047.29
18/12/21	Interest Charged	\$1,141.27		\$280,017.29
17/12/21	Direct Debit Repayment		-\$1,694.83	\$278,876.02
18/11/21	Direct Debit Repayment		-\$1,694.83	\$280,570.85
18/11/21	Service Fee	\$30.00		\$282,265.68
18/11/21	Interest Charged	\$1,276.63		\$282,235.68
18/10/21	Direct Debit Repayment		-\$1,694.83	\$280,959.05
18/10/21	Service Fee	\$30.00		\$282,653.88
18/10/21	Interest Charged	\$1,237.32		\$282,623.88
18/09/21	Service Fee	\$30.00		\$281,386.56
18/09/21	Interest Charged	\$1,280.07		\$281,356.56
17/09/21	Direct Debit Repayment		-\$1,694.83	\$280,076.49
18/08/21	Direct Debit Repayment		-\$1,694.83	\$281,771.32
18/08/21	Service Fee	\$30.00		\$283,466.15
18/08/21	Interest Charged	\$1,282.06		\$283,436.15
18/07/21	Service Fee	\$30.00		\$282,154.09
18/07/21	Interest Charged	\$1,242.06		\$282,124.09
16/07/21	Direct Debit Repayment		-\$1,694.83	\$280,882.03
01/07/21	Opening balance			\$282,576.86
Totals		\$7,639.41	-\$10,168.98	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent mechanism to resolve specific complaints. Our EDR provider is the Australian Financial Complaints Authority and can be contacted at 1800 931 678, afca.org.au, info@afca.org.au or GPO Box 3, Melbourne VIC 3001.

Account Statement

Customer Enquiries 13 11 33



Michael Giles
4 Bunker Street
MINCHINBURY NSW 2770

Borrowers/Guarantors		Loan Account Number:	3172502
Giles Superfund			
Michael Scott Giles			
Xiaoling Li			
Start Date:	1 January 2022	End Date:	30 June 2022
Opening Rate:	4.85%	Closing Rate:	5.60%
Monthly Repayment:	\$1,606.92	Account Status:	Current
Default Rate (if applicable):	7.60%	Payment Frequency:	Monthly
BPAY Biller Code:	64956	BPAY CRN:	31725021

Account Summary as at 30 June 2022

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$280,047.29		\$6,805.23		\$180.00		\$10,168.98		\$276,863.54

Get online today!

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To setup an online account in minutes, please visit activate.liberty.com.au.

Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to service@liberty.com.au.

Account Statement

Customer Enquiries 13 11 33

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Date	Transaction	Debit	Credit	Balance
18/06/22	Service Fee	\$30.00		\$276,863.54
18/06/22	Interest Charged	\$1,208.55		\$276,833.54
17/06/22	Direct Debit Repayment		-\$1,694.83	\$275,624.99
18/05/22	Direct Debit Repayment		-\$1,694.83	\$277,319.82
18/05/22	Service Fee	\$30.00		\$279,014.65
18/05/22	Interest Charged	\$1,107.70		\$278,984.65
18/04/22	Service Fee	\$30.00		\$277,876.95
18/04/22	Interest Charged	\$1,145.86		\$277,846.95
14/04/22	Direct Debit Repayment		-\$1,694.83	\$276,701.09
18/03/22	Direct Debit Repayment		-\$1,694.83	\$278,395.92
18/03/22	Service Fee	\$30.00		\$280,090.75
18/03/22	Interest Charged	\$1,038.11		\$280,060.75
18/02/22	Direct Debit Repayment		-\$1,694.83	\$279,022.64
18/02/22	Service Fee	\$30.00		\$280,717.47
18/02/22	Interest Charged	\$1,151.45		\$280,687.47
18/01/22	Direct Debit Repayment		-\$1,694.83	\$279,536.02
18/01/22	Service Fee	\$30.00		\$281,230.85
18/01/22	Interest Charged	\$1,153.56		\$281,200.85
01/01/22	Opening balance			\$280,047.29
Totals		\$6,985.23	-\$10,168.98	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent mechanism to resolve specific complaints. Our EDR provider is the Australian Financial Complaints Authority and can be contacted at 1800 931 678, afca.org.au, info@afca.org.au or GPO Box 3, Melbourne VIC 3001.



Tax Invoice

5/02/2022

Micallef & Sons Pty Ltd t/a Abulk Turf

Invoice No.: 00003661

380 Cornwallis Road
Cornwallis NSW 2756
Ph: 4577 5352 Fax: 4577 3773
Email: turf@abulk.com.au
ABN: 48 629 806 604

Bill To:

COD

Ship To:

15A Mawson Rd,
Tregear
Contact: 0413 329 550

Customer PO	Ship Via:	COD: X	Prepaid:	Ship Date:	Terms: C.O.D.
--------------------	------------------	------------------	-----------------	-------------------	-------------------------

QTY	DESCRIPTION	PRICE INC GST	UNIT	DISC %	EXTENDED GST Included	Code
40	Couch	\$6.60			\$264.00	GST
1	Delivery	\$80.00			\$80.00	GST

GST	10%	\$31.27	\$312.73	\$344.00
				\$0.00 GST
				\$31.27
				\$344.00
				\$0.00
				\$344.00

Customer ABN:

PAYMENT DETAILS

Name: Micallef & Sons Pty Ltd
Bank: ANZ
BSB: 012 822 ACC: 418097428

ANY CLAIMS OR CHANGES TO THIS INVOICE MUST BE NOTIFIED IN WRITING to our office within 7 days

Deliveries are made to the kerbside only.


If, at the Customers request, the truck/forlift is taken beyond the kerb, ABULK TURF accepts no responsibility for the damage to persons or thier property.


Michael Giles
 4 Bunker St
 MINCHINBURY
 2770


Tax Invoice: 202107/358080

Issue Date: 02 Jul 2021

Customer Number: 9022619

 **Account Enquiries** 1300 MY ENERGY
 1300 693 637
 hello@energylocals.com.au
 energylocals.com.au

 **Office Hours**
 Monday to Friday 8:30am – 6:00pm (AEST)
 Email hello@energylocals.com.au

 **Faults & Emergencies**
 Endeavour Energy
 Call 13 10 03 (24 Hrs)

Thank you for your energy supply to help strengthen Australian communities

Your Account

Previous Balance \$31.61 + Payments Received \$31.61 CR = Opening Balance \$6.90 CR + New Charges \$38.97 =

Energy Charges For the Period 2 June 2021 - 1 July 2021

Electricity charges (please see over for details)	\$38.97
Online Saver Free Power Bonus	\$6.90 CR
Total New Charges (inc. GST)	\$38.97
GST	\$3.54

Invoice Summary

Amount Due \$32.07
 Due Date 16 Jul 2021

If you've already set up direct debit or a credit card with us, thank you. There's nothing else you need to do.

Thanks for helping to change energy for the better

Thank you for supporting a different approach to energy. We don't earn money from your energy usage and proudly support a range of Australian charities, as well as organisations that are bringing new technology to customers with the aim of offering cleaner, cheaper power. Please mention us to a friend so they too can get on board.

Energy Locals ABN 23606408879

How To Pay

Pay by Direct Debit - the fee free way to go.
 Credit and debit card payments incur a 1% incl GST processing fee.
 Please pay by the due date to avoid a late payment fee.
 For details, visit www.energylocals.com.au/fees

Direct Debit



Call us on 1300 693 637 to set up a Direct Debit.

BPay



Bill Code: 260364
 Ref: 90226192

Credit Card



Visit energylocals.com.au/pay and use your customer number to make payment via your VISA or Mastercard

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

Customer Number 9022619

Due Date 16 Jul 2021
 Amount Due \$32.07

Customer Name	Michael Giles	Supply Address	15 Mawson Road, Tregear NSW 2770	Billing Days	30
Customer Number	9022619	Billing Period	02/06/2021 to 01/07/2021	Total Charges	
NMI	43101647259				
Next Read Date	13/09/2019				

Meter Reads

Meter Number	Start Date	Start Read	End/Read Date	End Read	Multi	Total Usage
700489136/E1	02/06/2021	0.00 kWh (A)	01/07/2021	1.21 kWh (A)	1.0	1.21 kWh
700504817/E2	02/06/2021	0.00 kWh (A)	01/07/2021	0.00 kWh (A)	1.0	0.00 kWh

A = Actual, S = Substitute, E = Estimate

Usage Charges

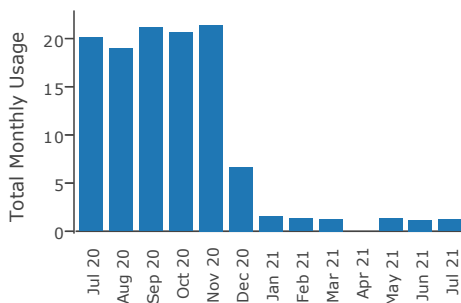
Type	Description	Charge Period	Quantity	Unit	Rate \$ (Inc. GST)	Total (Inc. GST)
RETAIL	Anytime Usage	02/06/2021 - 01/07/2021	1.21	kWh	\$0.2300 =	\$0.28
	Supply Charge	02/06/2021 - 01/07/2021	30.00	days	\$1.2900 =	\$38.70

Total Including GST

\$38.98

GST **\$3.55**

USAGE SUMMARY



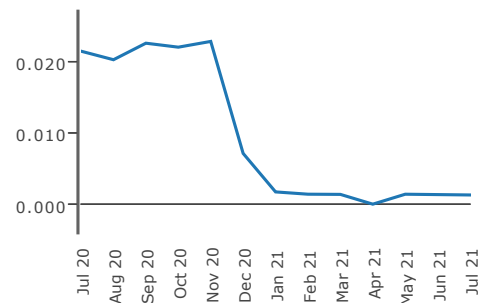
Average daily usage: 0.04 kWh
 Average daily usage this time last year: 0.74 kWh
 Average Peak: 0.04 kWh
 This Period Electricity: 1.21 kWh
 Average Cost Per Day (incl GST): \$1.30

COMPARE USAGE

Household Type	Average
1 person	11.06
2 people	19.18
3 people	20.52
4 people	24.23
5+ people	29.46

Your average daily usage (kWh): 0.04
 You use the same as a 1 person household
 Visit www.energymadeeasy.gov.au to compare household usage and see where you fit.

GREENHOUSE GAS EMISSIONS



Total greenhouse gas emissions (Tonnes) for NMI 43101647259: 0.00129 For more information please visit www.climatechange.gov.au

Concessions

To obtain your State Government Concession, please contact us on 1300 693 637. Concession details may be validated with Centrelink or other parties.

Payment Difficulty?

If you are having difficulty paying your account, please visit our website energylocals.com.au/hardship or call 1300 693 637 weekdays between 9am-5:00pm AEST to discuss.

Moving Premises

Please call us 3 days prior to your move on 1300 693 637 weekdays between 9am-5:00pm AEST. We will gladly arrange disconnection at your old premises and connect you at your new premises.

Interpreter Services

Servicio Interpreti
 servicio de interpretaci
 Dịch vụ phiên dịch
 خدمات الترجمة الشفوية
 口译服务
 διεμνημένα υπηρεσίες

Call 13 14 50

Meter Access

To enable your electricity meter to be read on your next schedule read date please ensure there is safe and clear access. Refer to your invoice for the next read date.

Complaints

If you wish to speak to us to provide us with feedback or to lodge a complaint, please contact us 1300 693 637. For details on how we handle complaints visit our website energylocals.com.au/complaints

National Relay Service


If you are deaf, or have a hearing or speech impairment: Contact us through the National Relay Service (TTY) on 133 677. Give them Energy Locals number 1300 693 637 to call for more information, visit: www.relayservice.gov.au


Michael Giles
 4 Bunker St
 MINCHINBURY
 2770


Tax Invoice: 202108/369841

Issue Date: 02 Aug 2021

Customer Number: 9022619

 **Account Enquiries** 1300 MY ENERGY
 1300 693 637
 hello@energylocals.com.au
 energylocals.com.au

 **Office Hours**
 Monday to Friday 8:30am – 6:00pm (AEST)
 Email hello@energylocals.com.au

 **Faults & Emergencies**
 Endeavour Energy
 Call 13 10 03 (24 Hrs)

Thank you for your energy supply to help strengthen Australian communities

Your Account

Previous Balance	+	Payments Received		Opening Balance	+	New Charges	=
\$32.07		\$32.07 CR		\$6.90 CR		\$95.05	

Energy Charges For the Period 2 July - 31 July 2021

Electricity charges (please see over for details)	\$38.98
Bank Rejected Payment	\$32.07
Dishonour Fee	\$10.00
Late payment fee - INV 358080	\$13.00
Online Saver Free Power Bonus	\$6.90 CR
Total New Charges (inc. GST)	\$95.05
GST	\$4.54

Invoice Summary

Amount Due \$88.15
 Due Date 16 Aug 2021

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Thanks for helping to change energy for the better

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Energy Locals ABN 23606408879

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Direct Debit



Call us on 1300 693 637 to set up a Direct Debit.

BPay



Biller Code: 260364
 Ref: 90226192

Credit Card



Visit energylocals.com.au/pay and use your customer number to make payment via your VISA or Mastercard

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

Customer Number 9022619

Due Date 16 Aug 2021
 Amount Due \$88.15

Customer Name	Michael Giles	Supply Address	15 Mawson Road, Tregear NSW 2770	Billing Days	30
Customer Number	9022619	Billing Period	02/07/2021 to 31/07/2021	Total Charges	
NMI	43101647259				
Next Read Date	13/09/2019				

Meter Reads

Meter Number	Start Date	Start Read	End/Read Date	End Read	Multi	Total Usage
700489136/E1	02/07/2021	0.00 kWh (A)	31/07/2021	1.22 kWh (A)	1.0	1.22 kWh
700504817/E2	02/07/2021	0.00 kWh (A)	31/07/2021	0.00 kWh (A)	1.0	0.00 kWh

A = Actual, S = Substitute, E = Estimate

Usage Charges

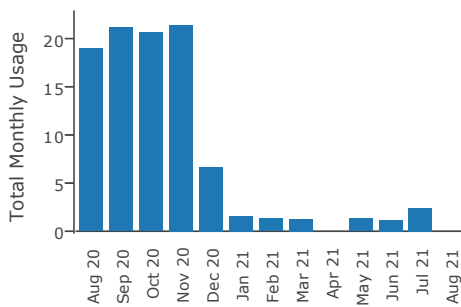
Type	Description	Charge Period	Quantity	Unit	Rate \$ (Inc. GST)	Total (Inc. GST)
RETAIL	Anytime Usage	02/07/2021 - 31/07/2021	1.22	kWh x	\$0.2300 =	\$0.29
	Supply Charge	02/07/2021 - 31/07/2021	30.00	days x	\$1.2900 =	\$38.70

Total Including GST

\$38.99

GST **\$3.55**

USAGE SUMMARY



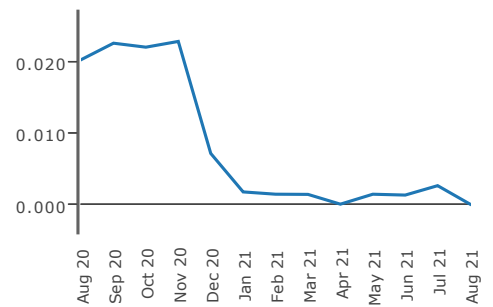
Average daily usage: 0.04 kWh
 Average daily usage this time last year: 0.67 kWh
 Average Peak: 0.04 kWh
 This Period Electricity: 1.22 kWh
 Average Cost Per Day (incl GST): \$1.30

COMPARE USAGE

	Average
1 person icon	11.06
2 person icons	19.18
3 person icons	20.52
4 person icons	24.23
5 person icons +	29.46

Your average daily usage (kWh): 0.04
 You use the same as a 1 person household
 Visit www.energymadeeasy.gov.au to compare household usage and see where you fit.

GREENHOUSE GAS EMISSIONS



Total greenhouse gas emissions (Tonnes) for NMI 43101647259: 0.0013 For more information please visit www.climatechange.gov.au

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Payment Difficulty?

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 口译服务
 διεμνημένα υπηρεσίες

Call 13 14 50

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To enable your electricity meter to be read on your next schedule read date please ensure there is safe and clear access. Refer to your invoice for the next read date.


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National Relay Service

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Electricity account

 Enquiries **133 466**
 Street Light or
 Power Failure (24 Hrs)
 Endeavour Energy **131 003**

 Internet **energyaustralia.com.au**



006/4294967197
 GILES SUPERFUND
 PO BOX 3668
 RHODES NSW 2138

Customer number	1899 691 788
Account number	9319 228 512
Service address	LOT 26,Granny Flat,15A Mawson RD, Tregear,NSW 2770
Customer ABN	35 514 220 852
Tax Invoice	Issue date 27 Aug 2021

Due date
15 Sep 2021

Total amount due
\$110.83

of which \$0.08 is
 overdue and payable now

Electricity account summary 14 Aug 2021 to 23 Aug 2021

Plan	Basic - Home
Opening balance	\$93.04
Balance carried forward	\$93.04
Current charges (see over for details)	\$17.79
Total amount due (incl. GST)	\$110.83

An * means that the amount shown includes GST.

The NSW Government offers rebates to help customers with the cost of electricity. These include the NSW Gvt Household Rebate, NSW Gvt Rebate for Life Support, NSW Medical Energy Rebate, NSW Family Energy Rebate, NSW Seniors Energy Rebate and Energy Accounts Payment Assistance (EAPA). To find out more about these rebates and how to apply for them, visit energyaustralia.com.au/nsw-concessions

**More
 convenience,
 less clutter.**

Switch to eBills at
energyaustralia.com.au/myaccount

4294967198/R1.382/20.01.1P/dft

EnergyAustralia Pty Ltd ABN 99 086 014 968.

Make this your last paper bill.

With eBills and our app you can easily manage your energy online.

Switch today at energyaustralia.com.au/myaccount



EnergyAustralia
 LIGHT THE WAY

See the following pages for details of your electricity usage and service calculation.

Contact information

Contact Hours

For all your enquiries, our customer service hours are:

Monday to Friday: 8.00am to 6.30pm AEST

Calling from overseas? Phone +61 3 9422 2968.

Payment Assistance 133 466

Please contact us to discuss how we can help you pay your energy account including:

State Government Concession

Extended Time to Pay

Regular Pay Instalment Plan

Energy Account Payment Assistance <HP83

Help with Hardship or Payment Difficulty

If you do not wish to receive information about

EnergyAustralia's other products and services please call us on 1800 624 426.

Interpreter Service

1300 622 718

خدمة الترجمة الشفهية

Servizio Interpreti

傳譯員服務

Υπηρεσία Διεμνηνέων

Dịch vụ Thông dịch

Servicio de Intérpretes

Hearing Impaired Service

Telephone Typing (TTY) service is available for the cost of local call.

General Enquiries 1300 368 536.

Life Support

To register life support on your account or for further information about life support please call us on 133 466.

Moving?

133 466

Contact us at least 3 business days before moving so we can finalise your account and organise electricity and gas supply to your new address. Please have your new meter numbers handy, these are located on the front of your meter. You'll be glad we moved with you. Just call 133 466.

Written Enquiries

Please direct all correspondence to: EnergyAustralia Locked Bag 14060, Melbourne City Mail Centre, 8001 or fax to 1300 363 398

Electricity payment options

If your bill has been delayed, you are entitled to an extended amount of time to pay.



Direct Debit

Call 133 466



Billpay Code: 3248

Ref: 1009 3192 2851 23

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



Billcode: 97410

Ref: 1009 3192 2851 23

BPAY® - Make this payment via Internet or phone banking.

BPAY View® - Receive, view and pay this bill using Internet banking.

BPAY View Registration No - 9319228512

® Registered to BPAY Pty Ltd, ABN 69 079 137 518



Mail

Please post this payslip with your cheque payable to: EnergyAustralia, GPO BOX 4491, Melbourne, Victoria 3001



Phone

Call 1300 559 873 to pay by MasterCard, Visa or American Express for payment amounts up to \$10,000.



*3248 10093192285123

Due date

15 Sep 2021

Total amount due

\$110.83

of which \$0.08 is overdue and payable now

(incl. GST)

*A merchant service fee may apply to credit card payments: MasterCard or Visa - 0.36%; American Express - 1.5%. Fee is calculated on the total payment amount.

Any fees applied will be shown on your next bill and are GST inclusive. Some exemptions apply.

Office use only	Trancode	User code	Payment reference
	831	067024	10093192285123

<0000011083>

<067024>

<010093192285123>

>

Your electricity usage and service calculation

Account number 9319 228 512 Billing period 14 Aug 2021 to 23 Aug 2021
 NMI 43113567017 Service address Lot 26,Granny Flat, 15A Mawson Rd, Tregear,NSW 2770

Details	Total Usage	Charge/Rate	\$
Basic - Home			
Final Bill - 14/08/2021 - 23/08/2021 - 10 Days			
Energy Charges			
14/08/2021 - 23/08/2021 - 10 Days			
* Basic - Home Peak Consumption (3.45010 kWh/day)^	34.501 kWh	\$0.263626 per kWh	\$9.10
* Basic - Home Supply Charge	10 days	\$0.869000 per day	\$8.69
Total Current Charges (incl. GST of \$1.62)			\$17.79

An * means that the amount shown includes GST.

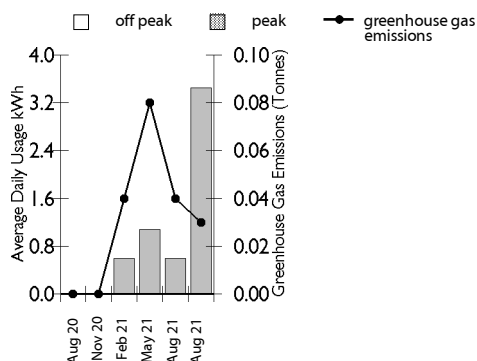
^ This figure is your usage shown as an average per day over the number of days that apply to this rate.

Next meter read

Your next meter reading is planned to occur during 17 - 27 Nov 2021.

Please ensure safe and clear access to the meter. If your meter is not accessible an estimate is taken.

Electricity usage and greenhouse gas emissions



Average daily use (kWh)
 This account: **3.45**
 Same time last year: **0**
 Average cost per day
 (incl. GST): **\$1.78**

Total greenhouse gas emissions
 (Tonnes) this account: **0.03**

For more information visit
www.switchon.vic.gov.au

To reduce your greenhouse gas emissions, call us on 133 466 to find out how you can support green energy.

E--99 S--97 14294967200

Your household daily consumption (kWh)	Average daily consumption benchmark (kWh)	Rating
3.45		
1 person icon	10.97	✓
2 people icons	19.03	✓
3 people icons	20.36	✓
4 people icons	24.04	✓
5 people icons	29.23	✓

Compare your electricity usage with similar households in your area.


How it works:

- Select the household size that represents the number of people in your home,
- Compare the 'Average daily consumption benchmark' to 'Your household daily consumption'.

To find out more about how average household energy usage is calculated and get some energy efficiency tips, visit www.energymadeeasy.gov.au

This benchmark applies to residential electricity consumption. It is calculated based on figures provided by the Australian Energy Regulator (AER) and is indicative only. Consumption benchmarks exclude some large appliances, such as pool pumps, and generation systems (e.g. PV). For more information or useful energy efficiency tips, visit www.energymadeeasy.gov.au

Electricity account

 Enquiries **133 466**
 Street Light or
 Power Failure (24 Hrs)
 Endeavour Energy **131 003**

 Internet **energyaustralia.com.au**



006/4294967197
 GILES SUPERFUND
 PO BOX 3668
 RHODES NSW 2138

Customer number	1899 691 788
Account number	9319 228 512
Service address	LOT 26,Granny Flat,15A Mawson RD, Tregear,NSW 2770
Customer ABN	35 514 220 852
Tax Invoice	Issue date 27 Aug 2021

Due date
15 Sep 2021

Total amount due
\$110.83

of which \$0.08 is
 overdue and payable now

Electricity account summary 14 Aug 2021 to 23 Aug 2021

Plan	Basic - Home
Opening balance	\$93.04
Balance carried forward	\$93.04
Current charges (see over for details)	\$17.79
Total amount due (incl. GST)	\$110.83

An * means that the amount shown includes GST.

The NSW Government offers rebates to help customers with the cost of electricity. These include the NSW Gvt Household Rebate, NSW Gvt Rebate for Life Support, NSW Medical Energy Rebate, NSW Family Energy Rebate, NSW Seniors Energy Rebate and Energy Accounts Payment Assistance (EAPA). To find out more about these rebates and how to apply for them, visit energyaustralia.com.au/nsw-concessions

**More
 convenience,
 less clutter.**

Switch to eBills at
energyaustralia.com.au/myaccount

4294967198/R1.382/20.01.1P/dft

EnergyAustralia Pty Ltd ABN 99 086 014 968.

Make this your last paper bill.

With eBills and our app you can easily manage your energy online.

Switch today at energyaustralia.com.au/myaccount



EnergyAustralia
 LIGHT THE WAY

See the following pages for details of your electricity usage and service calculation.

Contact information

Contact Hours

For all your enquiries, our customer service hours are:

Monday to Friday: 8.00am to 6.30pm AEST

Calling from overseas? Phone +61 3 9422 2968.

Payment Assistance 133 466

Please contact us to discuss how we can help you pay your energy account including:

State Government Concession

Extended Time to Pay

Regular Pay Instalment Plan

Energy Account Payment Assistance <HP83

Help with Hardship or Payment Difficulty

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1300 622 718

خدمة الترجمة الشفهية

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Direct Debit

Call 133 466



Billpay Code: 3248

Ref: 1009 3192 2851 23

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



Billcode: 97410

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BPAY View Registration No - 9319228512

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*3248 10093192285123

Due date

15 Sep 2021

Total amount due

\$110.83

of which \$0.08 is overdue and payable now

(incl. GST)

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Office use only	Trancode	User code	Payment reference
	831	067024	10093192285123

<0000011083>

<067024>

<010093192285123>

>

Your electricity usage and service calculation

Account number 9319 228 512 Billing period 14 Aug 2021 to 23 Aug 2021
 NMI 43113567017 Service address Lot 26,Granny Flat, 15A Mawson Rd, Tregear,NSW 2770

Details	Total Usage	Charge/Rate	\$
Basic - Home			
Final Bill - 14/08/2021 - 23/08/2021 - 10 Days			
Energy Charges			
14/08/2021 - 23/08/2021 - 10 Days			
* Basic - Home Peak Consumption (3.45010 kWh/day)^	34.501 kWh	\$0.263626 per kWh	\$9.10
* Basic - Home Supply Charge	10 days	\$0.869000 per day	\$8.69
Total Current Charges (incl. GST of \$1.62)			\$17.79

An * means that the amount shown includes GST.

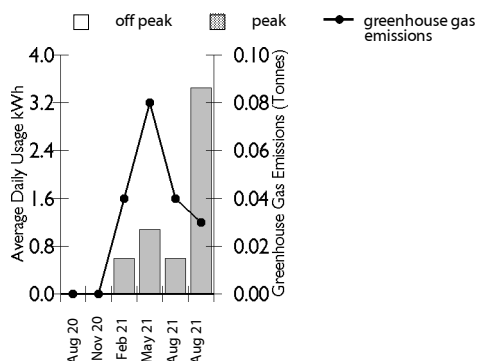
^ This figure is your usage shown as an average per day over the number of days that apply to this rate.

Next meter read

Your next meter reading is planned to occur during 17 - 27 Nov 2021.

Please ensure safe and clear access to the meter. If your meter is not accessible an estimate is taken.

Electricity usage and greenhouse gas emissions



Average daily use (kWh)
 This account: **3.45**
 Same time last year: **0**
 Average cost per day
 (incl. GST): **\$1.78**

Total greenhouse gas emissions
 (Tonnes) this account: **0.03**

For more information visit
www.switchon.vic.gov.au

To reduce your greenhouse gas emissions, call us on 133 466 to find out how you can support green energy.

E--99 S--97 14294967200

Your household daily consumption (kWh)	Average daily consumption benchmark (kWh)	Rating
3.45		
1 person icon	10.97	✓
2 people icons	19.03	✓
3 people icons	20.36	✓
4 people icons	24.04	✓
5 people icons	29.23	✓

Compare your electricity usage with similar households in your area.


How it works:

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006/4294967197
 GILES SUPERFUND
 PO BOX 3668
 RHODES NSW 2138

Customer number	1899 691 788
Account number	9319 228 512
Service address	LOT 26,Granny Flat,15A Mawson RD, Tregear,NSW 2770
Customer ABN	35 514 220 852
Tax Invoice	Issue date 17 Aug 2021

Due date
03 Sep 2021

Total amount due
\$93.04

of which \$0.08 is
 overdue and payable now

Electricity account summary 14 May 2021 to 13 Aug 2021

Plan	Basic - Home
Opening balance	\$104.58
Payment received thank you 29 Jun 2021 BPay	\$104.50Cr
Balance carried forward	\$0.08
Current charges (see over for details)	\$92.96
Total amount due (incl. GST)	\$93.04

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**Join us in a
 change for a
 better energy
 future**

energyaustralia.com.au/goneutral

4294967198/R1.382/20.01.1P/0597

EnergyAustralia Pty Ltd ABN 99 086 014 968.

Reminder that your electricity rates changed from 1 July 2021.

In June we let you know your rates were going to change. Your new electricity rates now appear on your bills from 1 July 2021.

More at energyaustralia.com.au/rate-changes



EnergyAustralia
 LIGHT THE WAY

See the following pages for details of your electricity usage and service calculation.

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For all your enquiries, our customer service hours are:

Monday to Friday: 8.00am to 6.30pm AEST

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Call 133 466



Billpay Code: 3248

Ref: 1009 3192 2851 23

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



Billcode: 97410

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*3248 10093192285123

Due date

03 Sep 2021

Total amount due

\$93.04
(incl. GST)

of which \$0.08 is overdue and payable now

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Office use only	Trancode	User code	Payment reference
	831	067024	10093192285123

<0000009304>

<067024>

<010093192285123>

>

Your electricity usage and service calculation

Account number 9319 228 512 Billing period 14 May 2021 to 13 Aug 2021
 NMI 43113567017 Service address Lot 26,Granny Flat, 15A Mawson Rd, Tregear,NSW 2770

Details	Total Usage	Charge/Rate	\$
Basic - Home			
14/05/2021 - 13/08/2021 - 92 Days			
Energy Charges			
14/05/2021 - 30/06/2021 - 48 Days			
* Basic - Home Peak Consumption (0.59044 kWh/day)^	28.341 kWh	\$0.287716 per kWh	\$8.15
* Basic - Home Supply Charge	48 days	\$0.825000 per day	\$39.60
01/07/2021 - 13/08/2021 - 44 Days			
* Basic - Home Peak Consumption (0.60150 kWh/day)^	26.466 kWh	\$0.263626 per kWh	\$6.97
* Basic - Home Supply Charge	44 days	\$0.869000 per day	\$38.24
Total Current Charges (incl. GST of \$8.45)			\$92.96

An * means that the amount shown includes GST.

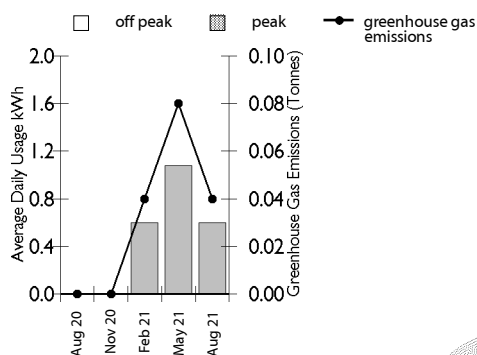
^ This figure is your usage shown as an average per day over the number of days that apply to this rate.

Next meter read

Your next meter reading is planned to occur during 7 - 17 Nov 2021.

Please ensure safe and clear access to the meter. If your meter is not accessible an estimate is taken.

Electricity usage and greenhouse gas emissions



Average daily use (kWh)
 This account: **0.60**
 Same time last year: **0**
 Average cost per day
 (incl. GST): **\$1.01**

Total greenhouse gas emissions
 (Tonnes) this account: **0.04**

For more information visit
www.switchon.vic.gov.au

To reduce your greenhouse
 gas emissions, call us on
 133 466 to find out how you
 can support green energy.

Compare your electricity usage with similar households in your area.

How it works:

- Select the household size that represents the number of people in your home,
- Compare the 'Average daily consumption benchmark' to 'Your household daily consumption'.

To find out more about how average household energy usage is calculated and get some energy efficiency tips, visit www.energymadeeasy.gov.au

Your household daily consumption (kWh)	0.60	
Household size without swimming pool	Average daily consumption benchmark (kWh)	Rating
1 person	10.97	✓
2 people	19.03	✓
3 people	20.36	✓
4 people	24.04	✓
5 people	29.23	✓

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Policy Schedule

Landlord Residential Building Insurance

9 August 2021

Giles Security Custodian Pty Ltd ABN 635 959 803
PO Box 3668
RHODES NSW 2138

POLICY NUMBER: TS2774476RBI

AMOUNT DUE: \$ 1,346.37

Insured: Giles Security Custodian Pty Ltd ABN 635 959 803

Insured Address: 15 & 15A Mawson Street, TREGEAR NSW 2770

Premium Type

Renewal

Expiry Date

27/09/2021. We invite you to renew your policy until 27/09/2022

Managing Agent

N/A - Self Managed

Property Details

It is a permanent rental.
It is a House.
Construction type is fibro/asbestos.
The land size is less than 2 acres.
It was built in approximately 1960.
There is no common ground.

Mortgagee: Secure Funding Pty Ltd

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Sum Insured

Building	\$473,800
Liability to Other	\$20,000,000
Weekly rent	\$424

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$1,000
Earthquake or Tsunami	\$1,000
Building damage	\$1,000

Annual Premium

\$1,346.37

Last year's annual premium	\$1,380.36
Change on last year	-2.5 %

Please turn over for important policy information

Special Conditions/Additional Information

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

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

Payment Slip for: Giles Security Custodian Pty Ltd ABN 635 959 803 - 15 & 15A Mawson Street, TREGEAR NSW 2770

Amount Payable

\$1,346.37

Due Date

27/09/2021

Policy Number

TS2774476RBI

Payment Reference No

827744764

Payment Options



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



Biller Code: 63461

Ref: 827744764



Telephone & Internet Banking - BPAY®

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

TS00033.01/03/14 A

Insured details

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 that you and anyone to be insured under the policy:

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

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

Premium Details

Why your premium may change

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

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

Cover	Last year	This year
Building	\$460,000	\$473,800
Weekly rent	\$412	\$424
Premium	\$971.52	\$1,002.60
Emergency Services Levy	\$179.73	\$120.31
GST	\$115.13	\$112.29
Stamp Duty	\$113.98	\$111.17
Annual Premium (*)	\$1,380.36	\$1,346.37

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

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

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

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

Aussets Pty Ltd
ABN: 94 120 277 929
P. O. Box 658
Northbridge, NSW 2063
Tel: (02) 8033 3130
Email: aussets@hotmail.com

Tax Invoice

Invoice No: 03969

Date: 05/08/2021

Invoice to:

Giles Security Custodian

Services	Amount
Residential Property Valuation Property: 15 Mawson Road, Tregear NSW 2770	\$350.00
GST	\$35.00
Total Amount incl GST	\$385.00
Deposit Paid	\$0.00
Balance Due	\$385.00

Payment Options

By electronic payment

Bank: Westpac Bank
Name: Aussets Pty Ltd
BSB: 032199
A/C: 276173

By cheque

Invoice No: 03969
Amount Payable: \$385.00
Client(s): Giles Security Custodian
Please make cheques payable to: Aussets Pty Ltd

Last bill	Payments	Balance	This bill	Total amount due
\$239.05	\$244.38	\$0.00	\$283.37	\$283.37

GILES SECURITY CUSTODIAN
 4 BUNKER ST
 MINCHINBURY NSW 2770

Please pay by

18/03/22

Account number

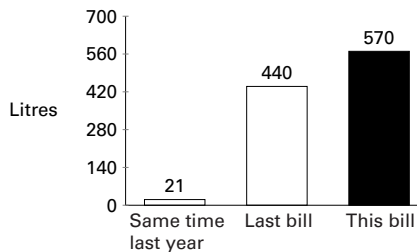
4276 951

Account for residential property

15 Mawson Rd Tregear

Fixed charges - GST free	1 Jan 22 - 31 Mar 22	\$
Water service		12.08
Wastewater (sewerage) service		135.63
Usage charges - GST free	17 Nov 21 - 24 Feb 22	
Water	17/11 - 24/02 57 kL at \$2.3800 a kL <i>See over for details</i>	135.66
Total amount due		\$283.37

Your average daily usage



1000 litres = 1 kilolitre

How much water did you use?

Continued over



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 4276 951 0001

Online ID: 15416510

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

4276 951 0001



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

18/03/22



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$283.37

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000042769510001

Account for residential property**15 Mawson Rd Tregear****Water meter details****Meter Reading Period:** 17 Nov 21 - 24 Feb 22

Meter No.	This Reading	Last Reading	Consumption (kL)
BGCF0354	2251	2194	57

Total water used in 100 days was 57 kilolitres

Customer information

- We may give a concession to pensioners with a Pensioner Concession Card, a Department of Veterans' Affairs Gold Card (TPI/TTI, War Widow/Widower or EDA) or who receive a Department of Veterans' Affairs intermediate rate pension. For more information visit sydneywater.com.au/pensionrebates
- You can view the Quarterly Drinking Water Quality report at sydneywater.com.au/wateranalysis
- You can find out about rebates for service interruptions in *Our contract with you* which is available at sydneywater.com.au/contract. In most cases, we'll automatically apply a rebate to your next bill so you don't need to contact us.
- If you are having difficulty paying your bill, we can help. We have flexible payment options to help you plan your payments. We may offer payment extensions, a regular payment arrangement, the Payment Assistance Scheme (PAS) and the BillAssist customer assistance program. **Call us on 13 20 92.**
- A late payment fee of \$5.33 (including \$0.48 GST) or interest, whichever is higher, may be charged on overdue amounts. The current interest rate is 4.10% a year.
- Hearing impaired customers can phone via NRS for a TTY service on **13 36 77**, quoting **13 20 90**.
- We collect and use your personal information so we can contact you about your account, service outages and interruptions. If necessary, we may exchange contact information with local councils to ensure your bills get to you. For more information about how we handle your personal information, visit sydneywater.com.au/privacy.
- You can read the latest edition of our Waterwrap newsletter at sydneywater.com.au/waterwrap

Faults and Leaks (available 24 hours)

Please ring 13 20 90 in cases of service difficulty and emergency.



*242 42769510001

Pay at any Post Office by cash or cheque
 Online: Postbillpay.com.au
 Phone: 13 18 16 Biller code 0242

Payment number**4276 951 0001****Total amount due****\$283.37****Mail payments:** Return slip and cheque (no staples) payable to Sydney Water.

Send to:

Sydney Water
PO Box 339 Silverwater NSW 2128**Centrepay payments:** call Centrelink to arrange regular Centrepay deductions. Centrepay Reference No.: 555 052 086C**Changing your mailing address?**Please call us on 13 20 92 or visit sydneywater.com.au/addresschanges to change your address online.**Interpreter Service 13 14 50**

إذا كنت تحتاج إلى مترجم، يرجى الاتصال بالرقم أعلاه.
 如果您需要傳譯員的協助，請致電以上的號碼。
 Αν χρειάζεστε διερμηνέα, τηλεφωνήστε στον παραπάνω αριθμό.
 Se vi serve un interprete, telefonate al numero indicato sopra.
 통역사기 필요하시면 위의 번호로 전화하십시오.
 Nếu quý vị cần thông dịch viên, hãy gọi đến số trên đây.

Payment of your bill is now overdue

GILES SECURITY CUSTODIAN
 4 BUNKER ST
 MINCHINBURY NSW 2770

Total amount due
\$244.38

Please pay
Immediately

Account number
4276 951

Account for residential property	15 Mawson Rd Tregear
Charges subject to GST	\$
Late payment fee	4.85
GST on late payment fee @ 10%	0.48
Amount of GST included \$0.48	
Other charges and credits	
Amount overdue	239.05
Total amount due	\$244.38


Payment overdue - reminder notice

Your payment is now overdue. If you have paid your bill recently, or if you have an arrangement to pay this bill already, please disregard this notice.

If you are not able to pay your bill, please call **13 20 92**. We can talk to you about alternative payment options and arrangements.

Dispute Resolution:
 If you are not happy with a decision made by Sydney Water, please call us on **13 20 92**. If you are still not satisfied, you may call the Energy and Water Ombudsman NSW (EWON) on 1800 246 545.

Continued over



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no: 4276 951 0001

Telephone payments: MasterCard or VISA
 Call **1300 12 34 58** (24 hour service)

Direct Debits: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Account for 15 Mawson Rd Tregear

Card payments:
 0.4% fee applies

Payment number
4276 951 0001

Please pay
Immediately

Total amount due
\$244.38

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000042769510001

Account for residential property**15 Mawson Rd Tregear****Customer information**

- A late payment fee of \$5.33 (including \$0.48 GST) or interest, whichever is higher, may be charged on overdue amounts. The current interest rate is 4.10% a year.
- Hearing impaired customers can phone via NRS for a TTY service on **13 36 77, quoting 13 20 90**.
- We collect and use your personal information so we can contact you about your account, service outages and interruptions. If necessary, we may exchange contact information with local councils to ensure your bills get to you. For more information about how we handle your personal information, visit sydneywater.com.au/privacy

Faults and Leaks (available 24 hours)

Please ring **13 20 90** in cases of service difficulty and emergency.

Payment difficulties?

If you are having difficulty paying your water bill, Sydney Water can help. We have a range of flexible payment options to help you plan your payments. We offer:

- payment extensions
- regular payment arrangements
- information about and referral to other assistance options
- a Payment Assistance Scheme (PAS)
- our BillAssist customer assistance program

Call us on **13 20 92** during normal business hours.



*242 42769510001

Pay at any Post Office by cash or cheque
Online: Postbillpay.com.au
Phone: 13 18 16 Biller code 0242

Payment number**4276 951 0001****Total amount due****\$244.38**

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Send to:
Sydney Water
PO Box 339 Silverwater NSW 2128



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Centrepay Reference No.: 555 052 086C

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Nếu quý vị cần thông dịch viên, hãy gọi đến số trên đây.

Last bill	Payments	Balance	This bill	Total amount due
\$309.03	\$309.03	\$0.00	\$239.05	\$239.05

GILES SECURITY CUSTODIAN
4 BUNKER ST
MINCHINBURY NSW 2770

Please pay by

07/12/21

Account number

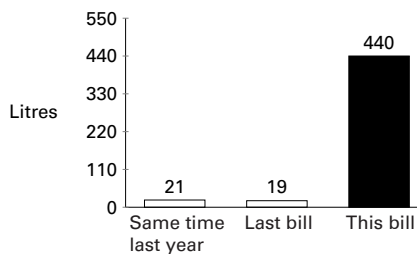
4276 951

Account for residential property

15 Mawson Rd Tregear

Fixed charges - GST free	1 Oct 21 - 31 Dec 21	\$
Water service		12.35
Wastewater (sewerage) service		138.64
Usage charges - GST free	25 Aug 21 - 16 Nov 21	
Water	25/08 - 16/11 37 kL at \$2.3800 a kL <i>See over for details</i>	88.06
Total amount due		\$239.05

Your average daily usage



1000 litres
=
1 kilolitre

How much water did you use?

Continued over



BPAY®: Internet or phone banking.
Billers code: 45435 Ref no.: 4276 951 0001

Online ID: 15416510

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

4276 951 0001



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

07/12/21



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$239.05

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000042769510001

Account for residential property**15 Mawson Rd Tregear****Water meter details****Meter Reading Period:** 25 Aug 21 - 16 Nov 21

Meter No.	This Reading	Last Reading	Consumption (kL)
BGCF0354	2194	2157	37

Total water used in 84 days was 37 kilolitres

Customer information

- We may give a concession to pensioners with a Pensioner Concession Card, a Department of Veterans' Affairs Gold Card (TPI/TTI, War Widow/Widower or EDA) or who receive a Department of Veterans' Affairs intermediate rate pension. For more information visit sydneywater.com.au/pensionrebates
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Interpreter Service 13 14 50

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 Se vi serve un interprete, telefonate al numero indicato sopra.
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 Nếu quý vị cần thông dịch viên, hãy gọi đến số trên đây.

IntelliVal Automated Valuation Estimate

Prepared on 11 April 2023



15 Mawson Road Tregear NSW 2770

Estimated Value:

\$460,000



Estimated Value Confidence:



Low

High

Estimated Price Range:

\$418,000 - \$501,000

Property Attributes:



2



1



1



98m²



Year Built

1960



Land Area

607m²



Property Type

Unit



Land Use

-



Development Zoning

Residential

Sales History

Sale Date	Sale Price	Sale Type
10 Sep 2019	\$392,000	Unknown
21 Jul 2007	\$203,000	Unknown
25 Aug 2006	\$180,000	Unknown
22 Oct 1998	\$84,000	Unknown

Estimated Value as at 03 April 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

15 Mawson Road Tregear NSW 2770



Prepared on 11 April 2023

Location Highlights



CoreLogic IntelliVal Automated Valuation Estimate

15 Mawson Road Tregear NSW 2770



Prepared on 11 April 2023

Recently Sold Properties



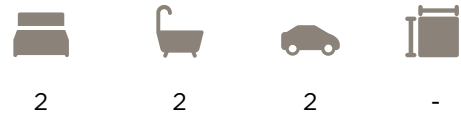
205/44B Drummond Avenue
Ropes Crossing NSW 2760

Sold Price: \$527,000

Sold Date: 20 September 2022

Distance from Subject: 1.3km

Features: Internal Laundry, Bath, RESIDENTIAL



301/44B Drummond Avenue
Ropes Crossing NSW 2760

Sold Price: **\$487,000**

Sold Date: 06 March 2023

Distance from Subject: 1.3km

Features: Internal Laundry, Floorboards, Bath, Broadband internet access, Cable or Satellite, Dishwasher, Gas, RESIDENTIAL



106/5 Dunlop Avenue Ropes
Crossing NSW 2760

Sold Price: \$520,000

Sold Date: 09 June 2022

Distance from Subject: 1.4km

Features: RESIDENTIAL

***Agent Advised**

CoreLogic IntelliVal Automated Valuation Estimate

15 Mawson Road Tregear NSW 2770



Prepared on 11 April 2023



No photo available



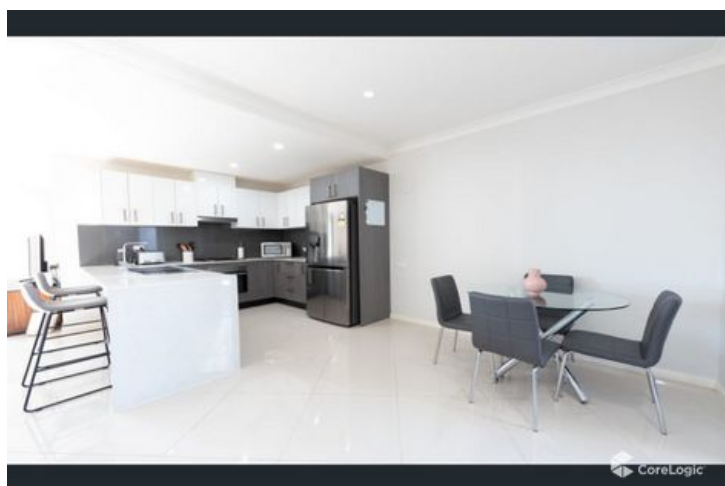
LOT 116/80 Ropes Crossing
Boulevard Ropes Crossing NSW

~~2760~~
Sold Price: \$465,000

Sold Date: 27 June 2022

Distance from Subject: 1.4km

Features: RESIDENTIAL



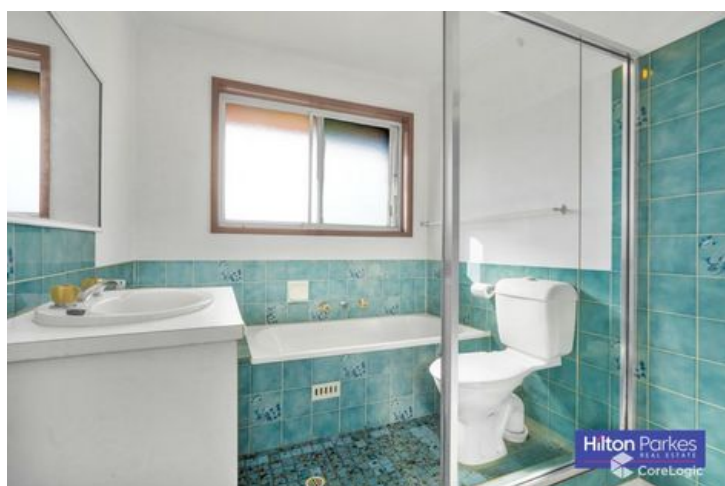
311/80D Ropes Crossing
Boulevard Ropes Crossing NSW

~~2760~~
Sold Price: \$465,000

Sold Date: 27 June 2022

Distance from Subject: 1.4km

Features: Dishwasher, RESIDENTIAL



24/1 Schiller Place Emerton
NSW 2770

Sold Price: \$433,000

Sold Date: 11 July 2022

Distance from Subject: 1.6km

Features: Low Density Residential,
RESIDENTIAL

CoreLogic IntelliVal Automated Valuation Estimate

15 Mawson Road Tregear NSW 2770

Prepared on 11 April 2023

Tregear Insights: A Snapshot



Houses

Median Price
\$598,150

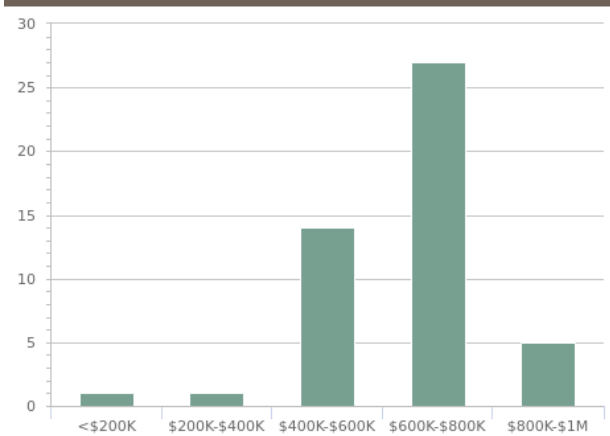
	Past Sales	Capital Growth
2022	48	↓ 7.18%
2021	64	↑ 28.75%
2020	33	↑ 17.45%
2019	38	↓ 5.36%
2018	31	↓ 11.26%

Units

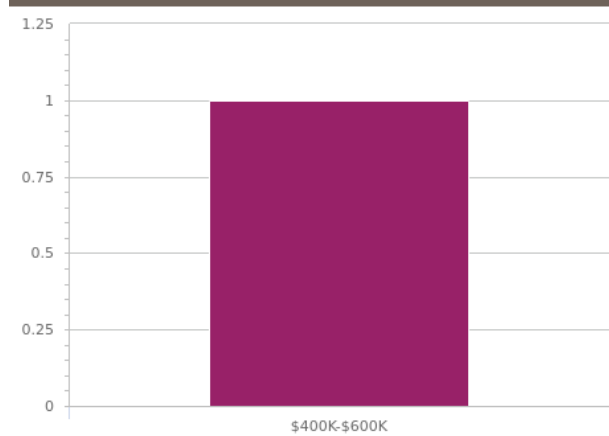
Median Price
-

	Past Sales	Capital Growth
2022	1	- -
2021	4	- -
2020	4	- -
2019	1	- -
2018	3	- -

House Sales by Price (Past 12 Months)



Unit Sales by Price (Past 12 Months)



CoreLogic IntelliVal Automated Valuation Estimate

Prepared on 11 April 2023

Disclaimers

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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising or suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an Estimated Value or otherwise arising in connection with an Estimated Value.

How to read Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customer@corelogic.com.au**

Michael Giles ATF Giles Superfund c/ - Giles Security Custodian ABN 35514220852
 Giles Security Custodian ABN 35514220852
 4 Bunker St
 Minchinbury NSW 2770

Folio Summary

Folio: OWN01491
 From: 1/07/2021
 To: 30/06/2022
 Created: 1/07/2022

Money In	Money Out	Balance
\$15,510.00	\$1,571.10	\$13,938.90

Account	Included Tax	Money Out	Money In
15A Mawson Rd, Tregear NSW			
Rent			\$15,510.00
Fire Protection	\$9.91	\$109.00	
Residential Management Fee	\$70.50	\$775.50	
Letting Fee	\$33.00	\$363.00	
Lease Prep	\$6.00	\$66.00	
Advertising fee	\$13.64	\$150.00	
Income & Expenditure	\$3.18	\$35.00	
Subtotal		\$1,498.50	\$15,510.00
Account Transactions			
Administration Fee	\$6.60	\$72.60	
Subtotal		\$72.60	\$0.00
Total		\$1,571.10	\$15,510.00

Total Tax on Money Out: \$142.83



Australian Government
Australian Taxation Office

Agent SMSF AUSTRALIA PTY LTD
Client THE TRUSTEE FOR GILES
SUPERFUND
ABN 35 514 220 852
TFN 558 322 781

Activity statement 004

Date generated	17 January 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

1 results found - from **17 January 2020** to **17 January 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Sep 2021	2 Mar 2021	Original Activity Statement for the period ending 30 Jun 20		\$0.00	\$0.00



Australian Government
Australian Taxation Office

Agent SMSF AUSTRALIA PTY LTD
Client THE TRUSTEE FOR GILES
SUPERFUND
ABN 35 514 220 852
TFN 558 322 781

Income tax 002

Date generated	17 January 2023
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **17 January 2020** to **17 January 2023** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
28 Sep 2021	28 Sep 2021	General interest charge			\$0.00
28 Sep 2021	27 Sep 2021	Payment received		\$731.45	\$0.00
28 Sep 2021	1 Jul 2021	General interest charge			\$731.45 DR
3 Sep 2021	2 Mar 2021	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 19 to 30 Jun 20	\$731.45		\$731.45 DR



Account Number 06 7167 23244731

Statement Period 31 May 2021 - 30 Aug 2021

Closing Balance \$332.82 CR

Enquiries 13 2221



006

Giles Superfund
 PO BOX 3668
 RHODES NSW 2138

Accelerator Cash Account

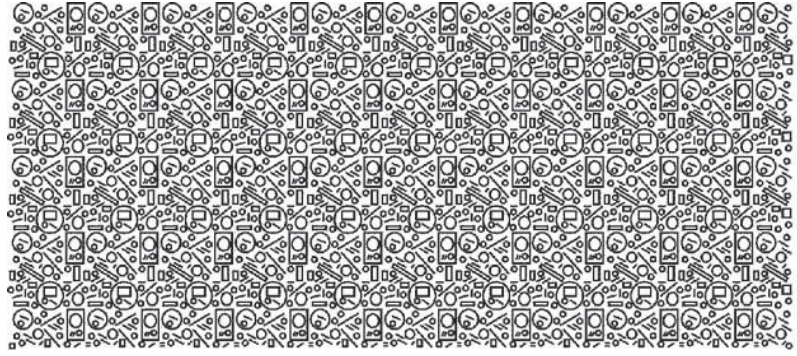
Name: MICHAEL GILES AND XIAOLING LI ATF GILES SUPERFUND

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
31 May 2021	OPENING BALANCE			\$26.23 CR
17 Jun	Direct Debit 507426 ENERGY LOCALS 343013	31.61		\$5.38 DR
17 Jun	Transfer from xx5947 CommBank app Super tregear		2,100.00	\$2,094.62 CR
18 Jun	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$399.79 CR
29 Jun	Blacktown Council CommBank app BPAY 7 1255460 Rates 4th quarter	394.00		\$5.79 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2021 is \$7.33			
01 Jul	Credit Interest		0.01	\$5.80 CR
15 Jul	Transfer from xx5947 CommBank app		1,694.83	\$1,700.63 CR
16 Jul	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$5.80 CR
19 Jul	Direct Debit 507426 ENERGY LOCALS 356414	32.07		\$26.27 DR
20 Jul	Return 19/07/21 Direct Debit 507426 ENERGY LOCALS 356414 Value Date: 19/07/2021		32.07	\$5.80 CR
20 Jul	Unpaid Payment Fee Value Date: 19/07/2021	5.00		\$0.80 CR
15 Aug	Transfer from xx5947 CommBank app Super		2,500.00	\$2,500.80 CR
15 Aug	Transfer To Aussets Ptyltd CommBank App Valuer	385.00		\$2,115.80 CR
16 Aug	Direct Debit 507426 ENERGY LOCALS 370050	88.15		\$2,027.65 CR





Date	Transaction	Debit	Credit	Balance			
18 Aug	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$332.82 CR			
30 Aug 2021	CLOSING BALANCE			\$332.82 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
	\$26.23 CR		\$6,020.32		\$6,326.91		\$332.82 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Aug	\$0.00 and over	0.05%

Note. Interest rates are effective as at the date shown but are subject to change.



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Giles Superfund
 4 BUNKER ST
 MINCHINBURY NSW 2770

Account Number 06 7167 23244731

Statement Period 31 Aug 2021 - 30 Nov 2021

Closing Balance \$4,372.12 CR

Enquiries 13 2221

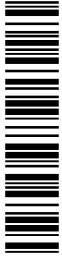
Accelerator Cash Account

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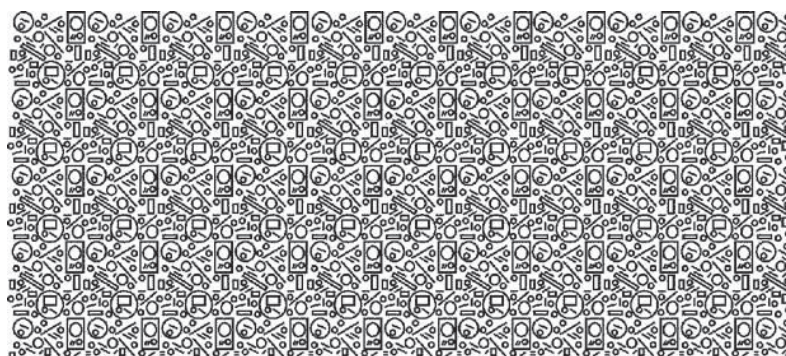
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Date	Transaction	Debit	Credit	Balance
31 Aug 2021	OPENING BALANCE			\$332.82 CR
01 Sep	Credit Interest		0.01	\$332.83 CR
01 Sep	Direct Credit 497293 Sagin Realty Pty L JH MOUNT DRUITT		668.40	\$1,001.23 CR
16 Sep	Transfer from xx9946 CommBank app Tregear		700.00	\$1,701.23 CR
17 Sep	Transfer from xx9946 CommBank app Tregear bills		2,200.00	\$3,901.23 CR
17 Sep	Blacktown Council CommBank app BPAY 7 1255460 310821 Council rate	505.00		\$3,396.23 CR
17 Sep	SYDNEY WATER CommBank app BPAY 4 42769510001 010721 till 3009	309.03		\$3,087.20 CR
17 Sep	TERRI SCHEER CommBank app BPAY 6 827744764 22092022	1,346.37		\$1,740.83 CR
17 Sep	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$46.00 CR
27 Sep	Transfer from xx9946 CommBank app		1,000.00	\$1,046.00 CR
27 Sep	TAX OFFICE PAYMENTS CommBank app BPAY 7 2005583227815821	731.45		\$314.55 CR
01 Oct	Credit Interest		0.03	\$314.58 CR
01 Oct	Direct Credit 497293 Sagin Realty Pty L JH MOUNT DRUITT		1,247.40	\$1,561.98 CR
16 Oct	Transfer from xx9946 CommBank app		500.00	\$2,061.98 CR
18 Oct	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$367.15 CR
25 Oct	Direct Credit 481471 SuperChoice P/L PC201021-122309965		1,304.44	\$1,671.59 CR



Account Number

06 7167 23244731



Date	Transaction	Debit	Credit	Balance
29 Oct	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		1,247.40	\$2,918.99 CR
01 Nov	Credit Interest		0.06	\$2,919.05 CR
18 Nov	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$1,224.22 CR
19 Nov	Direct Debit 062934 COMMSEC SECURITI COMMSEC	903.25		\$320.97 CR
22 Nov	Direct Credit 481471 SuperChoice P/L PC181121-193768563		3,379.25	\$3,700.22 CR
29 Nov	ASIC CommBank app BPAY 1 2296359598036 ASIC payment	889.00		\$2,811.22 CR
30 Nov	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		1,560.90	\$4,372.12 CR
30 Nov	2021 CLOSING BALANCE			\$4,372.12 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$332.82 CR		\$9,768.59		\$13,807.89		\$4,372.12 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Nov	\$0.00 and over	0.05%

Note. Interest rates are effective as at the date shown but are subject to change.

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

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, website for more information.

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

Email: info@afca.org.au

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



Account Number 06 7167 23244731

Statement Period 1 Dec 2021 - 28 Feb 2022

Closing Balance \$13,069.73 CR

Enquiries 13 2221



008

Giles Superfund
 4 BUNKER ST
 MINCHINBURY NSW 2770

Accelerator Cash Account

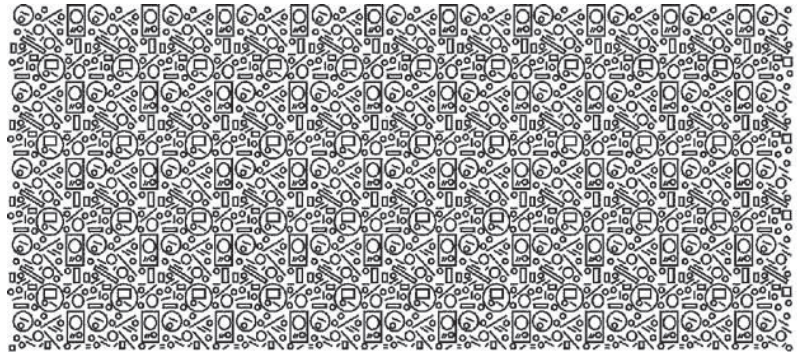
Name: MICHAEL GILES AND XIAOLING LI ATF GILES SUPERFUND

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 Dec 2021	OPENING BALANCE			\$4,372.12 CR
01 Dec	Credit Interest		0.12	\$4,372.24 CR
17 Dec	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$2,677.41 CR
21 Dec	Direct Credit 481471 SuperChoice P/L PC171221-167423675		1,308.12	\$3,985.53 CR
23 Dec	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		933.90	\$4,919.43 CR
01 Jan	Credit Interest		0.18	\$4,919.61 CR
13 Jan	Direct Credit 513483 EISS PL ATF EISS 222772435591301725		7,375.22	\$12,294.83 CR
17 Jan	Direct Debit 457250 ESUPERFUND 460348_	999.00		\$11,295.83 CR
18 Jan	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$9,601.00 CR
19 Jan	SYDNEY WATER NetBank BPAY 45435 42769510001	244.38		\$9,356.62 CR
21 Jan	Direct Credit 481471 SuperChoice P/L PC190122-188222219		1,635.15	\$10,991.77 CR
31 Jan	Transfer To Micallef and Sons Pty Ltd CommBank App Inv 00003661	344.00		\$10,647.77 CR
31 Jan	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		1,560.90	\$12,208.67 CR
01 Feb	Credit Interest		0.37	\$12,209.04 CR
18 Feb	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$10,514.21 CR
22 Feb	Direct Credit 481471 SuperChoice P/L PC170222-145513775		1,308.12	\$11,822.33 CR





Date	Transaction	Debit	Credit	Balance			
28 Feb	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		1,247.40	\$13,069.73 CR			
28 Feb	2022 CLOSING BALANCE			\$13,069.73 CR			
Opening balance		-	Total debits	+	Total credits	=	Closing balance
\$4,372.12 CR			\$6,671.87		\$15,369.48		\$13,069.73 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
28 Feb	\$0.00 and over	0.05%

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Your Statement

Statement 11 (Page 1 of 2)

Account Number 06 7167 23244731

Statement Period 1 Mar 2022 - 30 May 2022

Closing Balance \$13,215.92 CR

Enquiries 13 2221



008

Giles Superfund
 4 BUNKER ST
 MINCHINBURY NSW 2770

Accelerator Cash Account

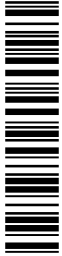
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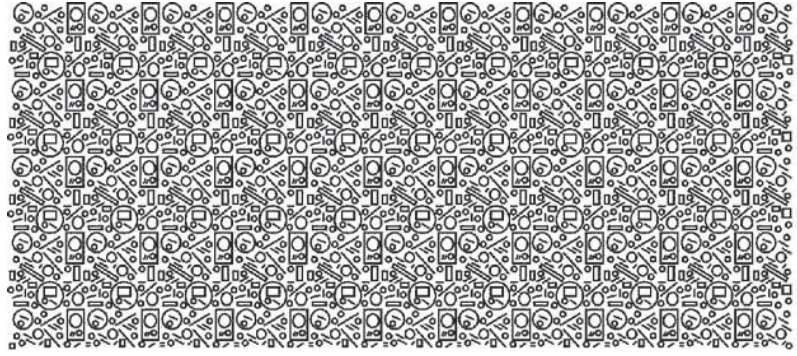
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Date	Transaction	Debit	Credit	Balance
01 Mar	2022 OPENING BALANCE			\$13,069.73 CR
01 Mar	Credit Interest		0.46	\$13,070.19 CR
18 Mar	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$11,375.36 CR
21 Mar	Direct Credit 481471 SuperChoice P/L PC170322-108291078		1,308.12	\$12,683.48 CR
31 Mar	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		1,560.90	\$14,244.38 CR
01 Apr	Credit Interest		0.75	\$14,245.13 CR
14 Apr	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$12,550.30 CR
21 Apr	Direct Credit 481471 SuperChoice P/L PC130422-182575459		1,308.12	\$13,858.42 CR
29 Apr	Direct Credit 497293 Sagin Realty Pty LJH MOUNT DRUITT		933.90	\$14,792.32 CR
01 May	Credit Interest		1.13	\$14,793.45 CR
03 May	Blacktown Council CommBank app BPAY 7 1255460 Council Rates	1,517.85		\$13,275.60 CR
18 May	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$11,580.77 CR
23 May	Direct Credit 481471 SuperChoice P/L PC180522-110343331		1,635.15	\$13,215.92 CR
30 May	2022 CLOSING BALANCE			\$13,215.92 CR

Opening balance	-	Total debits	+	Total credits	=	Closing balance
\$13,069.73 CR		\$6,602.34		\$6,748.53		\$13,215.92 CR



** 9401.40032.1.1 ZZ258R3 0303 SL_R3 S943.D150.O V06.00.35



Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 May	\$0.00 and over	0.10%

Note. Interest rates are effective as at the date shown but are subject to change.

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Email: info@afca.org.au

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Account Number 06 7167 23244731

Statement Period 31 May 2022 - 30 Aug 2022

Closing Balance \$13,774.88 CR

Enquiries 13 2221



008

Giles Superfund
 4 BUNKER ST
 MINCHINBURY NSW 2770

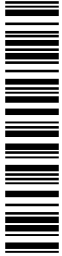
Accelerator Cash Account

Name: MICHAEL GILES AND XIAOLING LI ATF GILES SUPERFUND

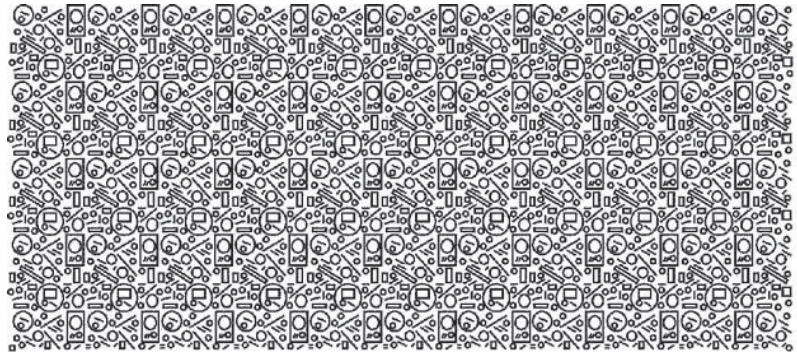
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Date	Transaction	Debit	Credit	Balance
31 May 2022	OPENING BALANCE			\$13,215.92 CR
31 May	Direct Credit 497293 Sagin Realty Pty L J H MOUNT DRUITT		1,560.90	\$14,776.82 CR
01 Jun	Credit Interest		1.12	\$14,777.94 CR
17 Jun	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$13,083.11 CR
21 Jun	Direct Credit 481471 SuperChoice P/L PC170622-109619805		1,308.12	\$14,391.23 CR
30 Jun	Direct Credit 497293 Sagin Realty Pty L J H MOUNT DRUITT		1,416.90	\$15,808.13 CR
01 Jul	CREDIT INTEREST EARNED on this account to June 30, 2022 is \$4.24			
01 Jul	Credit Interest		1.19	\$15,809.32 CR
18 Jul	Direct Credit 513275 NDQ DST JUNE 001279627391		21.04	\$15,830.36 CR
18 Jul	Direct Debit 400984 SECURE FUNDING P 3172502	1,694.83		\$14,135.53 CR
21 Jul	Blacktown Council NetBank BPAY 727255 1255460	2,049.00		\$12,086.53 CR
21 Jul	SYDNEY WATER NetBank BPAY 45435 42769510001	564.76		\$11,521.77 CR
21 Jul	Direct Credit 481471 SuperChoice P/L PC180722-162445765		1,308.12	\$12,829.89 CR
29 Jul	Direct Credit 497293 Sagin Realty Pty L J H MOUNT DRUITT		999.90	\$13,829.79 CR
01 Aug	Credit Interest		1.97	\$13,831.76 CR
18 Aug	Direct Debit 400984 SECURE FUNDING P 3172502	1,778.48		\$12,053.28 CR



6217.16255.1.1 ZZ258R3 0303 SL_R3 S941.D242.O V06.00.35



Date	Transaction	Debit	Credit	Balance			
23 Aug	Direct Credit 481471 SuperChoice P/L PC190822-175919505		1,721.60	\$13,774.88 CR			
30 Aug	2022 CLOSING BALANCE			\$13,774.88 CR			
	Opening balance	-	Total debits	+	Total credits	=	Closing balance
	\$13,215.92 CR		\$7,781.90		\$8,340.86		\$13,774.88 CR

Your Credit Interest Rate Summary

Date	Balance	Standard Credit Interest Rate (p.a.)
30 Aug	\$0.00 and over	0.65%

Note. Interest rates are effective as at the date shown but are subject to change.

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 Email: info@afca.org.au
 Call: 1800 931 678, free call Monday to Friday 9am– 5pm, AEST

Rollover Benefits Statement



Personal details

Title	Mr	Residential Address	4 Bunker Street	
Family name	Giles			
Given names	Michael			
Other/previous names		Suburb	Minchinbury	
Date of birth (DD/MM/YYYY)	31/05/1977	State/territory	NSW	Postcode 2770
Gender	Male <input checked="" type="checkbox"/> Female <input type="checkbox"/>	Country	Australia	
Email	bling@mroverkill.com			
Contact phone number		Important: Under the Superannuation Industry (Supervision) Act 1993, you are not obliged to disclose your tax file number, but there might be tax consequences.		
Tax file number	Supplied			

Rollover transaction details Service Period Start Date 18 June 2021

Tax components		Preservation amounts	
Tax-free component	\$0.00	Preserved amount	\$7,375.22
KiwiSaver tax-free component	\$0.00	KiwiSaver preserved amount	\$0.00
Taxable component:		Restricted non-preserved	\$0.00
Element taxed in the fund	\$7,375.22	Unrestricted non-preserved	\$0.00
Element untaxed in the fund	\$0.00	Total Preservation amounts	\$7,375.22
Total Tax components	\$7,375.22		

From super fund details

Fund name	EISS Super
Fund phone number	1300 369 901
Membership or account number	100359341
Australian business number (ABN)	22277243559

To super fund details

Fund name	Giles Superfund
Fund phone number	
Membership or account number	
Australian business number (ABN)	35514220852
Unique superannuation identifier	

Authorised representative declaration

I declare that:

- I have prepared the statement with the information supplied by the superannuation provider
- I am authorised by the superannuation provider to give the information in the statement to the ATO
- I have received a declaration made by the superannuation provider that the information provided to me for the preparation of this statement is true and correct

Name of Authorised Representative	Date
Craig Rice	13 January 2022



**Blacktown
City Council**

Administrative Centre
62 Flushcombe Road
PO Box 63
Blacktown 2148
DX 8117

Telephone: 02 9839 6000
Facsimile: 02 9831 1961

Email: council@blacktown.nsw.gov.au

Telephone payments: 13 18 16
(24 hours 7 days a week)

ABN 18 153 831 768

**RATES AND CHARGES NOTICE
1 JUL 2021 to 30 JUN 2022**



Giles Security Custodian
4 Bunker Street
MINCHINBURY NSW 2770

008
R0_1174450

Property ID	Ward
125546	Ward 5
	Due date
	31/08/2021
Notice total	\$ 2,011.00
Amount due this quarter	\$ 505.00

Land description

15 Mawson Road, TREGEAR NSW 2770
Lot 26 DP 238598
Land Value 275,000 Date of Effect 1 Jul 2019

Any arrears shown on this notice are due
IMMEDIATELY unless subject to alternate
arrangement

Ordinary Residential General	275,000 @ Minimum Levy	989.00
Environmental Stormwater Management Charge		25.00
Waste - Domestic 140Ltr Service	1 @ 408.00	408.00
Waste - Domestic 240Ltr Service	1 @ 589.00	589.00
Notice Total		2,011.00

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Receive your rates notices via email

Register now at blacktown.enotices.com.au
with eNotices reference number:

4932F85A5S



1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
\$505.00 31/08/2021	\$502.00 30/11/2021	\$502.00 28/02/2022	\$502.00 31/05/2022

6% p.a. extra (interest) charges accrue daily
on overdue rates and charges
Deduct payments made since 05/07/2021

Your payment options



Bill code: 727255
Ref: 1255460

Telephone and internet banking - BPAY®
Contact your bank or financial institution to make
this payment from your cheque, savings or credit
card account. More info: www.bpay.com.au
@Registered to BPAY Pty Ltd ABN 69 079 137 518.

Payment online

Payment can be made on Blacktown City Council's
website at:

<https://www.blacktown.nsw.gov.au>
and click on 'Pay my Rates'

By mail

Post your cheque made payable to
Blacktown City Council along with this
section of the notice to:

PO Box 63
Blacktown NSW 2148,



Billpay code: 0280
Ref No: 1255460

Pay in-store at Australia Post, online at
auspost.com.au/postbillpay, by phone
13 18 16 or via AusPost app



*280 1255460

Direct debit

Pay your account automatically from a nominated
account.

Application forms are available at:

<https://www.blacktown.nsw.gov.au>
and click on 'Pay my Rates'

In person

Payment can be made at Blacktown City
Council's Information Centre located on
Ground Floor of Council's Administration
Centre, 62 Flushcombe Road, Blacktown

Important information to ratepayers

Liability for rates

A person who disposes of an estate or interest in land continues to be liable to pay a rate or charge levied in respect of the land if the rate or charge was levied before the estate or interest was disposed of, or after the estate or interest was disposed of but before Notice of Transfer is given to Council.

Pensioners

If you have a Pensioner Concession Card and a rebate does not show on your Rates and Charges Notice, please contact our Rates section. Should you become a pensioner after the date of this Notice a partial rebate may apply.

Postponed rates

If you live in a single dwelling on land that could be subdivided or developed, the rateable value of your land may be more than is usual for a single dwelling. If this is the case you may be able to postpone the payment of part of your rates.

Interest charges

Amounts not received by the due date are subject to daily interest charges. In cases of hardship, alternative arrangements for payment may be made, but interest charges may still apply.

Non-rateable claims

A property may be non-rateable if it is owned and used in relation to activities carried out by churches, schools, public hospitals, charities or public institutions.

Categorisation

The *Local Government Act 1993* requires all land to be categorised according to its dominant use. There are four categories: Residential, Business, Farmland and Mining. Under Section 525 of this Act, if you disagree with the category of your land, (shown on the initial Rate Notice) you may apply to Council at any time for a review, or a change to the category declared. Please contact our Rates section for the appropriate form.

If you are dissatisfied with Council's declaration of the category of your land after it has been reviewed, or the date the category of your land is to take effect, you may appeal to the Land and Environment Court within 30 days after the declaration is made, under Section 526 of the *Local Government Act 1993*.

Environmental stormwater management charge

The Environmental Stormwater Management charge is a levy for the management of the quantity and quality of stormwater that flows off land and re-use of stormwater while furthering environmental programs.

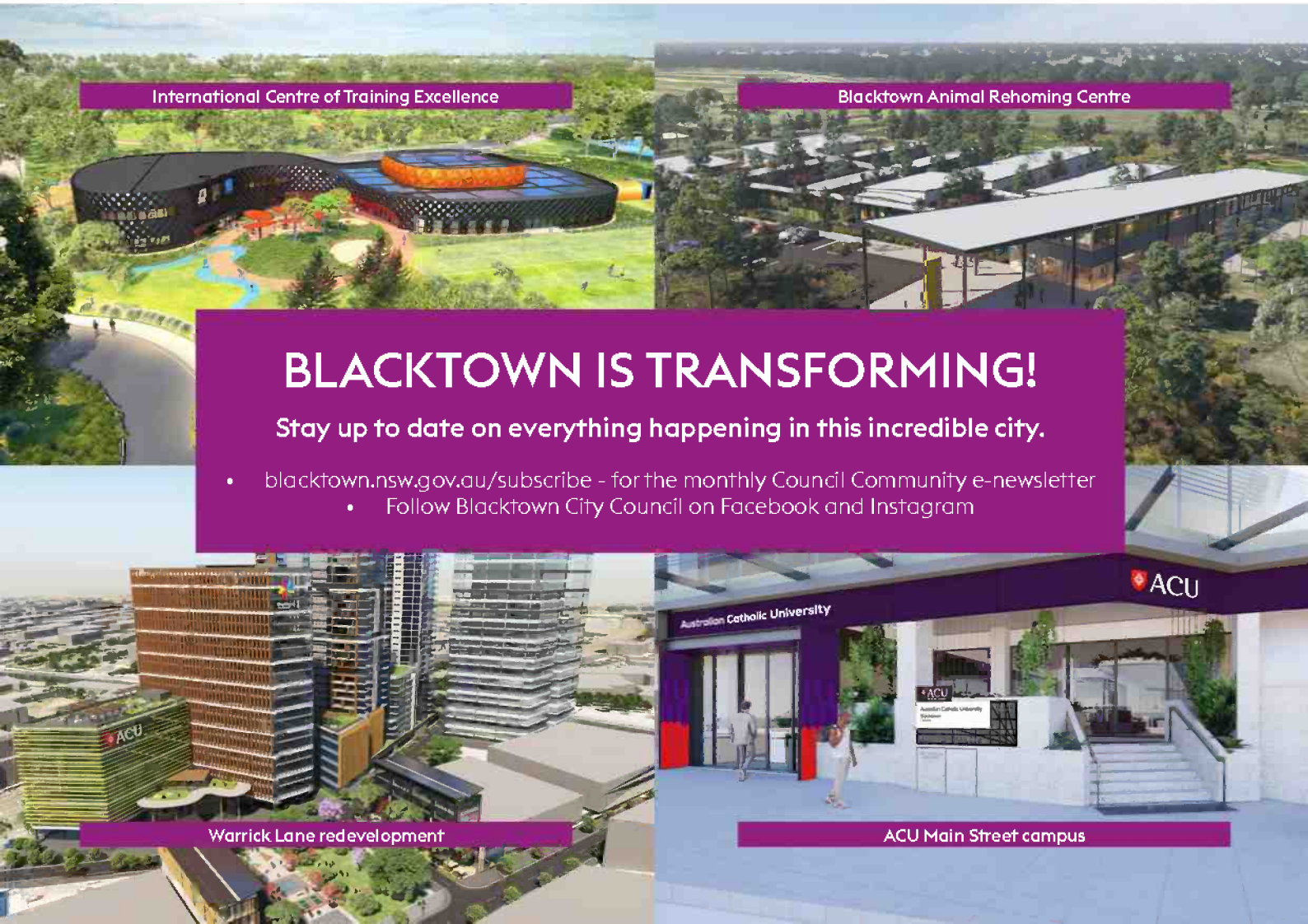
Land valuations

Every 3 years all properties in the Blacktown Local Government Area have the unimproved value of their land reviewed and re-determined by the NSW Valuer General.

Landowners seeking clarification in regards to their land valuations are encouraged to contact the NSW Valuer General.

Further enquiries

Please contact the Rates section on 9839 6000.



International Centre of Training Excellence

Blacktown Animal Rehoming Centre

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Warrick Lane redevelopment

ACU Main Street campus



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ABN 18 153 831 768

Quarterly notice

1 OCTOBER 2021 TO 31 DECEMBER 2021



Giles Security Custodian
4 Bunker Street
MINCHINBURY NSW 2770

008
R0_980320

Property ID	Ward
125546	Ward 5
Due date	
30/11/2021	

Amount due this quarter	\$
	502.00

Any arrears shown on this notice are due IMMEDIATELY unless subject to alternate arrangement

Land description

15 Mawson Road, TREGEAR NSW 2770
Lot 26 DP 238598

2nd Quarter Rates & Charges due 30/11/2021	\$502.00
3rd Quarter Rates & Charges due 28/02/2022	\$502.00
4th Quarter Rates & Charges due 31/05/2022	\$502.00

DOES NOT INCLUDE PAYMENTS & ADJUSTMENTS SINCE 7 OCTOBER 2021

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Receive your rates notices via email

Register now at blacktown.enotices.com.au
with eNotices reference number:

DF132017EZ



6% p.a. extra (interest) charges accrue daily on overdue rates and charges

Your payment options



Billcode: 727255
Ref: 1255460

Telephone and internet banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au
©Registered to BPAY Pty Ltd ABN 69 079 137 518.

Payment online

Payment can be made on Blacktown City Council's website at:

<https://www.blacktown.nsw.gov.au>
and click on 'Pay my Rates'

By mail

Post your cheque made payable to Blacktown City Council along with this section of the notice to:

PO Box 63
Blacktown NSW 2148



Post
Billpay

Billcode: 0280
Ref No: 1255460

Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app



*280 1255460

Direct debit

Pay your account automatically from a nominated account.

Application forms are available at:
<https://www.blacktown.nsw.gov.au>
and click on 'Pay my Rates'

In person

Payment can be made at Blacktown City Council's Information Centre located on Ground Floor of Council's Administration Centre, 62 Flushcombe Road, Blacktown

Blacktown City Council

Property ID: 125546

Total amount due: \$502.00

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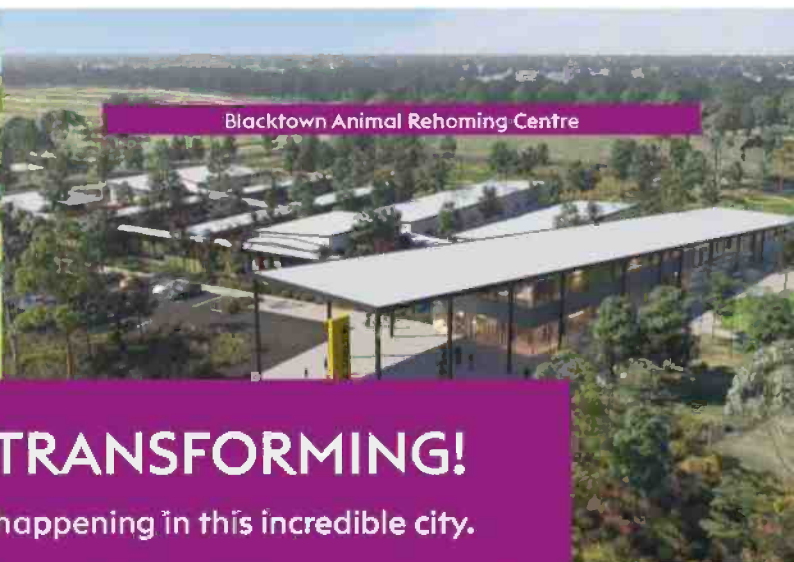
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Warrick Lane redevelopment



ACU Main Street campus



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DX 8117

Telephone: 02 9839 6000
Facsimile: 02 9831 1961

Email: council@blacktown.nsw.gov.au

Telephone payments: 13 18 16
(24 hours 7 days a week)

ABN 18 153 831 768

Quarterly notice

1 JANUARY 2022 TO 31 MARCH 2022



Giles Security Custodian
4 Bunker Street
MINCHINBURY NSW 2770

008
R0_962220

Property ID	Ward
125546	Ward 5
Due date	
28/02/2022	

Amount due this quarter	\$
	1,006.20

Any arrears shown on this notice are due IMMEDIATELY unless subject to alternate arrangement

Land description

15 Mawson Road, TREGEAR NSW 2770
Lot 26 DP 238598

Arrears Rates and Charges	\$502.00
Interest and Other Charges	\$2.20
3rd Quarter Rates & Charges due 28/02/2022	\$502.00
Rates & Charges including Arrears	\$1,006.20
4th Quarter Rates & Charges due 31/05/2022	\$502.00

DOES NOT INCLUDE PAYMENTS & ADJUSTMENTS SINCE 10 JANUARY 2022

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Receive your rates notices via email

Register now at blacktown.enotices.com.au
with eNotices reference number:

6E42B9A16T



6% p.a. extra (interest) charges accrue daily on overdue rates and charges

Your payment options



Billcode: 727255
Ref: 1255460

Telephone and internet banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au
©Registered to BPAY Pty Ltd ABN 69 079 137 518.

Payment online

Payment can be made on Blacktown City Council's website at:

<https://www.blacktown.nsw.gov.au>
and click on 'Pay my Rates'

By mail

Post your cheque made payable to Blacktown City Council along with this section of the notice to:

PO Box 63
Blacktown NSW 2148



Post
Billpay

Billcode: 0280
Ref No: 1255460

Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app



*280 1255460

Direct debit

Pay your account automatically from a nominated account.

Application forms are available at:
<https://www.blacktown.nsw.gov.au>
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In person

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Important information to ratepayers

Liability for rates

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Pensioners

If you have a Pensioner Concession Card and a rebate does not show on your Rates and Charges Notice, please contact our Rates section. Should you become a pensioner after the date of this Notice a partial rebate may apply.

Postponed rates

If you live in a single dwelling on land that could be subdivided or developed, the rateable value of your land may be more than is usual for a single dwelling. If this is the case you may be able to postpone the payment of part of your rates.

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Environmental stormwater management charge

The Environmental Stormwater Management charge is a levy for the management of the quantity and quality of stormwater that flows off land and re-use of stormwater while furthering environmental programs.

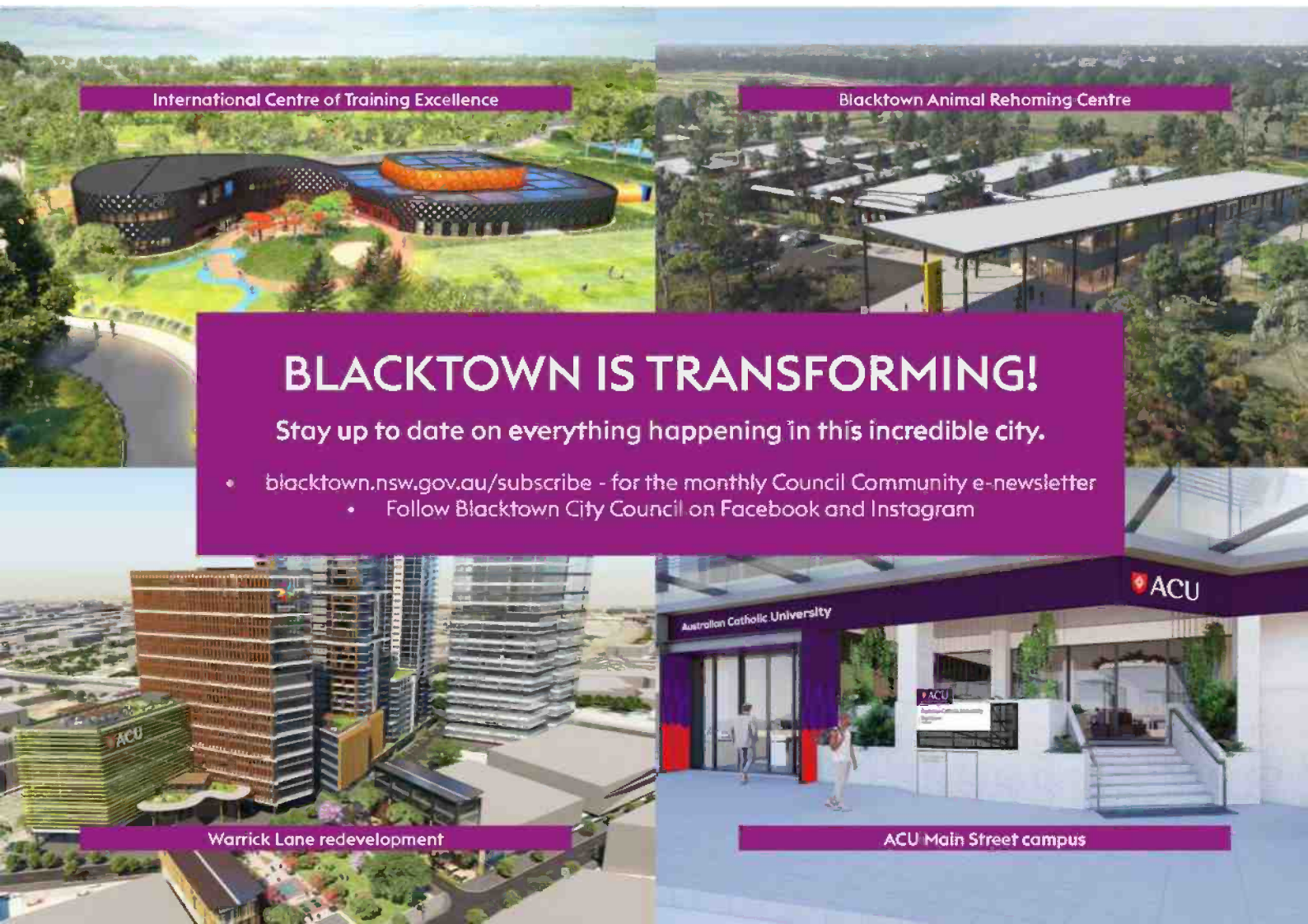
Land valuations

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Landowners seeking clarification in regards to their land valuations are encouraged to contact the NSW Valuer General.

Further enquiries

Please contact the Rates section on 9839 6000.



International Centre of Training Excellence

Blacktown Animal Rehoming Centre

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- Follow Blacktown City Council on Facebook and Instagram

Warrick Lane redevelopment

ACU Main Street campus



**Blacktown
City Council**

Administrative Centre
62 Flushcombe Road
PO Box 63
Blacktown NSW 2148
DX 8117

Telephone: 02 9839 6000
Facsimile: 02 9831 1961

Email: council@blacktown.nsw.gov.au

Telephone payments: 13 18 16
(24 hours 7 days a week)

ABN 18 153 831 768

INSTALMENT REMINDER



Giles Security Custodian
4 Bunker Street
MINCHINBURY NSW 2770

008
R0_176890

Property ID

125546

Ward

Ward 5

Land description

15 Mawson Road, TREGEAR NSW 2770
Lot 26 DP 238598

Overdue
amount



1,010.95

The rate instalment which was due on 28 February 2022 has not been received.

The amount of \$1,010.95 is now overdue and is currently attracting daily interest charges at a rate of 6% p.a. Your prompt payment of this amount would be appreciated. Should you not be in a position to pay the instalment in full please contact council's rates section on 9839-6000 to discuss alternative arrangements.

**IF PAYMENT HAS BEEN MADE ON OR BEFORE 8 MARCH 2022
PLEASE DISREGARD THIS NOTICE.**

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Receive your rates notices via email

Register now at blacktown.enotices.com.au
with eNotices reference number:

CF111D7F1Z



6% p.a. extra (interest) charges accrue daily on overdue rates and charges



Your payment options



Billers code: 727255
Ref: 1255460

Telephone and Internet banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au
®Registered to BPAY Pty Ltd ABN 69 079 137 518.



Post Billpay
Billpay code: 0280
Ref No: 1255460

Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app



*280 1255460

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By mail

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PO Box 63
Blacktown NSW 2148



In person

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Blacktown City Council

Property ID: 125546

Overdue amount: \$1,010.95

Important information to ratepayers

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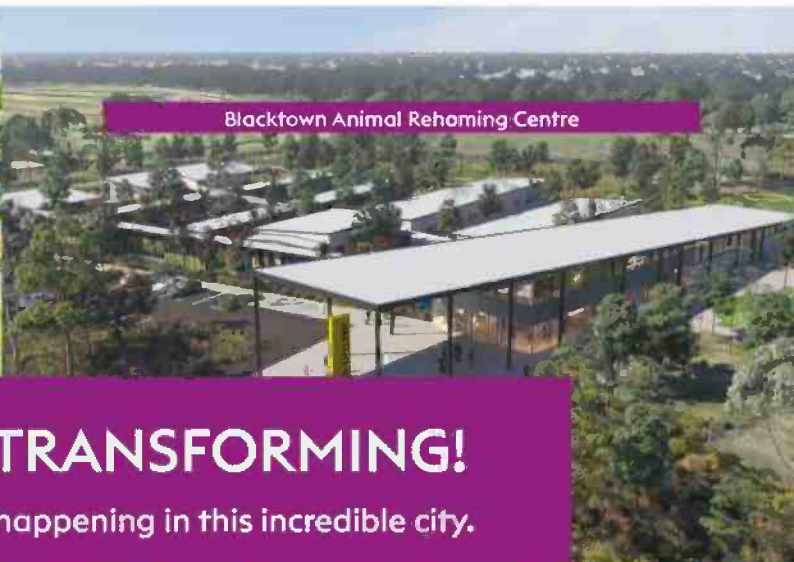
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ACU Main Street campus



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Email: council@blacktown.nsw.gov.au

Telephone payments: 13 18 16
(24 hours 7 days a week)

ABN 18 153 831 768

Quarterly notice

1 APRIL 2022 TO 30 JUNE 2022



Giles Security Custodian
4 Bunker Street
MINCHINBURY NSW 2770

008
RO_939200

Property ID	Ward
125546	Ward 5
Due date	
31/05/2022	

Amount due this quarter	\$	1,517.85
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Any arrears shown on this notice are due IMMEDIATELY unless subject to alternate arrangement

Land description

15 Mawson Road, TREGEAR NSW 2770
Lot 26 DP 238598

Arrears Rates and Charges	\$1,004.00
Interest and Other Charges	\$11.85
4th Quarter Rates & Charges due 31/05/2022	\$502.00
Rates & Charges including Arrears	\$1,517.85

DOES NOT INCLUDE PAYMENTS & ADJUSTMENTS SINCE 7 APRIL 2022

GO GREEN. GO ELECTRONIC.

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Register now at blacktown.enotices.com.au with eNotices reference number:

69A70B889F



6% p.a. extra (interest) charges accrue daily on overdue rates and charges

Your payment options



Bill code: 727255
Ref: 1255460

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BLACKTOWN CITY FESTIVAL

14 May - 29 May 2022

BLACKTOWN CITY MEDIEVAL FAYRE

21 May - 22 May 2022

OUTBACK BLACKTOWN COUNTRY MUSIC FESTIVAL

Sunday 15 May 2022

STREETS ALIVE & PARADE

Saturday 28 May

SYDNEY ZOO SOMETHING DARK IS COMING

13 MAY - 5 JUNE





Standard Form Agreement

Standard form residential tenancy agreement

Landlord copy

Schedule 1

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

20 August 2021 at St Clair NSW, Australia

between **Kiara Bates, Alexander Marson** and **Giles Security Custodian ABN 35514220852**

Landlord

Giles Security Custodian ABN 35514220852
4 Bunker St, Minchinbury NSW 2770

Tenants

Kiara Bates

Alexander Marson

Landlord's Agent Details

Lj Hooker Mount Druitt
Shop 4,254 Beames Avenue Mount Druitt
p: +61 296 771 777, e: mountdruitt@ljhooker.com.au

Tenant's Agent Details

Not Applicable

Term of Agreement

The term of this agreement is -

- 6 months
 12 months
 2 years
 3 years
 5 years
 Other (please specify)
 Periodic (No End Date)

Starting on **the 21st of August 2021** and ending on **the 20th of February 2022**

Note. For a residential tenancy agreement having a fixed term of more than 3 years, the agreement must be annexed to the form approved by the Registrar-General for registration under the Real Property Act 1900.

Residential premises

15A Mawson Rd, Tregear NSW 2770

The residential premises include:

[Include any inclusions, for example, a parking space or furniture provided. Attach additional pages if necessary.]

Carspace

Rent

The rent is **\$330.00 per week**, payable in advance starting on **the 21st of August 2021**

Note. Under section 33 of the Residential Tenancies Act 2010, a landlord, or landlord's agent, must not require a tenant to pay more than 2 weeks rent in advance under this Agreement.

The method(s) by which the rent must be paid:

a. BPAY

Biller code	4481
Customer reference number	0040578262

Note: The landlord or landlord's agent must permit the tenant to pay the rent by at least one means for which the tenant does not incur a cost (other than bank fees or other account fees usually payable for the tenant's transactions) (see clause 4.1) and that is reasonably available to the tenant.

Rental Bond

[Cross out if there is not going to be a bond]

A rental bond of **\$1320.00** must be paid by the tenant on signing this agreement. The amount of the rental bond must not be more than 4 weeks rent.

The tenant provided the rental bond amount to:

- the landlord or another person, or
 the landlord's agent, or
 NSW Fair Trading through Rental Bonds Online

Note. All rental bonds must be lodged with NSW Fair Trading. If the bond is paid to the landlord or another person, it must be deposited within 10 working days after it is paid using the Fair Trading approved form. If the bond is paid to the landlord's agent, it must be deposited within 10 working days after the end of the month in which it is paid.

Occupants

No more than 3 person(s)

No more than 3 person(s) may ordinarily live in the premises at any one time.

Urgent repairs

Nominated tradespeople for urgent repairs:

Custom

Uber Electrical, Uber Electrical
p: 0405 696 439

Custom

Same Day Hot, Water
p: 1300 721 996

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.

Water usage

Will the tenant be required to pay separately for water usage? If yes, see clauses 12 and 13.

Yes No

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: **9v**

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 clauses 50.

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

Email: mountdruitt@jhooker.com.au

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.

The Agreement

Right to occupy the premises

- 1 The landlord agrees** that the tenant has the right to occupy the residential premises during the tenancy. The residential premises include the additional things (if any) noted under '**Residential Premises**'.

Copy of agreement

- 2 The landlord agrees** to give the tenant:

- 2.1 a copy of this agreement before or when the tenant gives the signed copy of the agreement to the landlord or landlord's agent, and
- 2.2 a copy of this agreement signed by both the landlord and the tenant as soon as is reasonably practicable.

Rent

3 The tenant agrees:

- 3.1 to pay rent on time, and
- 3.2 to reimburse the landlord for the cost of replacing rent deposit books or rent cards lost by the tenant, and
- 3.3 to reimburse the landlord for the amount of any fees paid by the landlord to a bank or other authorised deposit-taking institution as a result of funds of the tenant not being available for rent payment on the due date.

4 The landlord agrees:

- 4.1 to provide the tenant with at least one means to pay rent for which the tenant does not incur a cost (other than bank fees or other account fees usually payable for the tenant's transactions) and that is reasonably available to the tenant, and
- 4.2 not to require the tenant to pay more than 2 weeks rent in advance or to pay rent for a period of the tenancy before the end of the previous period for which rent has been paid, and
- 4.3 not to require the tenant to pay rent by a cheque or other negotiable instrument that is post-dated, and
- 4.4 to accept payment of unpaid rent after the landlord has given a termination notice on the ground of failure to pay rent if the tenant has not vacated the residential premises, and
- 4.5 not to use rent paid by the tenant for the purpose of any amount payable by the tenant other than rent, and
- 4.6 to give a rent receipt to the tenant if rent is paid in person (other than by cheque), and
- 4.7 to make a rent receipt available for collection by the tenant or to post it to the residential premises or to send it by email to an email address specified in this agreement by the tenant for the service of documents of that kind if rent is paid by cheque, and
- 4.8 to keep a record of rent paid under this agreement and to provide a written statement showing the rent record for a specified period within 7 days of a request by the tenant (unless the landlord has previously provided a statement for the same period).

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

Rent increases

- 5 The landlord and the tenant agree** that the rent cannot be increased after the end of the fixed term (if any) of this agreement or under this agreement if the agreement is for a fixed term of 2 years or more, unless the landlord gives not less than 60 days written notice of the increase to the tenant. The notice must specify the increased rent and the day from which it is payable.

Note: Section 42 of the Residential Tenancies Act 2010 sets out the circumstances in which rent may be increased during the fixed term of a residential tenancy agreement. An additional term for this purpose may be included in the agreement.

- 6 The landlord and the tenant agree** that the rent may not be increased after the end of the fixed term (if any) of this agreement more than once in any 12-month period.

7 The landlord and the tenant agree:

- 7.1 that the increased rent is payable from the day specified in the notice, and
- 7.2 that the landlord may cancel or reduce the rent increase by a later notice that takes effect on the same day as the original notice, and
- 7.3 that increased rent under this agreement is not payable unless the rent is increased in accordance with this agreement and the Residential Tenancies Act 2010 or by the Civil and Administrative Tribunal.

Rent reductions

- 8 The landlord and the tenant agree** that the rent abates if the residential premises:

- 8.1 are destroyed, or become wholly or partly uninhabitable, otherwise than as a result of a breach of this agreement, or
- 8.2 cease to be lawfully usable as a residence, or
- 8.3 are compulsorily appropriated or acquired by an authority.

- 9** The landlord and the tenant may, at any time during this agreement, agree to reduce the rent payable.

Payment of council rates, land tax, water and other charges

10 The landlord agrees to pay:

- 10.1 rates, taxes or charges payable under any Act (other than charges payable by the tenant under this agreement), and
- 10.2 the installation costs and charges for initial connection to the residential premises of an electricity, water, gas, bottled gas or oil supply service, and
- 10.3 all charges for the supply of electricity, non-bottled gas or oil to the tenant at the residential premises that are not separately metered, and

Note 1. Clause 10.3 does not apply to premises located in an embedded network in certain circumstances in accordance with clauses 34 and 35 of the Residential Tenancies Regulation 2019.

Note 2. Clause 10.3 does not apply to social housing tenancy agreements in certain circumstances, in accordance with clause 36 of the Residential Tenancies Regulation 2019.

- 10.4 the costs and charges for the supply or hire of gas bottles for the supply of bottled gas at the commencement of the tenancy, and
- 10.5 all charges (other than water usage charges) in connection with a

- water supply service to separately metered residential premises, and
- 10.6 all charges in connection with a water supply service to residential premises that are not separately metered, and
- 10.7 all charges for the supply of sewerage services (other than for pump out septic services) or the supply or use of drainage services to the residential premises, and
- 10.8 all service availability charges, however described, for the supply of non-bottled gas to the residential premises if the premises are separately metered but 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
- 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
- 18.5 to make sure that all light fittings on the premises have working globes, and
- 18.6 to return to the landlord all keys, and other opening devices or similar devices, provided by the landlord.

Note: Under section 54 of the Residential Tenancies Act 2010, the vicarious liability of a tenant for damage to residential premises caused by another person is not imposed on a tenant who is the victim of a domestic violence offence, or a co-tenant who is not a relevant domestic violence offender, if the damage occurred during the commission of a domestic violence offence (within the meaning of that Act).

Landlord's general obligations for residential premises

19. The landlord agrees:

- 19.1 to make sure that the residential premises are reasonably clean and fit to live in, and

Note 1. Section 52 of the Residential Tenancies Act 2010 specifies the minimum requirements that must be met for residential premises to be fit to live in. These include that the residential premises:

- (a) are structurally sound, and
- (b) have adequate natural light or artificial lighting in each room of the premises other than a room that is intended to be used only for the purposes of storage or a garage, and
- (c) have adequate ventilation, and
- (d) are supplied with electricity or gas and have an adequate number of electricity outlet sockets or gas outlet sockets for the supply of lighting and heating to, and use of appliances in, the premises, and
- (e) have adequate plumbing and drainage, and
- (f) are connected to a water supply service or infrastructure that supplies water (including, but not limited to, a water bore or water tank) that is able to supply to the premises hot and cold water for drinking and ablution and cleaning activities, and
- (g) contain bathroom facilities, including toilet and washing facilities, that allow privacy for the user.

Note 2. Premises are structurally sound only if the floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings:

- (a) are in a reasonable state of repair, and
- (b) with respect to the floors, ceilings, walls and supporting structures—are not subject to significant dampness, and
- (c) with respect to the roof, ceilings and windows—do not allow water penetration into the premises, and
- (d) are not liable to collapse because they are rotted or otherwise defective.

- 19.2 to make sure that all light fittings on the residential premises have working light globes on the commencement of the tenancy, and
- 19.3 to keep the residential premises in a reasonable state of repair, considering the age of, the rent paid for and the prospective life of the premises, and
- 19.4 not to interfere with the supply of gas, electricity, water, telecommunications or other services to the residential premises (unless the interference is necessary to avoid danger to any person or enable maintenance or repairs to be carried out), and
- 19.5 not to hinder a tradesperson's entry to the residential premises when the tradesperson is carrying out maintenance or repairs necessary to avoid health or safety risks to any person, or to avoid a risk that the supply of gas, electricity, water, telecommunications or other services to the residential premises may be disconnected, and
- 19.6 to comply with all statutory obligations relating to the health or safety of the residential premises, and
- 19.7 that a tenant who is the victim of a domestic violence offence or a co-tenant who is under the same agreement as the victim of the domestic violence offence but is not a relevant domestic violence offender is not responsible to the landlord for any act or omission by a co-tenant that is a breach of this agreement if the act or omission constitutes or resulted in damage to the premises and occurred during the commission of a domestic violence offence.

Urgent repairs

20 The landlord agrees to pay the tenant, within 14 days after receiving written notice from the tenant, any reasonable costs (not exceeding \$1,000) that the tenant has incurred for making urgent repairs to the residential premises (of the type set out below) so long as:

- 20.1 the damage was not caused as a result of a breach of this agreement by the tenant, and
- 20.2 the tenant gives or makes a reasonable attempt to give the landlord notice of the damage, and
- 20.3 the tenant gives the landlord a reasonable opportunity to make the repairs, and
- 20.4 the tenant makes a reasonable attempt to have any appropriate tradesperson named in this agreement make the repairs, and
- 20.5 the repairs are carried out, where appropriate, by licensed or properly qualified persons, and
- 20.6 the tenant, as soon as possible, gives or tries to give the landlord written details of the repairs, including the cost and the receipts for anything the tenant pays for.

Note: The type of repairs that are "urgent repairs" are defined in the Residential Tenancies Act 2010 and are defined as follows—

- (a) a burst water service,

- (b) an appliance, fitting or fixture that uses water or is used to supply water that is broken or not functioning properly, so that a substantial amount of water is being wasted,
- (c) a blocked or broken lavatory system,
- (d) a serious roof leak,
- (e) a gas leak,
- (f) a dangerous electrical fault,
- (g) flooding or serious flood damage,
- (h) serious storm or fire damage,
- (i) a failure or breakdown of the gas, electricity or water supply to the premises,
- (j) a failure or breakdown of any essential service on the residential premises for hot water, cooking, heating, cooling or laundering,
- (k) any fault or damage that causes the premises to be unsafe or insecure.

Sale of the premises

21 The landlord agrees:

- 21.1 to give the tenant written notice that the landlord intends to sell the residential premises, at least 14 days before the premises are made available for inspection by potential purchasers, 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 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
- 32.2 to give each tenant under this agreement a copy of the key or opening device or information to open any lock or security device for the residential premises or common property to which the tenant is entitled to have access, and
- 32.3 not to charge the tenant for the cost of providing the copies except to recover the cost of replacement or additional copies, and
- 32.4 not to alter, remove or add any lock or other security device without reasonable excuse (which includes an emergency, an order of the Civil and Administrative Tribunal, termination of a co-tenancy or an apprehended violence order prohibiting a tenant or occupant from having access) or unless the tenant agrees, and
- 32.5 to give each tenant under this agreement a copy of any key or other opening device or information to open any lock or security device that the landlord changes as soon as practicable (and no later than 7 days) after the change.

33 The tenant agrees:

- 33.1 not to alter, remove or add any lock or other security device without reasonable excuse (which includes an emergency, an order of the Civil and Administrative Tribunal, termination of a co-tenancy or an apprehended violence order prohibiting a tenant or occupant from having access) or unless the landlord agrees, and
- 33.2 to give the landlord a copy of the key or opening device or information to open any lock or security device that the tenant changes within 7 days of the change.

34 A copy of a changed key or other opening device need not be given to the other party if the other party agrees not to be given a copy or the Civil and Administrative Tribunal authorises a copy not to be given or the other party is prohibited from access to the residential premises by an apprehended violence order.

Transfer of tenancy or sub-letting by tenant

35 The landlord and the tenant agree that:

- 35.1 the tenant may, with the landlord's written permission, transfer the tenant's tenancy under this agreement or sub-let the residential premises, and

- 35.2 the landlord may refuse permission (whether or not it is reasonable to do so) to the transfer of the whole of the tenancy or sub-letting the whole of the residential premises, and
- 35.3 the landlord must not unreasonably refuse permission to a transfer of part of a tenancy or a sub-letting of part of the residential premises, and
- 35.4 without limiting clause 35.3, the landlord may refuse permission to a transfer of part of the tenancy or to sub-letting part of the residential premises if the number of occupants would be more than is permitted under this agreement or any proposed tenant or sub-tenant is listed on a residential tenancy database or it would result in overcrowding of the residential premises.

Note: Clauses 35.3 and 35.4 do not apply to social housing tenancy agreements.



36 The landlord agrees not to charge for giving permission other than for the landlord's reasonable expenses in giving permission.

Change in details of landlord or landlord's agent

37 The landlord agrees:

- 37.1 if the name and telephone number or contact details of the landlord change, to give the tenant notice in writing of the change within 14 days, and
- 37.2 if the address of the landlord changes (and the landlord does not have an agent), to give the tenant notice in writing of the change within 14 days, and
- 37.3 if the name, telephone number or business address of the landlord's agent changes or the landlord appoints an agent, to give the tenant notice in writing of the change or the agent's name, telephone number and business address, as appropriate, within 14 days, and
- 37.4 if the landlord or landlord's agent is a corporation and the name or business address of the corporation changes, to give the tenant notice in writing of the change within 14 days.
- 37.5 if the State, Territory or country in which the landlord ordinarily resides changes, to give the tenant notice in writing of the change within 14 days.

Copy of certain by-laws to be provided

Initialled by Kiara Bates the 20th of August 2021 	Initialled by Alexander Marson the 20th of August 2021 
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[Cross out if not applicable]

38 The landlord agrees to give to the tenant, before the tenant enters into this agreement, a copy of the by-laws applying to the residential premises if they are premises under the Strata Schemes Management Act 2015.

39 The landlord agrees to give to the tenant, within 7 days of entering into this agreement, a copy of the by-laws applying to the residential premises if they are premises under the Strata Schemes Development Act 2015, the Community Land Development Act 1989 or the Community Land Management Act 1989.

Mitigation of loss

- 40** The rules of law relating to mitigation of loss or damage on breach of a contract apply to a breach of this agreement. (For example, if the tenant breaches this agreement, the landlord will not be able to claim damages for loss which could have been avoided by reasonable effort by the landlord.)

Rental bond

[Cross out this clause if no rental bond is payable]

- 41 The landlord agrees** that, where the landlord or the landlord's agent applies to the Rental Bond Board or the Civil and Administrative Tribunal for payment of the whole or part of the rental bond to the landlord, the landlord or the landlord's agent will provide the tenant with:

- 41.1** details of the amount claimed, and
- 41.2** copies of any quotations, accounts and receipts that are relevant to the claim, and
- 41.3** a copy of a completed condition report about the residential premises at the end of the residential tenancy agreement.

Smoke alarms

- 42 The landlord agrees to:**

- 42.1** ensure that smoke alarms are installed in accordance with the Environmental Planning and Assessment Act 1979 if that Act requires them to be installed in the premises and are functioning in accordance with the regulations under that Act, and
- 42.2** conduct an annual check of all smoke alarms installed on the residential premises to ensure that the smoke alarms are functioning, and
- 42.3** install or replace, or engage a person to install or replace, all removable batteries in all smoke alarms installed on the residential premises annually, except for smoke alarms that have a removable lithium battery, and
- 42.4** install or replace, or engage a person to install or replace, a removable lithium battery in a smoke alarm in the period specified by the manufacturer of the smoke alarm, and
- 42.5** engage an authorised electrician to repair or replace a hardwired smoke alarm, 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 the 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]

Initialled by Kiara Bates the 20th of August 2021 	Initialled by Alexander Marson the 20th of August 2021 
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- 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 LFAL 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 LFAL 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,
- 51.2 3 weeks rent if 25% or more but less than 50% of the fixed term has expired,
- 51.3 2 weeks rent if 50% or more but less than 75% of the fixed term has expired,
- 51.4 1 week's rent if 75% or more of the fixed term has expired.

This clause does not apply if the tenant terminates a fixed term residential tenancy agreement for a fixed term of more than 3 years or if the tenant terminates a residential tenancy agreement early for a reason that is permitted under the Residential Tenancies Act 2010.

Note. Permitted reasons for early termination include destruction of residential premises, breach of the agreement by the landlord and an offer of social housing or a place in an aged care facility, and being in circumstances of domestic violence. Section 107 of the Residential Tenancies Act 2010 regulates the rights of the landlord and tenant under this clause.

52 The landlord agrees: that the compensation payable by the tenant for ending the residential tenancy agreement before the end of the fixed term of not more than 3 years is limited to the amount specified in clause 51 and any occupation fee payable under the Residential Tenancies Act 2010 for goods left on the residential premises.

Note. Section 107 of the Residential Tenancies Act 2010 also regulates the rights of landlords and tenants for a residential tenancy agreement with a fixed term of more than 3 years.

Additional Terms

Initialed by Kiara Bates
the 20th of August 2021



Initialed by Alexander
Marson
the 20th of August 2021



[Additional terms may be included in this agreement if:

- both the landlord and tenant agree to the terms, and
- they do not conflict with the Residential Tenancies Act 2010, the Residential Tenancies Regulation 2019 or any other Act, and
- they do not conflict with the standard terms of this agreement.

ANY ADDITIONAL TERMS ARE NOT REQUIRED BY LAW AND ARE NEGOTIABLE.]

Additional term – pets

[Cross out this clause if not applicable]

Initialed by Kiara Bates
the 20th of August 2021



Initialed by Alexander
Marson
the 20th of August 2021



- 53** ~~The landlord agrees that the tenant may keep the following animal on the residential premises~~
~~[specify the breed, size etc:]~~
- 54** ~~The tenant agrees:~~
- ~~to supervise and keep the animal within the premises, and~~
 - ~~to ensure that the animal does not cause a nuisance, or breach the reasonable peace, comfort or privacy of neighbours, and~~
 - ~~to ensure that the animal is registered and micro-chipped if required under law, and~~
 - ~~to comply with any council requirements.~~
- 55** ~~The tenant agrees to have the carpet professionally cleaned or to pay the cost of having the carpet professionally cleaned at the end of the tenancy if cleaning is required because an animal has been kept on the residential premises during the tenancy.~~
- 56** The tenant agrees not to keep animals on the residential premises without obtaining the landlord's consent.

Additional term - Rent increases during the fixed term

- 57** If the details in this clause 57 have been completed, then the parties agree to increase rent during the fixed term of the agreement as follows
- 57.1 on ___/___/___, rent is to be increased to \$___ per ___.
- 58** If the details in this clause 58 have been completed, then the parties agree to increase rent during the fixed term of the agreement using the following method: [insert method of calculation]

[For a Fixed Term of less than 2 years]

Note: The rent payable under a fixed term agreement for a fixed term of less than 2 years must not be increased during the fixed term unless the agreement specifies the increased rent or the method of calculating the increase.

[For a Fixed Term of 2 years or more]

Note: The rent payable under a residential tenancy agreement may be

increased only if the tenant is given written notice by the landlord or the landlord's agent specifying the increased rent and the day from which it is payable, and the notice is given at least 60 days before the increased rent is payable. Notice of a rent increase must be given by a landlord or landlord's agent even if details of the rent increase are set out in the residential tenancy agreement.

The rent payable under a fixed term agreement for a fixed term of 2 years or more must not be increased more than once in any period of 12 months and may be increased whether or not the agreement specifies the increased rent or the method of calculating the increase.

Additional term - No set off

- 59** Without the written approval of the landlord, **the tenant must not** set off or seek to set off the rental bond against any rent or other monies payable by the tenant to the landlord.

Additional term - Smoking

- 60** **The tenant must** not smoke or allow others to smoke in the premises.
- 61** If the tenant smokes or allows others to smoke outside the premises, the tenant must ensure that all cigarette butts are properly disposed and not left on the ground.
- 62** If the tenant smokes or allows others to smoke inside the premises in breach of clause 60, upon termination of this agreement, the tenant will be responsible for the cost of professionally cleaning all surfaces, floors and windows of the premises.

Additional term - Tenancy Databases

- 63** The landlord may list the tenant's personal information in a residential tenancy database if:
- the tenant was named as a tenant in this agreement that has terminated or the tenant's co-tenancy was terminated;
 - the tenant breached this agreement;
 - because of the breach, the tenant owes the landlord an amount that is more than the rental bond for this agreement or the Tribunal has made a termination order; and
 - the personal information identifies the nature of the breach and is accurate, complete and unambiguous.

Additional term - Condition Report

- 64** If a condition report, signed by both the tenant and the landlord, is included with or annexed to this agreement, **the parties agree** that:
- it forms part of this agreement; and
 - it represents a true and accurate statement of the state of repair and condition of the residential premises as at the date of the condition report.
- 65** If the landlord or the landlord's agent provides a condition report, signed by the landlord to the tenant and the tenant does not return a copy of the condition report, signed by the tenant, within 7 days of taking possession of the premises, then the condition report signed by the landlord is deemed to:
- form part of this agreement; and
 - represent a true and accurate statement of the state of repair and condition of the residential premises as at the date of the condition report.

Additional term - Previous Condition Report

Initialed by Kiara Bates
the 20th of August 2021



Initialed by Alexander
Marson
the 20th of August 2021



66 the parties agree that the condition report dated **20 August 2021** and carried out to record the state of repair and condition of the residential premises under a previous residential tenancy agreement between the landlord and the tenant, forms part of this agreement.

Additional term - Health Issues

67 The tenant must

- 67.1 routinely clean the premises to avoid any mould, mildew or damp build-up;
- 67.2 ensure that exhaust fans are turned on and windows are opened when the relevant rooms in the premises are in use, e.g. bathrooms, to minimise condensation;
- 67.3 ensure that the premises are free of any pests and vermin; and
- 67.4 promptly notify the landlord or the landlord's agent if there are any signs of mould, mildew, dampness, pests or vermin in the premises.

Additional term - Telecommunication Facilities

68 The Landlord does not warrant or make any representation that there are lines of connection to telephone, internet and cable or analogue telephone or television services.

Additional term - Repairs

- 69** The tenant may not request the landlord to carry out non-urgent repairs at the premises on times other than between 9am to 5pm on business days.
- 70** If the landlord has, acting reasonably, requested the tenant to provide access to the premises for the purpose of repairs, the tenant is liable for any call out fees incurred by the landlord as a result of the tenant failing to provide access to the premises for any reason at the specified time and date.

Additional term - Procedure on Termination

- 71** Upon termination of this agreement, **the tenant must** vacate the premises in a peaceful manner and return all keys, security cards and other opening devices to the landlord or the landlord's agent.
- 72** If the tenant fails to comply with clause 71, **the tenant must** continue to pay rent to the landlord, at the amount payable immediately prior to termination of this agreement until:
- 72.1 all the keys, security cards and other opening devices are returned to the landlord or the landlord's agent; or
 - 72.2 the landlord or the landlord's agent has replaced/changed the locks to the premises and the landlord is able to gain access to the premises.
- 73** The tenant is liable, and must compensate the landlord, for the costs incurred by the landlord in replacing/changing the locks under clause 72.2.
- 74** The landlord may apply to the Civil and Administration Tribunal (NCAT) for an order to recover:
- 74.1 the rent payable by the tenant for the period from the date of termination to the date the landlord gains access to the premises; and

74.2 the costs incurred by the landlord in replacing/changing the locks under clause 72.2.

Additional term - Dishonoured Payments

75 If any payment by the tenant to the landlord is dishonoured upon presentation to a financial institution, then **the tenant is liable** to pay a \$30 dishonour fee to the landlord. The tenant must pay the dishonour fee within 7 days' notice from the landlord notifying the tenant of the dishonoured payment.

Additional term - Gardens

76 The tenant is responsible for regularly maintaining the yard and gardens on the premises (including regular mowing, edging, pruning and weeding) during the tenancy period. **The tenant agrees** to keep the yard and gardens on the premises in good condition (having regard to the condition report) during the tenancy period, fair wear and tear excluded.

Additional term - care of swimming pool

- 77** If there is a swimming pool located on the premises, **the tenant must:**
- 77.1 ~~keep the swimming pool clean and regularly sweep up any leaves or other debris which have fallen into the swimming pool;~~
 - 77.2 ~~regularly clean the sides of the swimming pool to minimise build-up of slime and other residue;~~
 - 77.3 ~~regularly clean the pool filters and empty out the leaf baskets;~~
 - 77.4 ~~maintain the cleanliness and clarity of the water to a standard set by the landlord (acting reasonably) by testing the pool water monthly and treating, at the tenant's cost, the pool with the necessary chemicals, if required;~~
 - 77.5 ~~maintain the water level above the filter inlet at all times;~~
 - 77.6 ~~promptly notify the landlord or the landlord's agent of any issues with the pool or pool equipment;~~
 - 77.7 ~~ensure that all doors and gates providing access to the swimming pool are kept securely closed at all times when they are not in actual use;~~
 - 77.8 ~~not leave any items near the swimming pool or the safety door/gate which would allow a child to gain access to the swimming pool; and~~
 - 77.9 ~~take all reasonable steps to ensure no unaccompanied child can gain access to the pool area.~~

Additional term - electronic signatures

- 78** Any notice given electronically under this agreement must comply with sections 8 and 9 of the Electronic Transactions Act 2000 (NSW), as applicable.
- 79** Any signature given electronically under this agreement must comply with section 9 of the Electronic Transactions Act 2000 (NSW),

Additional term - Asbestos

80 The parties **acknowledge** that the premises may contain asbestos or asbestos containing materials and **the tenant must** promptly notify the landlord or the landlord's agent in writing, if any surface and/or material at the premises suspected of containing asbestos, is disturbed or damaged in any way.

Additional term - Consent to publish photographs of residential premises

- 81** The tenant consents to the landlord or landlord's agent publishing any photograph or visual recording made of the interior of the residential premises in which any of the tenant's possessions are visible.
- 82** The tenant's consent does not apply to photographs or visual recordings taken by the landlord or landlord's agent without first providing the tenant with reasonable notice.

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 the 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.

THE LANDLORD AND THE TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Note. Section 9 of the Electronic Transactions Act 2000 allows for agreements to be signed electronically in NSW if the parties consent. If an electronic signature is used then it must comply with Division 2 of Part 2 of the Electronic Transactions Act 2000.

SIGNED BY THE LANDLORD

Landlord's agent
Deniz Sagin
the 20th of August 2021



LANDLORD INFORMATION STATEMENT

The landlord acknowledges that, at or before the time of signing this residential tenancy agreement, the landlord has read and understood the contents of an information statement published by NSW Fair Trading that sets out the landlord's rights and obligations.

Landlord's agent
Deniz Sagin
the 20th of August 2021



SIGNED BY THE TENANT

Tenant #1
Kiara Bates
the 20th of August 2021

Tenant #2
Alexander Marson
the 20th of August 2021



TENANT INFORMATION STATEMENT

The tenant acknowledges that, at or before the time of signing this residential tenancy agreement, the tenant was given a copy of an information statement published by NSW Fair Trading.

Tenant #1

Kiara Bates
the 20th of August 2021

Tenant #2

Alexander Marson
the 20th of August 2021



For information about your rights and obligations as a landlord or tenant, contact:

- (a) NSW Fair Trading on 13 32 20 or www.fairtrading.nsw.gov.au, or
- (b) Law Access NSW on 1300 888 529 or www.lawaccess.nsw.gov.au, or
- (c) your local Tenants Advice and Advocacy Service at www.tenants.org.au.

Confirmations

Tenant

I confirm I am the named tenant on this agreement as identified by documents provided to Lj Hooker Mount Drutt. This signature is my own, and I also confirm I agree to sign my Residential Tenancy Agreement in this electronic format.

Agreed by Kiara Bates

Agreed by Alexander Marson

Superannuation Trust Deed for a Self-Managed Fund

Giles Superfund

The Trustee named in the Schedule
and

The Members named in the Schedule

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Superannuation Trust Deed For A Self-Managed Fund

BETWEEN

THE TRUSTEE NAMED IN SCHEDULE 2

(Trustee)

AND

THE MEMBERS NAMED IN SCHEDULE 2

(Members)

Background

- A. The Members wish to establish the Fund and have requested the Trustee to act as trustee of the Fund.
- B. The Trustee has agreed to act as trustee of the Fund.
- C. The Members have agreed to be the first members of the Fund.
- D. The Fund is to be an indefinitely continuing self-managed superannuation fund under the SIS Act.
- E. The parties have entered into this Deed to give effect to their common intentions.

THIS DEED WITNESSES

1. Definitions

In this Deed, unless expressed or implied to the contrary:

Annuity means what it means under Superannuation law.

Approved benefit arrangement means an arrangement into which or from which assets of the Fund can be transferred without a breach of Superannuation law. It includes a roll over fund, a complying superannuation fund, an approved deposit fund and an annuity arrangement.

Approved deposit fund means a fund which is a complying ADF under section 995-1 of the Tax Act.

Amount standing to the credit in relation to an accumulation account, includes an amount the Trustee decides to pay to that account from the equalisation account (if any).

Assets means the cash, investments and other property of the Fund held by the Trustee on the trusts established by or under this Deed, including:

- (a) any amount standing to the credit of the Fund on or after the date when this Deed commences;
- (b) contributions made by a Member;
- (c) contributions made by an employer;
- (d) contributions allowed by this Deed that are made by another person as permitted by superannuation law;

- (e) interest, dividends, distributions, profits and other benefits of any kind arising from investments and accumulation of income;
- (f) the proceeds of any annuity or insurance policy effected by the Trustee;
- (g) the value of any annuity or insurance policy effected by the Trustee;
- (h) money, investments and other property received by the Trustee as a roll over payment; and
- (i) shortfall components and financial assistance received by the Trustee.

Beneficiary means a person immediately and absolutely entitled to a benefit under this Deed in respect of a Member. It does not include a Member except where that Member is immediately and absolutely entitled to a benefit under this Deed in respect of another Member.

Benefit means an amount payable out of the Fund to or in respect of a Member or beneficiary.

Benefit entitlement means an amount in the Fund which may become payable to a Member, dependant or beneficiary, but to which that person has not become absolutely entitled. It includes a contingent right to payment.

Binding death benefit notice means a notice given by a Member or beneficiary to the Trustee in accordance with regulation 6.17A of the SIS Regulations and with this Deed.

Business day means Monday to Friday excluding public holidays in Victoria.

Business hours means between 9:00 am and 5:00 pm on a Business day.

Commutation authority means a commutation authority issued under Subdivision 136-B of Schedule 1 to the Tax Administration Act.

Complying superannuation fund means a complying superannuation fund under Superannuation law.

Contributions means gross contributions made to the Fund (before any tax which the Fund may be required to pay in respect of that contribution) in accordance with this Deed.

Corporation means a constitutional corporation under Superannuation law.

Death benefit agreement means all, or that part of, an agreement describing the Trustee's obligations concerning the payment of benefits on a Member's death which:

- (a) directs the Trustee to pay the benefits to a person to whom those benefits may be paid in accordance with superannuation law;
- (b) has been executed by the Trustee and
- (c) the Member; and has not later been
 - (i) terminated by the Member; or
 - (ii) replaced by a separate death benefit agreement with the agreement of the Trustee and the Member.

Deed means this deed executed by the Trustee and the Members.

Dependant has the same meaning as in section 10 of the SIS Act.

Doctor means a registered medical practitioner.

Eligible roll over fund means what it means in Part 24 of the SIS Act.

Employment termination payment means the same as it means in the Tax Act.

Employee means a person who is an eligible person under superannuation law for the purpose of an employer making contributions in order to avoid a liability for the superannuation guarantee charge under the Superannuation Guarantee (Administration) Act 1992 (Cth).

Employer means what it means under Superannuation law.

Employment relationship – an employment relationship exists between 2 persons if any of the following applies:

- (a) one person is an employee of the other within the ordinary meaning of that term, or within the meaning of section 15A of the SIS Act, or is taken to be an employee under superannuation law;
- (b) one person is the Trustee of a trust of which the other person, or a relative of the other person, is a beneficiary;
- (c) one person is a member of a partnership in which the other person, or a relative of the other person, is either a partner or a director of a body corporate that is a partner; or
- (d) one person is a member of a partnership in which the other person, or a relative of the other person, is a beneficiary of a trust, the Trustee of which is a partner.

However, an employment relationship does not exist between 2 persons if superannuation law has the contrary effect.

Excess contributions means contributions by or on behalf of a Member which exceed the annual cap amounts for concessional contributions and non-concessional contributions as defined in the Tax Act.

Expenses of the Fund means the expenses for which the Trustee is entitled to be reimbursed under this Deed.

Family Law Act means the *Family Law Act 1975* (Cth).

Fund means the fund established by this Deed, the name of which is set out in Schedule 2.

Fund earning rate means the positive or negative earning rate the Trustee determines after taking account of any provision or reserve for future contingencies.

Fund establishment date means the date specified in Schedule 2.

Fund year means the 12-month period ending on 30 June or a substitute date decided on by the Trustee. At the beginning of the trust, and at the end of the trust, it means the lesser period ending on that date, or commencing on the following day.

Gainful employment means what it means under superannuation law. It includes gainful employment on a full-time basis and gainful employment on a part-time basis.

Insurance policy means an insurance policy effected on the life of the Member or a beneficiary of the Member, or in respect of the Member's or beneficiary's illness, accident or disablement.

Interdependency relationship has the same meaning as in the SIS Act.

Levy means a levy payable by the Fund under superannuation law.

Member means an Initial Member or a person who has been admitted as a Member of the Fund in accordance with the Deed, and **Members** has a corresponding meaning.

Member Application Form means a form acceptable to the Trustee by which a person may apply to become a member of the Fund, including the form set out in Schedule 3.

Non-binding nomination form means a notice given by a Member or beneficiary to the Trustee nominating one or more dependants of that person who are to receive some or all of the benefits payable on the Member's or beneficiary's death, but which form does not meet the requirements of regulation 6.17A of the SIS Regulations.

Non-Member spouse means a person who is:

- (a) a spouse or former spouse of a Member; or
- (b) a Non-Member Spouse within the meaning of that term under Part VIII B of the Family Law Act.

Non-preserved amount means an amount (including a roll over payment) that is payable to or in respect of a Member that is not subject to cashing restrictions under superannuation law at the time of payment.

Normal retirement age means 65 or another age that is at least 55 (or, if the Trustee is not a Corporation, 60) that is accepted by superannuation law and is agreed by the Trustee.

Payment flag means an agreement or court order referred to in clause 12.2.

Payment split means a payment split under Part VIII B of the Family Law Act.

Pension account means a pension account established under clause 8.3.

Pension age means what it means under superannuation law.

Pension dependant means a dependant of a Member to whom a pension may be paid on the Member's death, as defined by regulation 6.21(2A) of the SIS Regulations.

Preservation age has the same meaning as in regulation 6.01 of the SIS Regulations.

Preserved benefit has the same meaning as preserved payment benefit.

Preserved payment means a payment made to the Fund which is required to be preserved under superannuation law if the Fund is to be a complying superannuation fund.

Preserved payment benefit means a benefit arising from a preserved payment.

Regulator means the particular Commonwealth body responsible for the administration of the relevant aspect of superannuation. It may be the Australian Taxation Office, the Australian Prudential Regulation Authority, the Australian Securities and Investments Commission or some other body.

Relative for the purpose of the definition of 'employment relationship' and for the purpose of eligibility to be a Trustee or director of the Trustee, means each of the following in respect of a person:

- (a) a parent, grandparent, child, grandchild, sibling, uncle, aunt, great aunt, great uncle, nephew, niece, first cousin or second cousin of the person;
- (b) another person who has any such relationship to the person by reason of adoption or re- marriage; and
- (c) the spouse or former spouse of the person or of any of the persons listed in the sub- paragraphs (a) and (b).

For any other purpose, **Relative** means each of the following in respect of a person:

- (d) the parent, grandparent, brother, sister, uncle, aunt, nephew, niece, lineal descendant or adopted child of the person or of the spouse of the person; and
- (e) the spouse of the person or of any person listed in sub-paragraph (d).

Release Authority means a written authority or direction given to the Trustee to release funds, given by the Member or the Commissioner of Taxation, and which the Trustee is required to comply with under Superannuation law (including where the purpose is a permissible condition of release under the SIS Regulations).

Retires in relation to employment, means retirement under regulation 6.01(7) of the SIS Regulations.

Reversionary beneficiary means an eligible dependant for the purpose of superannuation law, including a Pension Dependand, nominated by a pensioner as his or her residuary beneficiary.

Roll over payment includes a transitional employment termination payment or an employment termination payment made or received by the Trustee in accordance with superannuation law and an eligible benefit payment rolled out of or in to a complying superannuation fund.

RSA Regulations means the regulations made under the *Retirement Savings Account Act 1997* (Cth).

Securities includes fully paid and partly paid shares, fully paid and partly paid stocks, debentures, notes, bonds, mortgages, options and other similar securities. Neither security nor registration is required.

Self-managed superannuation fund has the same meaning as in section 17A of the SIS Act.

Shortfall component means what it means in section 64 of the Superannuation Guarantee (*Administration*) Act 1992 (Cth) and regulations made under that Act.

SIS Act means the *Superannuation Industry (Supervision) Act 1993* (Cth).

SIS Regulations means the *Superannuation Industry (Supervision) Regulations 1994* (Cth).

Spouse means a person legally married to the Member at any time; and a person who is not legally married to the Member, but who, in the Trustee's opinion, lives or lived with the Member on a bona fide domestic basis as the partner of that Member. If there are 2 or more persons who are spouses within this definition, 'spouse' means that person or those persons whom the Trustee decides to treat as the spouse or spouses.

Superannuation law means any law of the Commonwealth of Australia including the *Corporations Act 2001* and the *Social Security Act 1991* (Cth), which deals with any aspect of superannuation or taxation in relation to superannuation, or any lawful requirement in relation to the Fund by the Commissioner of Taxation, the Australian Taxation Office, APRA, ASIC or any other body that has responsibility in connection with the regulation of superannuation. It includes changes to any superannuation law after the date of this Deed. It also includes any proposed law or lawful requirement that the Trustee believes may have retrospective effect.

Tax includes any form of taxation, surcharge, levy, duty or other government charge that the Trustee is required to pay out of the Fund, or a Member, former Member or beneficiary is required to pay.

Tax Act means the Tax Act 1936 and the Tax Act 1997.

Tax Act 1936 means the *Income Tax Assessment Act 1936* (Cth).

Tax Act 1997 means the *Income Tax Assessment Act 1997* (Cth).

Tax Administration Act means the *Tax Administration Act 1953* (Cth).

Temporary total disablement means what it means in the relevant insurance policy effected by the Trustee. If there is no such policy, it means total physical or mental disablement that is not total and permanent disablement that makes the relevant Member incapable of continuing in the gainful employment that the Member was in immediately before the incapacity.

Total permanent disablement means what it means in the relevant insurance policy effected by the Trustee. If there is no such policy, it means such total physical or mental disablement that the Trustee is reasonably satisfied that the relevant Member is unlikely ever again to be able to engage in gainful employment for which the Member is reasonably qualified by education, training or experience.

Transfer Balance has the same meaning as in section 995-1(1) of the Tax Act.

Transfer Balance Cap has the same meaning as in section 995-1(1) of the Tax Act.

Transfer determination means an excess transfer balance determination issued under Subdivision 136-A of Schedule 1 to the Tax Administration Act.

Transition to retirement pension means a pension to be paid by the Fund under superannuation law, paid as a transition to retirement pension under the conditions set out in Regulation 6.01(2) of the SIS Regulations

Transitional employment termination payment means what it means in section 82-130 of the Tax Act 1997.

Trustee means the Trustee or the Trustees of the Fund from time to time.

Unclaimed benefits mean benefits described as 'unclaimed money' under Superannuation law.

Unrestricted non-preserved benefit means what it means under Superannuation law.

Withdrawal benefit means the minimum benefit that must be paid to a Member on withdrawal from the Fund under superannuation law. To the extent that a Member's contributions have been applied towards

an endowment or whole of life policy, the Member's withdrawal benefit is the surrender value of that policy.

2. Fund establishment

2.1 Establishment and purpose of the Fund

2.1.1 The Trustee and the Members hereby establish the Fund as a self-managed superannuation fund under the SIS Act by executing this Deed and with effect from the Fund establishment date. It is an indefinitely continuing superannuation fund.

2.1.2 Where the Trustees are individuals, the sole or primary purpose of the fund is to provide old age pensions to the Members on their retirement. Where the Trustee is a Corporation, the sole or primary purpose of the fund is to provide old age pensions and other benefits to the Members on their retirement.

2.2. Trustee of the Fund and decisions

2.2.1 The initial Trustee is named in Schedule 2 of this Deed. The Trustee accepts the appointment. The Fund is vested in the Trustee. No other person (including a Member) has any legal or beneficial interest in any asset of the Fund except to the extent expressly stated elsewhere in this Deed. The Trustee must manage the Fund in accordance with this Deed.

2.2.2 Subject to clause 2.2.3, if there is more than one Trustee they must act jointly.

2.2.3 Where the Trustees are individuals, any Trustee may call a meeting of Trustees by providing 7 days' written notice to each of the other Trustees at their address listed in Schedule 2 (or to any other address of a Trustee if that Trustee has informed each of the other Trustees of the other address). The following rules apply to any such meeting:

- (a) Unless agreed to by all the Trustees, the meeting may only be within business hours;
- (b) A Trustee may attend the meeting by phone;
- (c) A quorum for the meeting will be all the Trustees, and if all the Trustees are not in attendance within 15 minutes after the scheduled time the meeting will be adjourned for 5 business days, to be held at the same time of day (adjourned meeting);
- (d) At the adjourned meeting, the quorum of Trustees will be those Trustees in attendance; and
- (e) At any meeting, if the Trustees are unable to reach a decision unanimously or by majority then decisions will be made by poll, with each Trustee having the number of votes equal to the nearest dollar figure (rounded up) representing the value of the benefits of the Member whom that Trustee represents.

2.2.4 Where the Trustee is a Corporation, the Trustee may only make decisions under this Deed in the manner set out in the Trustee's constitution.

2.3. Deed subject to superannuation law

2.3.1 This Deed is to be interpreted so as to comply with superannuation law. In particular, it is to be construed so that the Fund it establishes qualifies as a self-managed superannuation fund under superannuation law and so that it qualifies for, and payments from it qualify for, all available concessional tax treatment under the Tax Act. To the extent that anything in this Deed is inconsistent with superannuation law, or precludes any available concessional tax treatment under the Tax Act – including in respect of a payment made under this deed, it is to be severed from the Deed. Any obligation or requirement either imposed by superannuation law in respect of the Fund established by this Deed, or required to be included to ensure all available concessional tax treatment under the Tax Act – including in respect of any payment made from the fund - that is not expressed in this Deed is nonetheless to be regarded as incorporated in it by reference.

2.3.2 The Trustee must not do or fail to do anything as Trustee of the Fund that would result in either of the following:

- (a) A breach of law, including superannuation law; or

- (b) The Fund ceasing to qualify as a self-managed fund under superannuation law or to qualify for, all available concessional tax treatment under the Tax Act.

3. Membership

3.1 Initial Members

- 3.1.1 The initial Members of the Fund are named in Schedule 2 and the Trustee agrees that they have completed all formalities necessary for their admission as Members.
- 3.1.2 The initial Members of the Fund agree to be bound by this Deed.

3.2 Additional Members

- 3.2.1 The Trustee may appoint a person as an additional Member of the Fund if he or she has completed and signed a Member application form, or if the Trustee has otherwise accepted the person as a Member.
- 3.2.2 If the Trustee is a Corporation, then the additional Member agrees to do all things necessary to become a director of the Trustee including by providing an executed consent to act in the required form and such other documents as are required by superannuation law.
- 3.2.3 If the Trustees are individuals, the additional Member must become a Trustee and must provide an executed form of consent and such other executed documents as are required by superannuation law for that purpose. This must occur when the person becomes a Member, unless the additional Member is unable to become a Trustee or director of a Trustee under superannuation law.
- 3.2.4 On written request by the Trustee, a Member or applicant for Membership of the Fund must supply the Trustee with information that the Trustee thinks necessary for any purpose. This extends to submitting to a medical examination by a doctor who is acceptable to the Trustee.
- 3.2.5 If a Member fails to do so, the Trustee may refuse to accept further contributions in respect of that Member may decline to accept the applicant as a Member.
- 3.2.6 Subject to clause 3.7, the Trustee must not accept a person as an additional Member of the Fund unless each of the following conditions is met:
- (a) The total number of Members would be no more than 4;
 - (b) The person is not disqualified from being a Trustee or a director of the Trustee of the Fund;
 - (c) The person is not in an employment relationship with another Member of the Fund except another Member who is also a relative of that person; and
 - (d) The Trustee is satisfied that the person will become a Trustee or a director of the Trustee of the Fund on being accepted as a Member of the Fund, as required by superannuation law, or that alternative arrangements satisfactory under superannuation law have been or are to be made.
- 3.2.7 An additional Member becomes bound by this Deed as if he or she were an initial party to this Deed.
- 3.2.8 An additional Member's Membership commences on the date the Trustee specifies when accepting the person as a Member. If no date is specified, the additional Member's Membership commences on the date the Trustee accepts his or her application.

3.3 Date of additional Member's commencement as Trustee

Provided that an additional Member has complied in all respects with clause 3.2:

- 3.3.1 Where the Trustees are individuals, an additional Member becomes a Trustee of the Fund on the date his or her Membership commences; and
- 3.3.2 Where the Trustee is a Corporation, an additional Member becomes director of the Trustee on the date his or her Membership commences.

The exception is where alternative arrangements, satisfactory under superannuation law, have been made relating to an appointment in respect of the Member.

3.4 Membership Conditions and Disclosures

- 3.4.1 The Trustee may impose any conditions the Trustee thinks fit on the Membership of a Member and a Member's rights and duties. The Trustee may remove or vary any condition at any time.
- 3.4.2 Either before, or as soon as practicable after a person becomes a Member of the Fund (and not later than 3 months after the person becomes a Member), the Trustee must ensure that the Member is given a product disclosure statement (in the form set out in Schedule 1, updated as required) which the superannuation law requires to be given to new Members of the Fund. However, the Trustee may instead choose to rely on a relevant exemption, available under superannuation law, to the requirement to provide a product disclosure statement.
- 3.4.3 The Trustee must ensure that Members, former Members and beneficiaries are provided with information in writing, or copies of accounts, records and documents of the Fund, that the superannuation law requires them to be given.
- 3.4.4 As soon as practicable after a person ceases to be a Member of the Fund, the Trustee must ensure that that person (or his or her legal personal representative) is given a written statement of the information the superannuation law requires to be given to persons who cease to be Members of the Fund.
- 3.4.5 A dependant of a Member is not entitled to any additional information relating to the operation or conduct of the Fund which the Trustee thinks it is inappropriate to disclose.

3.5 Membership and Fund compliance

- 3.5.1 A Member must immediately inform the Trustee if the Member becomes aware that either of the following may happen:
- (a) The Member may enter into an employment relationship with another Member who is not also a relative of the Member; or
 - (b) The Member may be disqualified from being a Trustee or a director of the Trustee of the Fund.
- 3.5.2 A Member and the Trustee must ensure that the Member ceases to be a Member of the Fund within 6 months after either of the following happens:
- (a) The Member enters into an employment relationship with another Member who is not also a relative of the Member; or
 - (b) The Member is disqualified from being a Trustee or a director of the Trustee of the Fund.
- 3.5.3 If a Member of the Fund enters into an employment relationship with another Member who is not also a relative of the Member, or becomes disqualified from being a Trustee or a director of the Trustee of the Fund, the Trustee and the Members must do whatever is necessary to ensure that, within 6 months after the Member entered into the employment relationship or became disqualified:
- (a) No Member of the Fund is in an employment relationship with another Member who is not also a relative of the Member; and
 - (b) No Member of the Fund is disqualified from being a Trustee or a director of the Trustee of the Fund.
- 3.5.4 The types of things that may be done to ensure compliance include each of the following:
- (a) A Member may request the Member's benefits or entitlement in the Fund to be paid in accordance with this Deed or to be transferred or rolled over to an approved benefit arrangement under clause 13.9; or
 - (b) The Trustee may transfer the Member's benefits or entitlement in the Fund to an eligible roll over fund under clause 13.9.

3.6 Ceasing to be a Member

- 3.6.1 A person ceases to be a Member of the Fund as soon as the first of the following happens:
- (a) The person dies;
 - (b) The person ceases to be a Trustee or a director of the Trustee of the Fund;
 - (c) When payment of all the Member's benefits is made to the Member or to an approved benefit arrangement for the Member; or
 - (d) When benefits payable to or for the Member cease to be payable.
- 3.6.2 When a person ceases to be a Member of the Fund, the person ceases to be a Trustee or director of the Trustee of the Fund (as applicable), if he or she has not already ceased to act in that role.

3.7 Minor as a Member

- 2.3.1 A minor, being a person who is under 18 years of age, may be a Member of the Fund provided the superannuation law is complied with. In relation to a Member who is a minor:
- (a) The minor's parent or guardian must make the application for the minor to become a Member in the form set out in Schedule 3
 - (b) or in the form otherwise approved by the Trustee; and
 - (c) Decisions in relation to the minor's membership must be made by the minor's parent or guardian until:
 - (i) the minor turns 18; or
 - (ii) after the minor turns 16, the time at which the parent or guardian notifies the Fund that the minor will be making decisions in relation to the minor's membership.
- 3.7.2 When the minor turns 18, if the Trustees are individuals then the minor becomes a Trustee of the Fund or, if the Trustee is a Corporation, then the minor becomes a director of the Trustee of the Fund provided that the Trustee and the Member have done everything necessary to appoint that Member as a director of the Trustee.

4. Fund accounts

4.1 Trustee must establish certain types of account

The Trustee must establish:

- 4.1.1 An accumulation account and/or a pension account in respect of each Member or beneficiary for each class; and
- 4.1.2 An income account.

4.2 Accumulation Accounts

- 4.2.1 The Trustee may credit (and in the case of clause (k), must allot and credit) each of the following to the accumulation account of a Member according to the class to which they are relevant:
- (a) Contributions made by a Member;
 - (b) Contributions made in respect of the Member or a beneficiary of that Member by an employer;
 - (c) Other contributions allowed under this Deed and superannuation law that are made in respect of the Member;
 - (d) Positive earnings transferred from the income account;

- (e) A shortfall component paid in respect of that Member after any tax that is payable in relation to it has been deducted from it;
- (f) An amount paid to the Trustee as a transfer or roll over payment in respect of that Member which the Trustee thinks it appropriate to credit to the account;
- (g) A forfeited amount allocated to the Member or beneficiary under clause 11.4;
- (h) An amount transferred from the pension account of a beneficiary of the Member;
- (i) The proceeds of an annuity or insurance policy effected by the Trustee in respect of the Member or a beneficiary of the Member which the Trustee thinks it appropriate to credit to the account;
- (j) Financial assistance under section 23 of the SIS Act which the Trustee thinks it appropriate to credit to the account;
- (k) An amount deducted from the accumulation account of another Member pursuant to a contributions-split request made by that other Member and accepted by the Trustee; and
- (l) Any other amount the Trustee thinks it appropriate to credit to the account.

4.2.2 The Trustee may debit each of the following from the accumulation account of a Member according to the class to which they are relevant:

- (a) The proportion that the Trustee thinks appropriate of the expenses of the Fund;
- (b) The proportion that the Trustee thinks appropriate of either of the following:
 - (i) tax payable in respect of contributions or any shortfall component that are paid to the Fund; or
 - (ii) any earnings of the Fund credited to the accumulation account or arising as a result of a roll over payment;
- (c) A payment of a benefit to or in respect of the Member or a beneficiary of the Member except a payment from a pension account;
- (d) An amount paid out of the Fund in respect of the Member or a beneficiary of the Member as a transfer or roll over payment;
- (e) The cost of any annuity or policy of insurance effected by the Trustee in respect of the Member or a beneficiary of the Member; and the proportion that the Trustee thinks equitable of any group policy effected by the Trustee in respect of the Member or beneficiary and another Member or beneficiary;
- (f) The amount of a lien in respect of an indemnity exercised by the Trustee in accordance with this Deed;
- (g) An amount forfeited in accordance with this Deed;
- (h) The proportion that the Trustee thinks appropriate of any negative earnings of the Fund determined in accordance with this Deed;
- (i) An amount paid to indemnify the Trustee in accordance with this Deed;
- (j) An amount credited to the pension account of a Member or beneficiary;
- (k) The proportion that the Trustee thinks appropriate of a levy;
- (l) The amount of tax attributable to the Member or a beneficiary of the Member;
- (m) An amount to be allotted and credited to the accumulation account of another Member pursuant to a contributions-split request made by the Member whose accumulation account is to be debited and accepted by the Trustee; and
- (n) Any other amount the Trustee thinks it appropriate to debit.

4.3 Contributions-split requests

- 4.3.1 A Member may ask the Trustee (in a way that satisfies the requirements of superannuation law) that contributions made to the Fund in respect of that Member in the previous financial year be:
- (a) Allotted to the accumulation account of that Member's spouse; or
 - (b) Rolled-over or transferred to the Trustee of an approved benefit arrangement of which that Member's spouse has joined or is eligible to join.
- 4.3.2 The Trustee must allot, roll-over or transfer the relevant contributions pursuant to a request received under clause 4.3.1 provided:
- (a) The request satisfies the requirements of superannuation law;
 - (b) The Trustee is satisfied that the allotment, roll-over or transfer complies with superannuation law; and
 - (c) The amount of the contributions that the Trustee allots, rolls-over or transfers does not exceed the amount in the Member's accumulation account, taking into account any amount that the Trustee otherwise determines to debit from the Member's accumulation account.

4.4 Income Account

- 4.4.1 The Trustee may credit each of the following to the income account of the Fund:
- (a) Income and profits of the Fund;
 - (b) Adjustment credits made in accordance with clause 4.4.3;
 - (c) The proceeds of an insurance policy which the Trustee decides not to credit to a Member's or beneficiary's accumulation or pension account;
 - (d) A surplus resulting from a valuation under clause 4.6.3;
 - (e) Financial assistance received by the Fund under section 23 of the SIS Act which the Trustee decides not to credit to a Member's or beneficiary's accumulation or pension account; and
 - (f) Any other amount the Trustee thinks it appropriate to credit.
- 4.4.2 The Trustee may debit each of the following to the income account of the Fund:
- (a) The expenses of the Fund, except those the Trustee debits from a Member's or beneficiary's accumulation or pension account;
 - (b) Tax payable or likely to become payable in respect of contributions, shortfall components, or income and profits of the Fund, except tax the Trustee debits from a Member's or beneficiary's accumulation or pension account;
 - (c) Adjustment debits made in accordance with 4.4.3;
 - (d) The cost of an insurance policy which the Trustee decides not to debit from a Member's or beneficiary's accumulation or pension account;
 - (e) A deficiency resulting from a valuation under clause 4.6.3;
 - (f) The amount of a levy, except an amount the Trustee debits from a Member's or beneficiary's accumulation or pension account;
 - (g) Any loss on the disposal of an investment of the Fund; and
 - (h) Any other amount the Trustee thinks it appropriate to debit.
- 4.4.3 At the end of each Fund year, the Trustee must determine the Fund earning rate.

- 4.4.4 When determining a Fund earning rate in respect of a period (whether at the end of a Fund year or on an interim basis):
- (a) The Trustee must allocate amounts from the income account to each accumulation or pension account in proportion to the amount standing to the credit of that account at the beginning of the relevant period;
 - (b) The Trustee must make an appropriate adjustment for any amount credited or debited to the account since the beginning of the relevant period; and
 - (c) The Trustee may take into account the need for any provision or reserve for future contingencies and, instead of crediting that amount to an accumulation or pension account, credit that amount to the equalization account or reserve (if permitted by superannuation law).

4.5 Equalisation Account

- 4.5.1 The Trustee may establish an equalisation account which the Trustee may use for any of the following purposes:
- (a) To give effect to the reserving strategy the Trustee establishes to smooth the investment earnings of the Fund;
 - (b) To increase the Fund earning rate;
 - (c) To pay the expenses of the Fund;
 - (d) To pay tax payable by the Fund;
 - (e) To provide for any contingencies;
 - (f) To provide an amount to or for a Member, former Member, pensioner, beneficiary, including adding to an accumulation or pension account, provided there is no breach of superannuation law; or
 - (g) To do anything else the Trustee decides to do, provided there is no breach of trust or superannuation law.
- 4.5.2 The Trustee may credit the equalization account with any of the following:
- (a) The portion the Trustee thinks fit of an amount paid into the Fund as a transfer or roll over payment;
 - (b) An amount transferred from the forfeiture account under clause 11.4;
 - (c) An amount transferred from a pension account under clause 8.3; or
 - (d) Any other amount the Trustee thinks it appropriate to credit.
- 4.5.3 The Trustee may debit the equalisation account with any of the following:
- (a) An amount necessary to give effect to the purposes set out in clause 4.5.1; or
 - (b) Any other amount the Trustee thinks it appropriate to debit.

4.6 Accounts – General Provisions

- 4.6.1 The Trustee must make provision for the payment of any tax payable in relation to the taxable income of the Fund and must deduct any tax that is payable and that has not already been deducted from the income account or an accumulation or pension account.
- 4.6.2 The Trustee may establish or maintain any other account for or reserve of the Fund that the Trustee thinks necessary or desirable or that is required or permitted by superannuation law. The Trustee may use such accounts or reserves for any purpose permitted by superannuation law and may credit or debit amounts from such accounts or reserves as the Trustee sees fit.
- 4.6.3 The Trustee must value the assets of the Fund at the end of each Fund year, when superannuation law requires it, and when the Trustee thinks it appropriate to do so. The

Trustee must also determine whether there is a surplus or deficiency which it is equitable in the Trustee's opinion to transfer to the income account.

- 4.6.4 If the Trustee is required to establish an interim Fund earning rate, clause 4.4.4 applies and the Trustee must do so in accordance with any requirements imposed by superannuation law and on a basis the Trustee believes to be equitable. If the Regulator or superannuation law requires it, the Trustee must inform Members of that basis.
- 4.6.4 The Trustee may only credit or debit accounts established in respect of the Fund in the manner permitted by this Deed provided that superannuation law does not prohibit in any way any such amounts from being so credited or debited.

5. Contributions

5.1 Types of Contributions

- 5.1.1 With the Trustee's consent, a Member may make any contributions to the Fund that the Member decides to. The Trustee and Member may agree that contributions can be paid by deduction from wages or salary.
- 5.1.2 An employer of a Member may make any contributions to the Fund in respect of that Member with the Trustee's and Members' consent.
- 5.1.3 With the consent of the Trustee and the Member, any other person including:
- (a) A spouse of that Member;
 - (b) Another Member;
 - (c) Another Trustee of a regulated superannuation fund (including pursuant to a contributions-split requested by the Member's spouse); and
 - (d) Any State, Territory or Federal government (including under the Federal government's co-contribution scheme) may make contributions to the Fund in respect of that Member.

5.2 Making contributions

A contribution to the Fund must be made in the way the Trustee directs. It must be made within the time specified by superannuation law. It may be made in cash, or by the transfer of assets in accordance with superannuation law. The only assets that may be transferred are those that are authorised investments under clause 6.1.

5.3 Failure to contribute

In the absence of an agreement, neither a Member nor his or her employer is under an obligation to make a contribution to the Fund in respect of the Member. A failure to do so does not affect the Member's membership of the Fund.

5.4 Unacceptable contributions

- 5.4.1 The Trustee must use reasonable endeavors not to accept any of the following:
- (a) A contribution that is not permitted by superannuation law;
 - (b) A contribution or shortfall component the acceptance of which would prevent the Fund from qualifying as a complying superannuation Fund; or
 - (c) An employer contribution or shortfall component which the regulator lawfully directs the Trustee not to accept.
- 5.4.2 The Trustee may refuse to accept:
- (a) A contribution that the Trustee has determined not to accept because the Trustee has not been informed of the relevant Member's tax file number; and

- (b) Excess contributions.
- 5.4.3 If contributions of the nature referred to in clauses 5.4.1 or 5.4.2 are made to the Fund by or in respect of a Member, then the Trustee may in appropriate circumstances:
- (a) Release funds to the Member or the Commissioner of Taxation if the Trustee has received a Release Authority; and
 - (b) release funds in any other circumstances, and to such persons, as is permitted under superannuation law.
- 5.4.4 If the Trustee becomes aware that a contribution or shortfall component of the nature referred to in clauses 5.4.1 or 5.4.2 has been accepted, then the Trustee will use all reasonable endeavours to refund the amount to the extent required by, within any time specified by, and only as permitted by, superannuation law. However, the Trustee may deduct each of the following from that amount:
- (a) Any amount which an insurer may have charged in respect of any extra cover provided on the basis of the contribution or shortfall charge;
 - (b) Reasonable administration charges; and
 - (c) Any amounts on account of amounts of tax for which the Fund may be liable.
- 5.4.5 The Trustee may reduce the benefits of the Member to those which the Member would have had if the contribution or shortfall component had not been accepted.

5.5 Allocation of contributions

If the Trustee receives a contribution in a month, the Trustee must allocate the contribution to the relevant Member of the Fund:

- 5.5.1 Within 28 days after the end of the month; or
- 5.5.2 If it is not reasonably practicable to allocate the contribution to the relevant Member of the Fund within 28 days after the end of the month – within such longer period as is reasonable in the circumstances.

5.6 Reduction of contributions by employer

An Employer who is under an obligation to make contributions in respect of a Member may, with the Trustee's consent, reduce the amount of those contributions to the extent that it becomes required to make contributions in respect of that Member to another Fund of which the Member is also a Member.

5.7 Contributions and tax

Either the Trustee or the employer or other appropriate body must deduct any tax that is payable in relation to any contribution or shortfall component before it is credited to the Member's accumulation account.

6. Investment

6.1 Investments – General

- 6.1.1 The Trustee must invest any assets of the Fund that are not required for payment of benefits or other amounts under this Deed. The Trustee must do so in accordance with the current investment strategy or strategies. The following are the types of investment in which the assets may be invested:
- (a) Investments in which it is permissible to invest trust funds under the law of any jurisdiction in Australia;
 - (b) Securities in any company incorporated anywhere, whether carrying on business in Australia or not;
 - (c) Deposit (whether secured or not) with a bank, friendly society, building society, credit co-operative, Trustee company, or other registered financial institution;

- (d) Real or personal property, including an improvement to that property;
 - (e) Units (including sub-units) in a unit trust established or situated anywhere in the world) by subscription or purchase (including joint subscription or purchase). Whether the units are fully paid or partly paid, and whether their issue involves a contingent or reserve liability is irrelevant;
 - (f) Futures, options or any other synthetic investment;
 - (g) Hedging, swapping or any similar arrangement, even though it is not linked to any property of the Fund;
 - (h) Deposit (whether secured or not) with, or loan (whether secured or not) to, any person (including an employer) on any terms the Trustee thinks reasonable. The fact that the Trustee has a direct or indirect interest in the deposit or borrowing or may benefit directly or indirectly from it is irrelevant;
 - (i) A policy or annuity with an insurer, whether by proposal or purchase;
 - (j) Limited recourse borrowing or receipts;
 - (k) By way of a limited recourse borrowing arrangement in accordance with clause 13.6; and
 - (l) Any other investment allowed by superannuation law that the Trustee thinks appropriate.
- 6.1.2 The Trustee must not invest in any investment that is not permitted by superannuation law. The Trustee must not make an investment in the form of a loan or other financial assistance to a Member or a relative of a Member.
- 6.1.3 The Trustee must formulate one or more investment strategies for the Fund. The Trustee must inform Members and beneficiaries of the strategies adopted by the Trustee. The Trustee may review and change a strategy at any time. The Trustee must monitor the strategies to ensure that they remain appropriate.
- 6.1.4 The Trustee may sell, transfer or vary any investment at the Trustee's absolute discretion in accordance with this Deed. The Trustee must do so in the interests of Members and beneficiaries. The Trustee must monitor the investments to ensure that they remain appropriate.

6.2 Investment choice

- 6.2.1 The Trustee may decide to allow one or more Members or beneficiaries to choose between investment strategies. If the Trustee does, the Trustee must establish a range of investment strategies, and may designate particular assets for those strategies. The Trustee must provide the Members or beneficiaries with information concerning the strategies and the relevant investment objectives to enable the Member or beneficiary to choose between them on an informed basis. The Trustee must also provide them with information concerning their rights under this Deed.
- 6.2.2 A Member or beneficiary who has been offered investment choice by the Trustee may choose one or more of the strategies prepared by the Trustee by completing any documents the Trustee requires. On having done so, the Member or beneficiary may direct the Trustee to invest any part of the Fund that is held for that person in accordance with those strategies. Any direction must be in accordance with superannuation law.
- 6.2.3 A Member or beneficiary who has directed the Trustee to invest any part of the Fund that is held for that person in accordance with those strategies may not direct the Trustee to invest in any particular investment. However, the Member or beneficiary may request the Trustee to develop an investment specific strategy and to make it available to that Member or beneficiary. The Trustee may accept or reject the request.
- 6.2.4 The Trustee must monitor any strategies adopted by Members or beneficiaries for investment choice to ensure that they remain appropriate for the Members or beneficiaries to whom they are available.
- 6.2.5 If a Member adopts a strategy for investment choice, the Trustee must do each of the following:

- (a) Establish a sub-account of the income account in respect of that strategy;
- (b) Credit and debit that sub-account in relation to any amount attributable to that strategy as if it were the income account itself;
- (c) Allocate earnings (which may be positive or negative) attributable to that strategy to the Member's or beneficiary's accumulation account or pension account in a way that the Trustee thinks equitable; and
- (d) Determine an earning rate for that sub-account, in the same manner as the Trustee determines a Fund earning rate, in which case clause 4.4.4 applies to that determination.

6.2.6 The Trustee may sell, transfer or vary any investment made in accordance with a strategy for investment choice, at the Trustee's absolute discretion in accordance with this Deed. The Trustee must do so in the interests of the relevant Members or beneficiaries. The Trustee must monitor the investments to ensure that they remain appropriate.

7. Benefits – general

7.1 Preserved and non-preserved benefits

- 7.1.1 The Trustee must not pay out to a Member or a dependant of a Member any preserved payment benefit that superannuation law does not allow the Trustee to pay out.
- 7.1.2 The Trustee may pay a Member or, if applicable, a dependant of a Member, a preserved payment benefit in any of the following circumstances:
 - (a) The Member reaches the relevant preservation age and takes a transition to retirement pension in accordance with clause 8;
 - (b) The Member retires from gainful employment on or after reaching the relevant preservation age;
 - (c) The Member becomes totally and permanently disabled;
 - (d) The Member becomes totally and temporarily disabled;
 - (e) The Member reaches age 65;
 - (f) The Member dies; or
 - (g) Any other circumstance allowed by superannuation law.
- 7.1.3 With the Trustee's consent, a Member may withdraw any part of the non-preserved amount in the Member's accumulation account. The Member must apply to the Trustee in writing for the withdrawal in a form acceptable to the Trustee. The Trustee may set a minimum withdrawal amount by notifying the Members of the Fund.
- 7.1.4 A Member's benefit entitlement will vest in accordance with superannuation law. The Trustee must cash or commence to cash a Member's benefit entitlement as soon as practicable after the Member dies. If a lump sum is payable, the Trustee may pay it in several stages: an initial payment and then subsequent payments.

7.2 Payments – general

- 7.2.1 If a Member ceases to be, or is about to cease as, a Member of the Fund, the Trustee may pay an amount that the Trustee thinks appropriate from the equalisation account (if any) into the Member's accumulation account.
- 7.2.2 Where the Trustee is to make a payment because a Member has died (a death benefit), the Trustee may pass on to the recipient of that payment any benefit that would accrue to the Fund if a deduction were allowed under former section 295-485 of the Tax Act 1997. The Trustee may only do so where the Member died prior to 1 July 2017. In any case, the Trustee may not do so in respect of any benefits paid on or after 1 July 2019.
- 7.2.3 If a Member or beneficiary requests it, the Trustee may retain any part of a benefit in the Fund. The Trustee may do so until one of the following occurs:

- (a) The Member or beneficiary decides otherwise;
- (b) The Member or beneficiary dies;
- (c) The amount has to be paid under this Deed or superannuation law; or
- (d) The Trustee decides otherwise.

The payment the Trustee then makes must be the amount standing to the credit of the Member's or beneficiary's accumulation account at that time.

- 7.2.4 If a Member or beneficiary is entitled to a benefit which includes an interest in an insurance policy, the Trustee may assign that policy to the Member or beneficiary, or to any of the dependants of the Member the Trustee thinks fit. The Trustee must debit the value of the policy to the relevant accumulation or pension account. Neither the Trustee nor an employer is liable for any further payment of premiums in relation to the policy.
- 7.2.5 On written request by the Trustee, an applicant, Member or beneficiary must supply the Trustee with information that the Trustee thinks necessary for any purpose. This extends to submitting to a medical examination by a doctor who is acceptable to the Trustee. If an applicant, Member or beneficiary fails to do so, the Trustee may suspend collection of contributions in respect of that person, may withhold benefits from that person, and may impose conditions on the person, as the Trustee thinks fit.
- 7.2.6 The Trustee may adjust any benefit payable to or in respect of a Member if an applicant, Member or beneficiary has supplied false or misleading information to the Trustee, or has deliberately withheld information from the Trustee, that affects or is likely to affect the Fund or benefits payable to or in respect of that Member.

8. Pensions - general

8.1 Funding and payment of pensions

- 8.1.1 When any benefit becomes payable to a Member under this Deed or in accordance with superannuation law, the Trustee has a discretion to decide whether to pay from any part of the benefit one or more pensions to the Member or to use the benefit payable to acquire one or more annuities in the name of the Member. The pensions or annuities will be in substitution for the relevant part of any lump sum benefit that was payable to the Member for the amounts credited to the Member's pension account as a transfer of a roll over payment under clause 8.3.2.
- 8.1.2 The Trustee must obtain an actuarial certificate in accordance with superannuation law in relation to any pension that the Trustee decides to pay, unless the Tax Act provides otherwise in which case the Trustee has a discretion as to whether to obtain an actuarial certificate.
- 8.1.3 The Trustee may fund a person's pension by purchasing an annuity payable to the Trustee.

8.2 Type of pensions

The relevant Member or beneficiary may choose the type of pension that is to be paid, including a transition to retirement pension. However, the pension must be of a type that is allowed by superannuation law or is acceptable to the Regulator. It may include a pension:

- 8.2.1 wholly determined by reference to policies of life assurance purchased or obtained by the Trustee of a regulated superannuation fund solely for the purposes of providing benefits to Members of that fund; or
- 8.2.2 to be commenced from an amount accepted into the fund by the Trustee as a transfer or roll-over on the death of a person in respect of whom the Member is a dependant, and which amount must be applied for the payment of a pension to the Member.

A pension must be paid in accordance with the requirements of the superannuation law.

8.3 Pension account

- 8.3.1 If the Trustee decides to pay a pension to a person in accordance with this Deed, or is required to by superannuation law, then, the Trustee must establish a pension account in the name of that person.
- 8.3.2 The Trustee may credit each of the following amounts to the person's pension account subject to superannuation law:
- (a) The amount the Trustee believes necessary to fund the pension;
 - (b) The amount paid into the Fund in respect of the pensioner as a transfer or roll over payment which the Trustee thinks it appropriate to credit to that account;
 - (c) Earnings of the Fund which the Trustee thinks it appropriate to credit to that account;
 - (d) A shortfall component paid in respect of the pensioner;
 - (e) Contributions lawfully paid in respect of the relevant Member;
 - (f) Adjustment credits made in accordance with clause 4.4.3;
 - (g) The proceeds of an annuity or insurance policy effected by the Trustee in respect of the pensioner which the Trustee thinks it appropriate to credit to the account;
 - (h) Financial assistance under section 23 of the SIS Act which the Trustee thinks it appropriate to credit to the account; and
 - (i) Any other amount the Trustee thinks it appropriate to credit to the account.
- 8.3.3 The Trustee may debit each of the following amounts to the person's pension account subject to superannuation law:
- (a) The proportion that the Trustee thinks appropriate of the expenses of the Fund;
 - (b) The proportion that the Trustee thinks equitable of any negative earnings of the Fund determined in accordance with clauses 4.4.3, 6.2.5 or 8.4.1;
 - (c) The proportion of the loss on the disposal of investments of the Fund that the Trustee thinks equitable;
 - (d) Amounts transferred from the Fund in respect of the pensioner as a transfer of a roll over payment which the Trustee thinks it appropriate to debit to the account;
 - (e) Payments made to or in respect of the pensioner or a reversionary beneficiary under this Deed;
 - (f) The cost of an insurance policy or annuity effected by the Trustee in respect of the pensioner which are not debited from the Member's accumulation account;
 - (g) The proportion of any tax payable in respect of the pension account, or the earnings of the Fund that are credited to the pensioner's account or which arise from a roll over payment that the Trustee thinks equitable;
 - (h) The proportion of an amount paid in respect of an indemnity to the Trustee or other person under this Deed that the Trustee thinks equitable;
 - (i) The amount of a levy that the Trustee thinks equitable;
 - (j) An amount transferred to the accumulation account of a beneficiary; and
 - (k) Any other amount that the trustee thinks it appropriate to debit from the account.

8.4 Pensions – general

- 8.4.1 In determining the amount standing to the credit of an accumulation account at the time a benefit or pension is calculated or becomes payable, the Trustee must make an adjustment to the account that the Trustee thinks equitable on the basis of the Interim Fund Earning Rate determined by the Trustee as at that date. Clause 4.4.4 applies to that determination and that determination must be made in respect of the period from the beginning of the

current Fund year to the relevant date. The income account must be credited or debited accordingly.

- 8.4.2 The Trustee may segregate from other assets those assets which are to fund the pension of a person under this Deed. The Trustee must value those assets at least annually. If they are insufficient or more than sufficient to fund the pension, the Trustee must do anything that superannuation law requires. The Trustee must obtain any certificate of adequacy that the Trustee considers necessary in respect of those assets in order to comply with the *Tax Act* or superannuation law.
- 8.4.3 On the death of a pensioner being paid a pension, the Trustee must, subject to Superannuation Law:
- (a) act in accordance with the terms on which the relevant pension is paid, including as to payment of the pension to a Reversionary Beneficiary; and
 - (b) then if there is no Reversionary Beneficiary, or if there is any residue in the Pension Account for any reason, pay that residue as a death benefit in accordance with clauses 9 to 11 of this Deed.

8.5 Trustee's general right to commute pensions

- 8.5.1 On written request by a pensioner, or in accordance with superannuation law or this Deed, the Trustee may commute any part of a pension to a lump sum, and pay it to the relevant person, to his or her estate or his or her legal personal representative or to a third party as required by the terms of the Release Authority.
- 8.5.2 The commutation must be allowed by, and be in accordance with, superannuation law.
- 8.5.3 If the Trustee commutes only part of a pension to a lump sum, the Trustee must then adjust the amount of the pension payable as required by superannuation law.

8.6 Commutations related to transfer balance caps

If:

- 8.6.1 a Member has or is likely to exceed that Member's Transfer Balance cap, or the Trustee or Member has received a Transfer Determination in respect of a Member; or
- 8.6.2 the Member is to be paid a new pension either from the Fund (including from an amount transferred into or rolled-over into the Fund on the death of another person) or from another fund,

then the Trustee and Member will work together to decide whether any, and if so which, of the Member's pensions will be commuted in whole or in part, taking into account the Member's Transfer Balance Cap.

8.7 Qualification of pensions as asset test exempt income streams

The Trustee may decide that a pension should qualify as an asset test exempt income stream (as that term is defined by the *Social Security Act 1991* (Cth)). If the Trustee so decides:

- 8.7.1 The superannuation law prevails over the terms of this Deed to the extent of any inconsistency;
- 8.7.2 This Deed is deemed to contain any provision that is required by superannuation law; and
- 8.7.3 This Deed is deemed not to contain any provision that is required to be excluded by superannuation law.

9. Death, disability and retirement benefits

9.1 Death benefit payments

The Trustee must pay the death benefit of a current Member of the Fund. The Trustee can do that under:

- 9.1.1 a death benefit agreement;
- 9.1.2 a binding death benefit notice; or
- 9.1.3 a non-binding death benefit notice.

9.2 Death benefit

In the ways set out in this clause 9, the Trustee must pay the full amount standing to the credit of the accumulation account, and any pension account residue referred to in clause 8.4.3, either as a lump sum, or as one or more pensions or annuities, or both.

9.3 Death benefit agreement payment arrangements

- 9.3.1 On the death of a Member or beneficiary who has a death benefit agreement:
 - (a) the death benefit agreement prevails over clause 9.4 and over any binding death benefit notice or non-binding nomination form;
 - (b) the Trustee must pay, or apply, the relevant benefit in accordance with the rules set out in the death benefit agreement; and
 - (c) clause 10 of this Deed applies to the payment of the relevant benefit.
- 9.3.2 A death benefit agreement need be executed only by the Trustee and the relevant Member or beneficiary. On execution, the terms of any death benefit agreement form part of the Deed. They are to be read together with this Deed and in accordance with the following rules:
 - (a) a death benefit agreement replaces any previous death benefit agreement;
 - (b) if there is a death benefit agreement, then any binding death benefit notice is to be treated as not in effect for the purposes of this Deed and of regulation 6.17A(4) of the SIS Regulations (but see also the next clause which can overrule this clause);
 - (c) if there is any inconsistency between the death benefit agreement and the remaining provisions of this Deed, then the terms of the Death benefit agreement prevail to the extent of that inconsistency – except that clause 2.3 of this Deed prevails over the agreement; and
 - (d) if part of the death benefit agreement is invalid because it directs the Trustee to pay part, or all, of the benefits to a person to whom those benefits may not be paid in accordance with superannuation law (disallowed benefits) then:
 - (i) clause 9.3.1(b) does not apply in respect of the disallowed benefits;
 - (ii) clauses 9.3.1(a), and 9.3.2 (a) to 9.3.2 (c) apply to any part of the death benefit agreement which remains valid (and to the payment of death benefits other than disallowed benefits); and
 - (iii) clauses 9.3.2 (a) to 9.3.2 (c) apply for the purpose of determining the disallowed benefits, and the disallowed benefits must be paid in accordance with the remainder of this clause 9.

9.4 Binding Death Benefit Notice Payment Arrangements

After the death of a Member or Beneficiary who has given the Trustee a Binding Death Benefit Notice, the Trustee must comply with that notice subject to clauses 9.2 and 9.3.

9.5 Non-Binding Death Benefit Notice Payment Arrangements

If after the death of a Member or Beneficiary, not all Death Benefits have been paid or applied in accordance with the Death Benefit Agreement or Binding Death Benefit Notice, then the Trustee must pay or apply the relevant benefit in a way that the Trustee thinks fit in accordance with the following Rules:

- 9.5.1 If the Member or Beneficiary has left dependants, then the Trustee must pay or apply the benefit to or for the benefit of anyone or more of the dependants of the Member or Beneficiary a legal person or personal representatives of the Member or Beneficiary. The Trustee may do so in any proportions the Trustee thinks fit, may take into account the Member's wishes

contained in a non-binding nomination form and may pay the benefit to the member's legal personal representative if satisfied that will be to the benefit of one or more of the member's dependants.

- 9.5.2 If the Member or Beneficiary has not left any dependants but does have a legal personal representative, then the Trustee must pay the benefit to the legal personal representatives of the Member or Beneficiary.
- 9.5.3 If the Member or Beneficiary has not left any dependants and has no legal personal representative, then the Trustee may pay or apply the benefit to or for the benefit of any individual at the Trustee's discretion. The Trustee may do so in any proportions the Trustee thinks fit.
- 9.5.4 If the Trustee has not paid or applied the benefit to or for the benefit of any person under the preceding sub-clauses 9.5.1, 9.5.2 and 9.5.3, then the Trustee must treat the benefit as a forfeited benefit entitlement.

9.6 Death of Member or former Member

If a Member or former Member who has become entitled to a lump sum benefit dies before the payment is made, then the Trustee must pay the amount in accordance with clauses 9.2 to 9.5.

9.7 Discharge of Trustee

The receipt by a dependant, legal personal representative, relative or other person of any part of a benefit under either of the previous clauses 9.2 to 9.6 discharges the Trustee from liability in relation to it. The Trustee is not responsible for seeing to its application.

9.8 Total and permanent disablement benefit

The Trustee must pay a benefit to a Member whom the Trustee believes to be totally and permanently disabled unless requested otherwise by the Member. The benefit may be either of the following:

- 9.8.1 A lump sum equal to the full amount standing to the credit of the accumulation account or pension account of the Member; or
- 9.8.2 One or more pensions or annuities representing that amount.

9.9 Temporary total disablement benefit

9.9.1 The Trustee must pay a benefit to a Member whom the Trustee believes to be temporarily totally disabled unless requested otherwise by the Member. The benefit must be in the form of a pension or annuity that represent the following amounts:

- (a) In the case where the Trustee is entitled to a benefit under an insurance policy in relation to the Member's temporary total disablement, the amount payable to the Trustee; or
- (b) In any other case, the amount decided by the Trustee, provided it does not reduce the minimum withdrawal benefit of the Member under superannuation law.

The Member is not entitled to commute any part of this benefit.

9.9.2 The Trustee must cease paying the benefit for temporary total disablement:

- (a) In a case where the Trustee is entitled to benefit under an insurance policy in relation to the Member's temporary total disablement, when the Trustee ceases to be entitled to that benefit; or
- (b) In any other case, when the Member ceases to be temporarily totally disabled, or reaches normal retirement age, or becomes entitled to another benefit under this Deed or requests that the benefit ceases to be paid.

9.9.3 The Trustee must pay the benefit in respect of temporary total disablement in the following way:

- (a) In a case where the Trustee is entitled to benefit under an insurance policy in relation to the Member's temporary total disablement, in the way the benefit is paid by the insurer; or

(b) In any other case, in the way the Trustee decides.

9.9.4 A Member may suspend his or her contributions during a period while he or she is receiving a benefit in relation to temporary total disablement.

9.9.5 A Member does not cease being a Member because he or she is receiving a benefit in respect of temporary total disablement.

9.10 Retirement benefits

9.10.1 The Trustee may pay a Member the retirement benefit at the Member's request if either of the following applies:

- (a) The Member retires from employment with their employer on or after reaching normal retirement age; or
- (b) The Member becomes entitled under superannuation law to the payment of a benefit despite still being employed.

The Trustee must pay the benefit in any form permitted by superannuation law, including in the form of a lump sum representing the amount standing to the credit of the Member's accumulation account or pension account. However, the Trustee may elect to use part or all of that amount, instead, to purchase one or more pensions or annuities decided on in consultation with the Member. The Trustee must immediately inform Members of the election.

9.10.2 On request by a Member, the Trustee must pay a benefit to that Member in each of the following cases:

- (a) The Member ceased to be employed before normal retirement age, but has reached the relevant preservation age;
- (b) The Member, having reached 60 or another age prescribed by superannuation law, retired from an arrangement under which the Member was gainfully employed; or
- (c) In any other case as permitted by superannuation law.

The Trustee must pay the benefit in any form permitted by superannuation law, including in the form of a lump sum representing the amount standing to the credit of the Member's accumulation account or pension account. However, the Trustee may elect to use part or all of that amount, instead, to purchase one or more pensions or annuities decided on in consultation with the Member. The Trustee must immediately inform Members of the election.

10. Payment of benefit

10.1 Notice of payments and claims

10.1.1 The Trustee may give notice that a benefit is payable to the following persons:

- (a) If the benefit is payable to a Member, to that Member;
- (b) If the benefit is payable on the death of a Member, to the nominated beneficiary, the reversionary beneficiary, the legal personal representatives of the Member, known dependants of the Member and any other person the Trustee reasonably believes may have an entitlement or interest in the benefit; or
- (c) In any other case, any persons the Trustee reasonably believes may have an entitlement or interest in the benefit.

10.1.2 The Trustee may give a person written notice of the time within which that person may claim an entitlement to the benefit and of how to make that claim. If the person satisfies the Trustee that he or she is entitled to a benefit, the Trustee must notify any persons to whom a notice was required to be sent under clause 10.1.1 to enable them to object to a payment to that person. If no objection is received or the specified period for objecting has passed, the Trustee must pay the relevant part of the benefit to that person.

- 10.1.3 If a person makes a claim out of time to an entitlement to a benefit, the Trustee is not bound to make any payment to that person.
- 10.1.4 The Trustee must give the Regulator a statement of any unclaimed benefits and must pay them to the Regulator as required by superannuation law.

10.2 Payments – general

- 10.2.1 Either the Trustee or an insurer or other appropriate body must deduct any tax that is payable in relation to a benefit before that benefit is paid.
- 10.2.2 The Trustee may send a benefit to the postal address that the person entitled to it has last notified to the Trustee, or to the bank account into which that person has asked the benefit to be paid, or to some other place the Trustee decides on.
- 10.2.3 A person to whom a benefit becomes payable must notify the Trustee of his or her full residential address, and of any change in that address. He or she must also notify the Trustee of a bank account into which he or she asks the benefit to be paid.
- 10.2.4 On request by the Trustee, a person to whom a benefit is paid must give the Trustee a receipt and release for the payment in the form required by the Trustee.

10.3 Person under legal disability

- 10.3.1 If a person to whom the Trustee is to pay any part of a benefit is under a legal disability, or the Trustee believes that it would be in that person's best interests for the Trustee not to make the payment to that person, the Trustee may make the payment in any of the following ways as the Trustee thinks fit:
- (a) To or for the maintenance, education, advancement, support or benefit of the person on any conditions; or
 - (b) To, and for the benefit of, another person who appears to the Trustee to be any of the following: the Trustee, spouse, child, parent or guardian of the person, or a person having custody of that person.
- 10.3.2 The receipt by a person of a payment in accordance with clause 10.3.1 discharges the Trustee from liability in relation to it. The Trustee is not responsible for seeing to its application.

10.4 Transfer of assets

With the consent of a Member or beneficiary to whom a benefit is payable, the Trustee may, instead of paying or transferring cash, transfer investments of equivalent value to the Member or beneficiary or to the Trustee of the relevant approved benefit arrangement.

11. Forfeiture of benefit entitlements

Note: Forfeiture accounts are now generally prohibited. Maddocks recommends that you seek professional advice before establishing such an account.

11.1 Forfeiture account

The Trustee may establish or maintain a forfeiture account into which the Trustee must pay any amount forfeited under this Deed. Money held in that account does not form part of an accumulation account or pension account. The Trustee must credit any income from that money to the forfeiture account.

11.2 Circumstances of forfeiture

- 11.2.1 All benefit entitlements of a person are forfeited in each of the events in clauses (a) to (f) — unless the Trustee has determined otherwise within six months after the relevant event. The Trustee's determination has effect from the date specified by the Trustee which may be a date before the date of the event:

- (a) The person assigns or charges, or attempts to assign or charge a benefit entitlement, except in accordance with superannuation law;
- (b) The person's interest in a benefit entitlement becomes payable to or vested in another person or a government or public authority;
- (c) The person is or becomes insolvent or has committed or commits an act of bankruptcy;
- (d) The person is unable personally to receive or enjoy any part of the entitlement;
- (e) In the Trustee's opinion, the person is incapable of managing his or her affairs; or
- (f) In the Trustee's opinion, the person is guilty of fraud or dishonesty.

11.2.2 This clause does not apply to the extent that it would be made ineffective by the *Bankruptcy Act 1966* or superannuation law.

11.3 Forfeiture of residue

A person forfeits the residue in an accumulation account or pension account if the Trustee is satisfied that the person has been paid all benefits that he or she is entitled to be paid under this Deed.

11.4 Application of forfeiture account

The Trustee may pay or apply forfeited money held in the forfeiture account in any one or more of the following ways in accordance with superannuation law:

- 11.4.1 To or for the benefit of the relevant person or the dependants of the relevant Member in any proportions the Trustee decides on;
- 11.4.2 To the Trustee of the relevant Member's estate;
- 11.4.3 To or for the benefit of other Members or their dependants who have rights to receive benefits under this Deed;
- 11.4.4 To provide additional benefits to other Members or their dependants in accordance with superannuation law;
- 11.4.5 To the equalisation account (if any);
- 11.4.6 To any employees of the Member or former Member the Trustee thinks appropriate; or
- 11.4.7 To any other person or entity the Regulator approves in writing.

11.5 Limit in relation to payments to Member or dependants

The Trustee must not make a payment under clause 11.4 to a Member who is still being employed by an employer, except for the purpose of relieving the hardship of that Member or his or her dependants.

11.6 Possible adjustment to entitlements

If the event that gave rise to forfeiture of an entitlement in respect of a Member ceases to affect that Member, the Trustee may re-establish any rights in the Member that the Trustee thinks fit. They must not be greater than they were before the forfeiture.

12. Provisions relating to the Family Law Act

12.1 Payment splits

- 12.1.1 If the Trustee receives a splitting agreement or court order under Part VIII B of the Family Law Act, then provided the agreement or court order has been properly served and subject to superannuation law, the Trustee may:

- (a) Vary the relevant Member's benefit or benefit entitlement on such bases (including by commutation of any pension having regard to the advice of an actuary) and at any time the Trustee determines from time to time, to the extent permitted by superannuation law; and
- (b) Make a payment to the non-Member spouse or a transfer in respect of the non-Member spouse in accordance with clause 12.3.

12.1.2 The Trustee may as it determines from time to time subject to superannuation law, make rules dealing with:

- (a) The valuation of a non-Member spouse's benefit or benefit entitlement (including any adjustments);
- (b) The timing of the calculation of the non-Member spouse's benefit or benefit entitlement; or
- (c) Other matters relating to the payment split or the non-Member spouse's benefit or benefit entitlement.

12.1.3 If the Trustee is required by superannuation law or considers that it is appropriate to defer giving effect to a payment split, then provided the splitting agreement has been served properly, the Trustee must:

- (a) Record the existence of the agreement or court order; and
- (b) Keep a record of the non-Member spouse's benefit or benefit entitlement on such basis (including a notional basis) and in such manner as the Trustee determines from time to time subject to superannuation law.

12.2 Flagging agreements

12.2.1 If the Trustee receives a flagging agreement or court order under Part VIII B of the Family Law Act, then provided the agreement or court order has been properly served, the Trustee must:

- (a) Record the existence of the agreement or court order; and
- (b) Defer payment of the benefit to or in respect of the relevant Member until the agreement or court order is lifted.

12.3 Transfer of non-Member spouse interests

12.3.1 If the Trustee receives a splitting agreement or court order under Part VIII B of the Family Law Act, the agreement or court order has been validly served, then if any amount becomes payable in respect of the non-Member spouse under that agreement or order:

- (a) The Trustee must pay that amount to the non-Member spouse – if the non-Member asks for that payment in writing; or
- (b) The Trustee must transfer that amount to another fund (including an eligible rollover fund) in respect of that non-Member spouse if the non-Member asks for that transfer in writing.

12.3.2 Any payment amount under this clause must be in accordance with superannuation law. The receipt by the non-Member spouse or the Trustee of that other fund will sufficiently discharge the Trustee of its liability in respect of that non-Member spouse.

12.4 Refusal to admit as Member

Provided that the Trustee acts in accordance with superannuation law, the Trustee may refuse to admit a non-Member spouse as a Member of the Fund.

13. Trustee's powers

13.1 Powers and discretion

- 13.1.1 The Trustee has all the powers in relation to the assets of the Fund that the Trustee would have if the Trustee were the legal and beneficial owner of those assets. It also has all the powers that a Trustee has at law and the powers specifically conferred on the Trustee by this Deed.
- 13.1.2 The Trustee has an absolute discretion in relation to exercising or not exercising any power under this Deed or at law, and in relation to the way in which any power is exercised. The Trustee's decision on such a matter is final and binding.

13.2 Delegation of power and directions

- 13.2.1 The Trustee may delegate to another person, including one or more Trustees or one or more directors of the Trustee, any power or duty on any terms the Trustee thinks fit including by appointing an attorney under a power of attorney. The Trustee may alter or revoke any delegation including any power of attorney.
- 13.2.2 The Trustee is not subject to direction in exercising any power under this Deed or at law, except to the extent indicated under superannuation law.

13.3 Specific powers

- 13.3.1 To exclude any possible doubt, the Trustee has the power to do any of the following to the extent allowed by superannuation law:
- (a) To borrow money, on security or not;
 - (b) To underwrite or sub-underwrite risks, contingencies or liabilities under a superannuation arrangement conducted by an employer under an agreement for the transfer of employees to the Fund;
 - (c) To purchase, acquire, sell, transfer, dispose of or deal in any shares, stocks, debentures, notes, bonds, mortgages, options, warrants or other form of interest in or securities of a government authority or company, and any other contractual or other rights or obligations over or in respect of those securities;
 - (d) To indemnify a person;
 - (e) To open and operate bank accounts in the usual way, and to draw, make, accept, endorse, discount, execute, issue or otherwise deal with all forms of negotiable or transferable instruments and to enter into any bill facilities or other form of banking facilities; and
 - (f) To do anything the Trustee considers necessary or desirable in connection with performing its obligations under this Deed.

13.4 Limit on borrowing

The Trustee must not (except as provided by this deed in clause 13.6 and superannuation law):

- 13.4.1 borrow money; or
- 13.4.2 maintain an existing borrowing of money.

13.5 Trustee may grant security over asset

The Trustee may, to the extent allowed by superannuation law, mortgage, pledge, charge, assign or otherwise provide as security, any asset of the Fund for the purpose of the Trustee borrowing or maintaining a borrowing of money including (without limitation) for the purpose of a "limited recourse borrowing arrangement" referred to clause 13.6.

Note: there are strict requirements which must be met for a borrowing, any associated mortgaging or charging of assets, to be lawful (see part 7 of the SIS Act). A breach of those requirements is a strict liability offence (see Part 7 of the SIS Act). It is recommended that you seek professional advice before entering into any arrangements under which the Fund borrows money or mortgages or charges its assets.

13.6 When borrowing is allowed (including "limited recourse borrowing arrangements")

- 13.6.1 The Trustee may borrow or maintain a borrowing of money in any one or more of the following cases:
- (a) to enable the Trustee to pay a surcharge or advance instalment which the Trustee is required to pay under the Superannuation Contributions Tax (Assessment and Collection) Act 1997 (Cth) – as long as the borrowing complies with section 67(2A) of the SIS Act;
 - (b) to enable the Trustee to settle a transaction to acquire any one or more of the securities listed in section 67(3)(a) of the SIS Act – as long as the borrowing complies with all of the requirements of section 67(3) of the SIS Act;
 - (c) under an arrangement (a "limited recourse borrowing arrangement") which the Trustee enters, or has entered into, in which the money borrowed is, or has been, used to acquire an asset that superannuation law allows the Trustee to acquire – as long as the borrowing complies with Part 7 of the SIS Act.
- 13.6.2 Clause 13.6.1 does not limit the circumstances in which the Trustee may borrow or maintain a borrowing of money.

Note: there are strict requirements which must be met for a borrowing, any associated mortgaging or charging of assets, to be lawful (see part 7 of the SIS Act). A breach of those requirements is a strict liability offence (see Part 7 of the SIS Act). It is recommended that you seek professional advice before entering into any arrangements under which the Fund borrows money or mortgages or charges its assets.

13.7 Insurance

- 13.7.1 The Trustee may arrange one or more insurance policies with one or more insurers to secure the benefit of a Member. A policy may be a group policy or an individual policy.
- 13.7.2 The Trustee is not bound to arrange one or more insurance policies, except where the Trustee has informed the Member or beneficiary that the Trustee will arrange a policy of a specified type and amount and the Member or beneficiary has not asked the Trustee in writing not to do so, or has withdrawn his or her request for the Trustee to arrange that policy. Even so, the Trustee is not bound to arrange a policy that the Trustee is unable to arrange.
- 13.7.3 If an insurer will only insure a Member or beneficiary on conditions that are inconsistent with the conditions in respect of a benefit payable in respect of the Member or beneficiary, the Trustee may impose the policy conditions on that benefit despite the conditions stated in this Deed.

13.8 Powers – general

- 13.8.1 The Trustee may exercise any power under this Deed or at law despite the fact that the Trustee, or a director or shareholder of the Trustee, has a direct or indirect interest in the exercise of that power, or may benefit directly or indirectly from its exercise.
- 13.8.2 A Trustee, or a director or shareholder of the Trustee, must disclose a conflict of interests of the type described in clause 13.8.1 in accordance with superannuation law.

13.9 Benefits transfers

- 13.9.1 On written request by a Member or beneficiary, the Trustee may transfer to the Trustee of an approved benefit arrangement any part of the amount in the Fund that represents the Member's or beneficiary's benefit or benefit entitlement (including any amount in a pension account). The Trustee may only do so if the following conditions are met:
- (a) The Member or beneficiary is eligible to join or has joined the arrangement;
 - (b) The Trustee is satisfied that the transfer complies with superannuation law; and
 - (c) The amount the Trustee transfers must not exceed the amount in the Member's or beneficiary's accumulation account, except to the extent of any amount that the Trustee
 - (d) decides to add to that account from the equalisation account (if any) under clause 4.5.

- 13.9.2 The Member or beneficiary must complete and execute any documents required by the Tax Act for the transfer to be completed as a roll over payment. A receipt from the approved benefit arrangement discharges the Trustee from all liability in respect of the amount transferred. The Trustee is not responsible for seeing to the application of that amount by the approved benefit arrangement. On completion of the transfer, the Member or beneficiary (and anyone entitled to claim in any way in respect of that person) ceases to have any rights against the Trustee or the Fund in respect of the relevant amount.
- 13.9.3 The Trustee may transfer to the Trustee of an approved benefit arrangement that is a successor fund to the Fund under superannuation law any part of the amount in the Fund that represents a benefit entitlement. The consent of the Member or beneficiary is not required. Nor is it necessary that the Member already be a Member of the successor Fund.
- 13.9.4 In accordance with superannuation law, the Trustee may transfer to an eligible roll over fund any part of the amount in the fund that represents a Member's or beneficiary's benefit entitlement. The Trustee must do so if superannuation law requires it.
- 13.9.5 With the consent of a Member or beneficiary to whom or in respect of whom a transfer is to be made under this clause 13.9, the Trustee may, instead of paying or transferring cash, transfer investments of equivalent value to the Member or beneficiary or to the Trustee of the relevant approved benefit arrangement.
- 13.9.6 The Trustee may take over or acquire by transfer from an approved benefit arrangement any part of the assets of that arrangement that represent the interest of a participant in that arrangement who has become or is to become a Member or beneficiary of the Fund. The Trustee will hold the amount on trust for that person in the relevant accumulation or pension account. The person will have rights in respect of the amount that are equivalent to the rights he or she had under the approved benefit arrangement. The Trustee may decide that the person is to be treated as having been a Member of the Fund from the time he or she became a Member of the approved benefit arrangement.

14. Fund Administration

14.1 Dealing with money received

The Trustee must ensure that any money received by the Fund is dealt with as soon as practicable in one of the following ways:

- 14.1.1 Deposited to the credit of the Fund in an account kept with a bank, friendly society, building society, or other similar body chosen by the Trustee or otherwise invested in accordance with clause 6;
- 14.1.2 Paid to the credit of an insurer for the payment of premiums in relation to a policy of insurance effected by the Trustee for the purposes of the Fund; or
- 14.1.3 Paid into the trust account of a lawyer, accountant or investment manager appointed in accordance with this Deed.

14.2 Effect of receipts

A receipt given by the Trustee or the secretary of the Fund or another person authorised by the Trustee in writing to issue receipts is a sufficient discharge to the person by whom money is paid to the Fund.

14.3 Employers to provide information to Trustee

On written request by the Trustee, an employer must give the Trustee any information which it has or can obtain that is, in the Trustee's opinion, necessary or desirable for managing and administering the Fund. The Trustee may act on that information and is not required to verify it.

14.4 Compliance

The Trustee must comply with superannuation law and with any directions of the Regulator in relation to the Fund.

14.5 Trustee may not charge fees

The Trustee must not charge any fees in relation to acting as Trustee under this Deed or performing any services in respect of the Fund.

14.6 Trustee entitled to be reimbursed for expenses

The Trustee is entitled to be reimbursed from the Fund for all expenses, taxes, levies, charges, fees and other amounts necessarily or reasonably incurred in acting as Trustee under this Deed.

14.7 Trustee to keep records and accounts

The Trustee must keep proper records and accounts of all money received by the Fund and paid out by it, including adequate details of all dealings by the Fund in connection with that money.

14.8 Trustee to collect money owing to the Fund

The Trustee must ensure that money owing to the Fund is collected promptly and dealt with in accordance with this Deed.

14.9 Trustee to keep records, accounts, books etc

The Trustee must ensure that all records, books, accounts, minutes, reports and other documents are maintained and kept safe in accordance with superannuation law for the period required by that law.

14.10 Documents to be prepared

The Trustee must ensure that each of the following is prepared in respect of the Fund in accordance with superannuation law:

- 14.10.1 A statement of its financial position;
- 14.10.2 An operating statement; and
- 14.10.3 Any other account or statement required by superannuation law.

14.11 Annual return

The Trustee must ensure that an annual return and any other documents required under superannuation law are prepared and lodged with the Regulator in accordance with that law.

14.12 Audit

The Trustee must arrange for the books, accounts and records of the Fund to be audited annually or as required by superannuation law by an auditor qualified in accordance with superannuation law.

14.13 Disclosure requirements

The Trustee must ensure that information and documents are provided to each of the following persons in accordance with the requirements of superannuation law:

- 14.13.1 Employers;
- 14.13.2 The Regulator;
- 14.13.3 The actuary (if one is appointed);
- 14.13.4 The auditor; and
- 14.13.5 Any other person.

14.14 Availability of books and records

The Trustee must ensure that the books of the Fund and information relating to it are available for inspection and copying, and that access is provided to premises where the books and information are available to be inspected and copied, in accordance with superannuation law.

14.15 Availability of Deed and documents

The Trustee must ensure that this Deed and any other documents (or copies of the Deed and documents) are made available for inspection by a Member, or by a beneficiary on the beneficiary's request, as required by superannuation law. It is sufficient if they are available for inspection at the place of business of a Trustee.

14.16 Appointment of auditor

The Trustee may appoint a suitably qualified person as auditor of the Fund.

14.17 Appointment of actuary

The Trustee may appoint as actuary of the Fund:

- 14.17.1 An actuary who is a Fellow of the Institute of Actuaries of Australia;
- 14.17.2 A Member of a firm or company of which at least one Member or director is a Fellow of the Institute of Actuaries of Australia; or
- 14.17.3 An auditor who is appropriately qualified and is independent according to criteria specified by superannuation law.

14.18 Appointment of administration manager, investment manager, custodian

The Trustee may appoint one or more suitably qualified persons to act, in relation to the Fund or a specified part of the Fund, an investment manager, administration manager and, or alternatively, a custodian.

14.19 Superannuation law to be observed

Any appointment by the Trustee must be in accordance with superannuation law.

14.20 Trustee may remove person from office

The Trustee may remove from office a person the Trustee has appointed to an office.

14.21 Trustee not bound by advice

Except to the extent required by superannuation law, the Trustee is not bound to follow the advice of a person the Trustee has appointed.

14.22 Liability of the Trustee is limited

Where the Trustees are individuals, to the extent allowed by superannuation law, neither the Trustee nor an employee of the Trustee is liable for anything done or not done in connection with acting as Trustee, unless at least one of the following applies:

- 14.22.1 The Trustee failed to act honestly;
- 14.22.2 The Trustee intentionally or recklessly failed to exercise the degree of care required; or
- 14.22.3 The Trustee incurred a monetary penalty under a civil penalty order made in accordance with superannuation law.

14.23 Liability of the Trustee is limited

Where the Trustee is a Corporation, to the extent allowed by superannuation law, neither the Trustee nor any of its directors, officers or employees is liable for anything done or not done in connection with acting as Trustee, unless at least one of the following applies:

- 14.23.1 The person fails to act honestly;
- 14.23.2 The person intentionally or recklessly fails to exercise the degree of care and diligence the person is required to exercise; or
- 14.23.3 The person incurs a monetary penalty under a civil penalty order made in accordance with superannuation law.

14.24 Indemnity

To the extent allowed by superannuation law, the Trustee (and, if the Trustee is a Corporation then each of its directors and its officers and employees) is entitled to an indemnity from the Fund in all cases where the person is not liable under the preceding clause. The Trustee has a lien on the assets of the Fund for this purpose.

14.25 Other persons who may act

- 14.25.1 Subject to superannuation law, the Trustee may appoint the following persons to act as a Trustee or director of the Trustee of the Fund:
- (a) The legal personal representative of a deceased Member, from the date of the Member's death until the Member's death benefits begin to be paid;
 - (b) The legal personal representative of a Member, while he or she holds an enduring power of attorney in respect of the Member or while the Member is under a legal disability;
 - (c) Where the Trustees are individuals, the legal personal representative, parent or guardian of a Member who is a minor; or
 - (d) Any other person if the superannuation law allows that person to be a Trustee or director of the Trustee and the Fund would remain a self-managed superannuation fund.
- 14.25.2 If there is no person willing and able to act as Trustee, including on account of the death of all Members, the legal personal representative of the last surviving Member may make more appointments under clause 14.25.1.

14.26 Continuity of office

When a person ceases to be a Trustee or becomes a Trustee, any other person acting as Trustee must do everything necessary to vest the Fund in the new or remaining Trustees and must deliver all records and other books to the new or remaining Trustees.

14.27 Appointment of Trustee

- 14.27.1 The Trustee will determine who acts as Trustee in accordance with this Deed and superannuation law for the Fund to continue as a self-managed superannuation fund and will take the necessary steps to appoint or remove the persons or body to or from the office of Trustee. The Trustee may accept the Trustee's resignation in writing for this purpose.
- 14.27.2 The appointment or removal of a Trustee must be in writing and must immediately be advised to any other Trustee.
- 14.27.3 Where the Trustee is unable or unwilling to determine who will act as Trustee then the majority of Members of the Fund will determine who will act as Trustee. If there are no Members in the Fund, the former Members of the Fund (or their legal personal representatives) will determine who acts as Trustee of the Fund.

15. Miscellaneous**15.1 Winding-up**

- 15.1.1 The Trustee may elect to wind up the Fund on a specified date in the following cases:
- (a) The Trustee decides to wind up the Fund; or
 - (b) There are no longer any Members of the Fund.

The Trustee must elect to wind up the Fund on a specified date if the Regulator requires the Fund to be wound up.

- 15.1.2 After deducting from the assets of the Fund the costs of administering and winding up the Fund, the Trustee must pay the benefits in the following order to the extent that the assets of the Fund are sufficient to do so:

- (a) Benefits to which Members, former Members or their dependants are entitled but which they have not been paid on the day before the termination date; and
- (b) Additional benefits to Members, former Members or their dependants as the Trustee thinks appropriate.

15.2 Legal rights of Member not affected by this Deed

Nothing in this Deed affects any right a person may have to claim compensation or damages at common law or under statute.

15.3 Variation

- 15.3.1 The Trustee may vary this Deed either prospectively or retrospectively. The Trustee may do so by written resolution or Deed. If superannuation law requires it, the Trustee must promptly give a certified copy of the resolution or a copy of the Deed to the Regulator.
- 15.3.2 The Trustee does not have power to vary this Deed so as to do either of the following:
 - (a) Adversely alter the rights of a Member to accrued benefits or the amount of those accrued benefits that arise before the variation is effected; or
 - (b) Reduce the amount of any other entitlement that is or may become payable in relation to a time before the date of the variation.
- 15.3.3 However, clause 15.3.2 does not apply if the reduction is necessary to enable the Fund to comply with superannuation law or if each affected Member, or the Regulator, consents in writing to the reduction.
- 15.3.4 The Trustee also does not have power to vary this Deed in a way that would have either of the following effects:
 - (a) Unless the Trustee is a Corporation, altering the purpose of the Fund so that it is no longer solely or primarily the provision of old age pensions under superannuation law; or
 - (b) Unless the sole or primary purpose of the Fund is to provide old age pensions to Members, allowing any person except a Corporation to be appointed Trustee of the Fund.
- 15.3.5 If superannuation law requires it, the Trustee must inform Members and beneficiaries in writing of the nature and purpose of the variation and its effect on their entitlements or rights. The Trustee must do so in accordance with superannuation law.

15.4 Dispute resolution

If superannuation law requires it, the Trustee must establish a system complying with that law for dealing with enquiries and complaints from Members, beneficiaries and dependants.

15.5 Interpretation

A reference in this Deed to:

- 15.5.1 A statute includes regulations under it and consolidations, amendments, re-enactments or replacements of any of them;
- 15.5.2 A person includes a firm, partnership, joint venture, association, corporation or other corporate body;
- 15.5.3 A person includes the legal personal representatives, successors and assigns of that person;
- 15.5.4 Anybody which no longer exists or has been reconstituted, renamed, replaced or whose powers and functions have been removed or transferred to another body or agency, whether expressly or impliedly, is a reference to the body which most closely serves the purpose or objects of the first-mentioned body;

- 15.5.5 A clause, schedule or appendix is reference to a clause, schedule or appendix in or to this Deed;
- 15.5.6 This or any other document includes the document as varied or replaced regardless of any change in the identity of the parties;
- 15.5.7 The singular includes the plural and vice versa;
- 15.5.8 A gender includes the other gender;
- 15.5.9 writing includes all modes of representing or reproducing words in a legible, permanent and visible form;
- 15.5.10 '\$' or 'dollars' is a reference to Australian dollars; and
- 15.5.11 the word 'includes' in any form is not a word of limitation.

15.6 Proper law

This Deed is governed by and is to be construed in accordance with the laws of the State or Territory in which this Deed is executed. The parties consent to the exercise of jurisdiction by the courts of that place.

Schedule 1

Form of Product Disclosure Statement

The Product Disclosure Statement begins on the next page

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Product Disclosure Statement

(Documentation to be kept by you)

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Introduction

This PDS contains a summary of the important provisions of the fund's trust deed and the effects which those provisions may have on you. The Corporations Act requires that you be given this PDS within 3 months after you become a member of the fund.

If you have any questions at any time, you should refer those to the trustee. However, the trustee can only provide you with information – so you will need to seek your own legal, accounting and financial advice.

Terms which are capitalised in this PDS are either defined in the fund's trust deed or are contained in Schedule 1 of this PDS.

You should consider getting professional advice about the fund

Your decision to become a member of the fund is important and involves issues including Retirement planning, estate planning, taxation, and social security. The trustee strongly recommends that you consider consulting an appropriately qualified adviser before you decide to become a member or to have contributions made to the fund on your behalf.

This PDS is prepared for your general information only and is not, and is not intended to be, a recommendation to become a member of the fund. This PDS does not take into account your investment objectives, financial situation or Retirement planning needs. You should not base a decision whether to become a member solely on the information in this PDS. You need to consider, and obtain advice on, the suitability of the fund in view of your investment objectives, financial situation and Retirement planning needs.

Information about your potential benefits

1. Details of potential lump sum benefits

1.1 On your Retirement

On your Retirement, you will become entitled to a lump sum benefit, equal to the amount in your Accumulation Account on your Retirement. As the definition of Retirement in Schedule 1 suggests, there will be some circumstances in which you will become entitled to payment of a Retirement benefit while you are still employed or when you retire and have reached the relevant Preservation Age: in some circumstances those benefits may only be paid as a pension, rather than a lump sum. Your trustee will be able to advise you further in this regard at the relevant time.

1.2 Total and permanent disability

If you become totally and permanently disabled, you may become entitled to a lump sum benefit from your Accumulation Account. Your trustee will be able to advise you further in this regard at the relevant time.

1.3 Temporary total disability

If you become totally disabled temporarily, you may become entitled to payment of a Pension or Annuity representing the amount:

- decided by the trustee, provided it does not infringe the limit set out in the superannuation law; or
- payable to the trustee under an insurance policy which the trustee may have purchased and which covers the disability you suffer (premiums for these insurance policies are generally paid by the

trustee from your Accumulation Account but may be paid out of other Accounts of the fund (such as the Income Account)).

1.4 On death

On your death, the trustee may choose to or may be required to pay a Pension or lump sum benefit from your Accumulation Account and any Pension account to the persons named in your 'Death Benefit: Beneficiary Nomination' (which is on your Application for Membership) or to your Dependants. The trustee may have also taken out a life insurance policy for you which may also entitle your Dependants, or some other person, to a Pension or lump sum benefit. Your 'Death Benefit: Beneficiary Nomination' can be binding or non-binding on the trustee (you can choose). Binding nominations need to be renewed every 3 years.

To overcome the requirement to renew binding nominations every 3 years, you can also choose to implement a 'death benefit agreement' under the fund's trust deed.

Your death benefits will also include any residue in a Pension account previously established for you, unless the arrangements in respect of that Pension are that the Pension will revert on your death to a Pension Dependant.

Generally speaking, you should seek professional advice concerning what plans need to be made in respect of your death benefits and what options are available to you.

The fund's trust deed provides for:

- **death benefit agreements** (which bind the trustee and which do not expire, see clause 9.3);
- **binding death benefit notices** (which binds the trustee but which expire after 3 years or earlier if replaced or revoked); and
- **non-binding nomination forms** (which do not bind the trustee and which do not expire until replaced or revoked).

Death benefit agreements take priority over binding death benefit notices and non-binding nomination forms.

What you need to consider

When you, as a member, are considering signing a death benefit agreement, a binding death benefit notice or a non-binding nomination form it is important to consider that:

- a death benefit agreement takes priority over any binding death benefit notice or any non-binding nomination form;
- to the extent permitted by superannuation law, the trustee must pay or apply the relevant benefit in accordance with the death benefit agreement. Therefore if you sign a binding death benefit notice or a non-binding nomination form, then they will have no effect on any earlier or later death benefit agreement that you sign; and

- if any part of a death benefit agreement is invalid, then the trustee (as required by the fund's trust deed) will pay or apply the "invalid" part of the death benefit in accordance with any binding death benefit notice, or by reference to any non-binding nomination form, you have signed.

1.5 Upon death of another person

In some circumstances, upon the death of another person, you may be entitled to be paid a Pension from an amount rolled-over or transferred into the fund upon that person's death. The amount rolled-over or transferred must be used to pay a Pension to you. The amount received by you will depend entirely on the balance transferred to the fund from the fund of the deceased person.

In these circumstances, you must work closely with the Trustee to ensure that the amount rolled-over or transferred does not result in your Transfer Balance exceeding your Transfer Balance Cap (refer to item 2.2 for further information).

In some circumstances, if you are already receiving a Pension, and the new pension will result in you breaching your Transfer Balance Cap, then it may be beneficial to Commute part of your existing Pension and transfer the relevant assets back into your Accumulation Account to ensure compliance with the Transfer Balance Cap, and transfer the relevant assets back to your Accumulation Account.

1.6 Other circumstances

'Severe Financial Hardship' – in the case of severe financial hardship, you may be able to apply to have all benefits owing to you, paid to you by the trustee. There are certain conditions to be met and the benefits can only be paid to you to meet expenses in the nature of treatment of life-threatening illnesses, prevention of foreclosure under a mortgage, medical transport costs, palliative care costs and so on.

2. Details of potential income benefits

Income benefits where you retire or reach your Preservation Age

When you become entitled to payment of a **lump sum benefit**, the trustee may allow you to choose to receive that lump sum in the form of regularly paid income. This is called a Pension. The fund can only provide you with an 'account-based Pension'.

The rules for an 'account-based Pension' include:

- **Minimum annual amount:** a minimum amount of the capital funding the Pension must be paid to the pensioner each year. The minimum, which is expressed as a percentage of the capital, is determined by reference to the pensioner's age. You should speak to your adviser about relief from minimum Pension payment amounts as the government does provide relief from time to time.
- **No maximum:** there will be no maximum amount that can be paid in a year, reflecting the fact that Pensions and lump sums will be taxed in the same way.
- **But a maximum for transition to retirement Pensions:** pensioners being paid a transition to retirement Pension will only be able to be paid a maximum of 10% of the capital per annum. This

also means that there are restrictions on when you can commute your transition to retirement pension.

- **Transfer on death:** on death, the Pension may only be transferred to a Pension Dependant or cashed as a lump sum to the pensioner's Dependents or estate.
- **Transfer balance cap:** rules apply from 1 July 2017 which limit the amount you may have (whether held in one or more superannuation funds) to fund the payment of a Pension. This is discussed in item 2.2.

Existing Pensions

If this PDS is being provided as a consequence of an update to the fund's existing trust deed, and the fund is presently paying you a Pension, and is not a regular account-based pension (so, for example, it was one of the following pensions), then:

- for a pension which started before 20 September 2007, the Pension will be deemed to meet the current rules provided that it was commenced before 20 September 2007 in accordance with the rules that applied at that time (and continues to be paid in accordance with those rules);
- if the Pension is a complying Pension (such as a life Pension) then it will only be able to be terminated pursuant to the rules as they were in force before 1 July 2007; and
- if the Pension is an allocated Pension then it may be transferred to an 'account-based' Pension without having to first be Commuted.

Social Security Eligibility

Your eligibility for a government age pension is means tested.

The assets test reduces the amount of any age pension payments to which a member may be eligible. This will give you a part pension, which will reduce to zero once your assets reach the amount set out in the current asset tables specified by the Government. The current asset tables are available at <http://www.humanservices.gov.au/customer/enablers/assets/>.

Income benefits where you may not have retired but you have reached your Preservation Age.

In some circumstances, you may be able to be paid a Pension before you actually retire but after you have reached your Preservation Age. In the fund's trust deed these are referred to as 'Transition to retirement Pensions'.

2.1 Transition to retirement Pensions

Once you reach your Preservation Age you may still be restricted from accessing your superannuation benefits (because, for instance, you may not have retired). However, once you reach your Preservation Age you may access a non-Commutable Pension, or what the fund's trust deed refers to as a transition to retirement Pension.

So you may receive an 'account-based' Pension as a 'transition to retirement Pension', but additional restrictions apply if you want to Commute (or cash out) that Pension. Essentially the transition to retirement Pensions are 'non-Commutable' but there are some very limited exceptions. If you are interested in a transition to retirement Pension, you should discuss this in detail with the trustee before requesting the payment of such a Pension.

2.2 Transfer balance cap of \$1.6 million

From 1 July 2017, persons who are receiving or are to receive a Pension will have a 'transfer balance'. In short, this is an amount, capped at \$1.6 million (but indexed), determined by reference to the assets in your superannuation funds which fund all pensions paid to you. That means that your Transfer Balance takes into account, for instance, assets which fund a Pension from this fund, as well as assets which fund Pensions paid to you from other funds. Your Transfer Balance Account must not, at any time, exceed the Transfer Balance Cap. Where your Transfer Balance Account exceeds the Transfer Balance Cap, either you or the trustee will be required to remove the excess assets from the Pension account and either:

- (a) transfer the excess capital back into your Accumulation Account (with any earnings attributable to the excess capital assets being taxed in accordance with the Tax Act); or
- (b) withdraw the excess assets from superannuation.

If you or the trustee become aware of your Transfer Balance Account reaching the Transfer Balance Cap, you should immediately consult with the Trustee to take the necessary action. This may involve withdrawing the excess assets from the Pension account under this fund, or it may involve withdrawing the excess assets from the Pension account you have with another fund, or both. Withdrawing the excess occurs by 'commuting' part or all of your Pension.

If on or before 30 June 2017, the value of your Transfer Balance Account is between \$1,600,000.00 and \$1,700,000.00, then you and the Trustee will have until 31 December 2017 to return the excess assets back to your Accumulation Account to ensure your Transfer Balance is under the Transfer Balance Cap. No penalty will apply within this period,

If on or before 30 June 2017, the value of your Transfer Balance Account is above \$1,700,000.00, then by 30 June 2017 you and the Trustee will be required to remove the excess assets using one of the methods described in paragraphs (a) and (b) above.

3. Taxation of benefits

3.1 Seek advice

This section is general only. You must seek professional advice concerning your own circumstances and how tax will impact on your participation in the fund and on amounts payable to you.

3.2 Benefits paid to you

Superannuation benefits paid to persons **aged less than 60** are taxed as follows:

- **Lump sum benefits have two components:** an exempt component and a taxed component.

The exempt component is tax free (it includes amounts such as pre-1983 contributions and undeducted contributions). The taxed component is tax free up to a low rate threshold (in 2012-2013, \$175,000, in 2013-2014 \$180,000, in 2014-2015, in 2015-2016 \$185,000 and in 2016-2017 \$195,000). After that threshold, it is taxed at 16.5% (including Medicare levy) – except where the recipient is aged less than Preservation Age, in which case the whole taxed component is taxed at 21.5% (including Medicare levy).

- **Pension benefits have two components:** an exempt component and a taxed component. The exempt component is tax free (it includes amounts such as pre-1983 contributions and undeducted contributions). The taxed component is taxed at the member's marginal tax rates less a 15% Pension Rebate – except where the recipient is aged less than Preservation Age, in which case the Pension Rebate of 15% is not available. Once the recipient turns 60, the Pension is tax free, provided that you comply with your Transfer Balance Cap.
- **Proportional drawdown:** In both cases, payments are deemed to include both exempt and taxable components, paid in proportion to the amount these components constitute of the recipient's total benefit.

3.3 Death benefits

Benefits paid in the event of your death are taxed as follows:

- **Lump sum benefits** to a member's Dependant are tax free, as long as they are also a death benefits dependant as defined in section 302-195 of the ITAA97. Lump sum benefits paid to a Dependant (who is not a death benefits dependant for ITAA97 purposes) have the taxable component taxed at 16.5% (including Medicare levy).
- If either a member dies on or after 1 July 2017, or a death benefit is to be paid on or after 1 July 2019, the fund will not be permitted to claim a tax deduction for that part of a lump-sum benefit paid to compensate for income tax paid by the fund in respect of contributions made during the deceased member's life ('anti-detriment' payments).
- **Reversionary Pensions** are taxed according to the age of the primary and reversionary beneficiaries. If the primary beneficiary was aged 60 or over at the time of death, then the payments to the reversionary will be tax free. If the primary beneficiary was aged less than 60, then the payments will be taxed at the reversionary beneficiary's marginal tax rate until the reversionary turns 60 (then it will be tax-free). However, a reversionary Pension will only be payable to a Pension Dependant. Also a Pension paid to a Pension Dependant who is a child will have to be cashed to a lump sum when the child turns 25 (unless they're permanently disabled).
- Pensions can only revert to a Pension Dependant: simply being a Dependant is not sufficient. Therefore, benefits which cannot be paid to a Pension Dependant as a pension must be paid as a lump sum to a Dependant or the member's estate.

Information about risks associated with the fund

4. Details of risks: General

The assets of the fund must be invested in accordance with an appropriate investment strategy as devised by the trustee. Although the trustee decides on an investment strategy aimed at increasing the value of the fund's assets, this value can be reduced by movements in the underlying value of the fund's assets, for instances movement in share or property prices. This may mean the value of the assets held in the fund for your benefit, or to pay you a Pension, may be reduced. Indeed, if the performance of the fund's assets is very poor, the value of the assets held in the fund for your benefit, or to pay you a Pension, may be less than the value of the contributions made to the fund on your behalf. Poor investment performance may also affect the trustee's capacity to make payments to you or to sustain the level of payments made to you. More information about risks associated with the fund borrowing in order to invest are set out under "Investment of fund assets" at paragraph 10 below.

If you choose to receive a Pension then the amounts you receive are calculated by reference to the value of the assets in the fund. Therefore, if the value of the assets decreases, there may be a corresponding decrease in benefit or Pension amounts payable to you and you effectively bear the risk associated with potentially poor investment performance of those assets. Broadly speaking, 100% of the amount used to fund the Pension will be taken into account for the age pension means test.

Finally, if a benefit payable to you is Commuted so that the trustee may purchase:

- an Annuity from a third party (such as a life assurance company), then you will have a regular income stream and the associated risk will be born by the third party; or
- an 'account-based' Pension from a third party (such as a life assurance company), then the situation is the same as for an 'account-based' Pension from the trustee and you effectively bear the risk associated with the variations in the value of the assets which fund the Pension.

5. Regulatory Risk

The fund is a self-managed superannuation fund regulated by the ATO. As a member, you will also have to be a trustee, or a director of the corporate trustee. These persons are responsible for ensuring the fund complies with all relevant superannuation laws, as enforced by the ATO.

Serious consequences flow if the fund is operated in a manner inconsistent with these rules. The consequences include prosecution by the ATO or a determination by the ATO that the fund is non-complying, with the result that the concessional tax treatment of the fund ends, and the fund will receive a very significant tax assessment which is aimed at recouping the value of tax concessions previously received by the fund. Accordingly compliance of the fund with regulatory requirements is essential. You must ensure that you are familiar with, and understand these rules. If you are not confident of this, then you should seek professional advice as to whether you will be in a position to comply with these obligations on joining the fund as a member.

Information about amounts paid to the fund for or by you

6. Contributions

If you have an employer then they must contribute a certain portion of your income to superannuation. In most cases, you can choose for those contributions to be made to the fund. In this situation, contributions made personally by you are unlikely to be deductible for taxation purposes although if you are on a smaller wage, you may be entitled to a co-contribution from the Federal Government (that is, the Government will match your payments to set units in certain circumstances which are described generally under "Superannuation co-contributions" below).

If you are unemployed or self-employed, then you may make contributions to the fund yourself. These contributions are deductible for tax purposes, subject to the caps discussed immediately below.

Alternatively you may make contributions, or another person may make contributions on your behalf.

From 1 July 2017, if you are under age 75, or aged 65 to 74 and meet the work test, you are eligible to claim a tax deduction for personal contributions to eligible superannuation funds up to the concessional contributions cap.

7. Superannuation co-contributions

You will be eligible to receive a co-contribution from the Federal Government up to a maximum amount (\$500 in 2016-2017) if:

- you make one or more eligible personal super contributions by 30 June of a financial year;
- your total income is less than the prescribed amount (\$51,021 in 2016-2017). Co-contribution income thresholds from previous financial years can be found at <https://www.ato.gov.au>;
- 10% of your income is from employment sources, such as an employer or running your own business;
- you are 71 years or younger;
- you did not hold temporary visa at any time during the financial year (unless you are a New Zealand citizen or it was a prescribed visa); and
- you lodge your income tax return.
- You are not entitled to a super co-contribution for personal contributions that have been allowed as a tax deduction.

8. Low income Superannuation Tax Offset

From 1 July 2017, the Federal Government will introduce the Low Income Superannuation Tax Offset (LISTO).

If you have an adjustable income up to \$37,000, you will receive a refund into your fund account of the tax paid on your concessional superannuation contributions, up to a cap of \$500. In effect, this means that most low income earners will pay no tax on their superannuation contributions.

9. Tax on concessional contributions:

A tax of 15% applies to all 'concessional' superannuation contributions. An additional amount of tax is payable by individuals who exceed a high income threshold of \$300,000. Where an individual's adjusted income and low-tax contributions are greater than \$300,000, they may have to pay an extra 15% tax on either of the following amounts, whichever is less:

- excess over the threshold; or
- actual taxable contributions.

From 1 July 2017, the high income threshold will be reduced from \$300,000 to \$250,000.

This means that:

- if your excess is greater than your taxable contributions, you will pay the extra 15% tax on all your taxable contributions; alternatively
- if your excess is less than your taxable contributions, you will pay the extra 15% tax (30% tax in total) on the excess and 15% tax only on the rest of your taxable contributions.

You should seek advice concerning what amounts are included in your income for the purposes of this assessment.

10. Caps on concessional contributions:

This paragraph sets out the cap which applies to concessional contributions. How much you can contribute to your super before having to pay extra tax depends on your age at the end of the financial year:

Financial Year	Concession (General Cap)	Age	Tax on amounts over the cap	
2013 – 2014	\$25,000	under 60 years old	Included in your income tax return and taxed at your marginal rates, plus the excess concessional contributions (ECC) charge.	
	\$35,000	59 years old or over on 30 June 2013		
2014 – 2015	\$30,000	under 50 years old		
	\$35,000	49 years old or over on 30 June 2014		
2015 – 2016	\$30,000	under 50 years old		
	\$35,000	49 years old or over on 30 June 2015		
2016 – 2017	\$30,000	under 49 years old		
	\$35,000	49 years old or over on 30 June 2016		
2017 – 2018	\$25,000	Any age – from 1 July 2017		Included in your income tax return and taxed at your marginal rates plus the excess concessional contributions (ECC) charge.

There is 15% tax payable by your fund on concessional contributions paid into your superannuation fund (subject to the discussion above about the high income threshold). For 2013-14 and later years, if you exceed your concessional contributions cap the excess contributions are included in your taxable income. You will receive a non-refundable tax offset equal to the 15% tax paid by your fund on this amount. Generally, concessional contributions can only be made by employers or persons who are self-employed.

Catch-up concessional contributions:

From 1 July 2018, if you have a total superannuation balance of less than \$500,000, you will be allowed to make 'catch-up' contributions, up to your unused cap space amounts.

The ability to carry over any unused cap space amounts will commence from 1 July 2018 (i.e. if you do not meet your limit in 2018-2019, you can catch up in 2019-2020). If you fail to use any unused cap space after five years it will expire.

Individuals aged 65 to 74 who meet the work test will be able to access these arrangements.

Caps on non-concessional contributions: This paragraph sets out the cap which applies to non-concessional contributions as follows:

Financial Year	Non-Concession Cap	Tax on amounts over the cap
2012 – 2013	\$150,000	46.5%
2013 – 2014	\$150,000	46.5%*
2014 – 2015	\$180,000	47%*
2015 – 2016	\$180,000	49%*
2016 – 2017	\$180,000	49%*
2017 - 2018	\$100,000	49%*

Excess non-concessional contributions

If you make non-concessional contributions to the fund in a financial year in excess of the cap for that year, tax will be levied on the excess contributions at the applicable rate for that year (as set out in the table above). You are personally liable for this tax and must have the fund release an amount of money equal to the tax.

*For excess contributions made after 1 July 2013, you will be given the choice to withdraw your excess non-concessional contributions from the fund. If you choose this option, you are electing to withdraw all your excess non-concessional contributions and 85% of associated earnings from the fund. In this case, the full amount of associated earnings is added to your assessable income and taxed at your marginal tax rates subject to a 15% tax offset. If you do not choose this option (and leave the excess contributions in the fund), tax on the excess non-concessional contributions will be payable as usual.

In addition, if you are under 65 and eligible to contribute to super, then you may bring forward two years of contributions. This enables you to contribute any amount up to the bring-forward cap over three years without exceeding the contribution limits. The bring-forward cap is three times the non-concessional

contributions limit of the **first** year. For example, if you brought forward your contributions in 2016-2017, the 'bring-forward' cap would be \$540,000 (3 x \$180,000).

From 1 July 2017, the 'bring-forward' option in 2017-2018 will be \$300,000 (3 x \$100,000) provided your total superannuation balance is not greater than or equal to \$1.6 million. Where your balance is close to \$1.6 million, you will only be eligible to bring forward the annual bring forward cap amount for the number of years that would take your balance to \$1.6 million. From 1 July 2017, if your total superannuation balance is \$1.6 million or more, you will no longer be eligible to make non-concessional contributions.

There are transitional rules which apply to those people who triggered the bring-forward cap in either the 2015-2016 year, or the 2016-2017 year, which produces a combined figure based on the \$180,000 annual cap which applied before 1 July 2017. It is important that you seek professional advice to calculate these caps correctly.

Contributions-splitting

Spouses may split superannuation contributions between them. Contributions-splitting allows members to ask the trustee to transfer certain contributions made after 1 January 2006 (**Splittable contributions**) made in respect of the member to the superannuation fund, or account of that member's spouse.

The contributions splitting applications must be lodged with the fund by 30 June in the financial year.

At present, contributions can be split with your Spouse after the end of the financial year and at any time up to the end of the following financial year.

Information about amounts deducted from the fund

11. Debits from your Accumulation and Pension Accounts

The trustee can make deductions from your Accumulation or Pension Accounts to, for example, meet the fund's expenses, to pay taxes (or to set aside for anticipated taxes), to pay for an insurance policy or Annuity premiums or to pay an amount from your Pension Account to your Accumulation Account or vice versa.

12. Other application of income

The trustee also:

- maintains an income account: This is a general account of the fund and does not relate to a specific member. Amounts such as the income and profits of the fund or proceeds of insurance policies (which the trustee decides not to pay to a member or beneficiary) are paid into this account. From this income account the trustee can make payments to your Accumulation Account, but it may also make deductions from the income account to:
 - pay the expenses of the fund;
 - pay taxes due and payable, or likely to become due and payable;
 - pay costs of insurance policies;
- meet losses suffered on disposal of an asset of the fund and so on.
- may maintain an Equalisation Account: This is also a general account of the fund. The trustee may decide to pay amounts into this account to:
- smooth the investment earnings of the fund (that is, to even out years of good growth and performance with years of poor growth and performance);

- provide for tax liabilities;
- pay fund expenses;
- otherwise provide for contingencies of the fund.

The trustee is not permitted to charge fees in relation to the services it provides to the fund.

Other significant information about the fund

13. Preservation Age

Set out below are the Preservation Ages relevant to members of the fund:

- for a person born before 1 July 1960 – 55 years;
- for a person born during the year 1 July 1960 to 30 June 1961 – 56 years;
- for a person born during the year 1 July 1961 to 30 June 1962 – 57 years;
- for a person born during the year 1 July 1962 to 30 June 1963 – 58 years;
- for a person born during the year 1 July 1963 to 30 June 1964 – 59 years; and
- for a person born after 30 June 1964 – 60 years.

14. Investment of fund assets

The trustee is permitted to make a wide range of investments provided that they accord with the trustee's investment strategy. The trustee is required to establish an investment strategy or strategies, outlining how the assets of the fund will be invested. The trustee can alter the strategy or strategies provided they remain appropriate. If the trustee offers more than one strategy, you may choose the appropriate strategy but you cannot choose the investments the trustee is to make within the strategy.

The trustee cannot loan money from the fund to a member or a member's relative.

The trustee may borrow money to make any investment — but only in restricted circumstances. In such cases:

- the only fund asset that may be used as security for the borrowing is the asset that the fund is acquiring with the borrowed money;
- the asset acquired must be an asset which the fund could ordinarily and lawfully acquire (for example, the fund is prohibited from acquiring assets which do not satisfy the sole purpose test in section 62 of the SIS Act – this stays the same even though the fund is borrowing to acquire the asset);
- the terms on which the asset is acquired must meet strict requirements set out in superannuation law.

The risks associated with any investment (as described generally under "Details of risks: General" at paragraph 4 above) increase when made using borrowed money. You should always obtain professional advice before making any such investment.

The trustee is required to hold money and other assets of the fund separately from those which it holds personally and not for the fund's members.

When preparing statements of the fund's financial position, the fund's operating statement or any other account or statement required by the SIS Act or the SIS Regulations, the trustee is required to value the fund's assets at their market value. 'Market value' has a specific meaning under section 10 of the SIS Act and means the amount that a willing buyer of the asset could be reasonably expected to pay to acquire the asset from a willing seller if certain assumptions were made.

15. Taxation

15.1 Income of the fund

For tax purposes, the fund's income is divided into 2 components:

- Non-arms length component: which includes income such as private company distributions, non arms-length income and trust distributions, reduced by tax deductions relating to that special income.
- Low tax component: which is the total of all fund income, less the low tax component.

The low tax component is taxed at the concessional rate of 15% in the hands of the trustee. The non-arms length component is taxed at the highest marginal rate.

15.2 Pension earnings

Generally, while you are alive the fund will not have to pay income tax on income or capital gains attributable to the assets in your pension account.

However, from 1 July 2017, the tax exempt status of income from assets supporting transition to retirement pensions will be removed. Earnings from assets supporting transition to retirement pensions will be taxed concessional at 15 per cent.

15.3 Contributions

Contributions to the fund (made by your employer, yourself, your spouse, etc) are generally treated as contributions of capital and will not be included in the fund's Income. However, if the person making a contribution is entitled to a tax deduction in relation to that contribution, then the contribution will usually be treated as fund Income and will be taxed as outlined in paragraph 11.1 above.

Information about the deductibility of contributions is in paragraph 7 above.

15.4 Surcharge on High Income Earners

With effect from 1 July 2005 the superannuation contributions surcharge was abolished in respect of all contributions made on or after 1 July 2005. However it still applies to contributions made before that date. From 1 July 2012 the arrangements in respect of a high income threshold of \$300,000 (\$250,000 from 1 July 2017) apply

(see discussion at paragraph 6).

15.5 Low Income Spouse Offset

If a person makes a contribution on behalf of a member who is their low income (or no income) spouse, the person making the contribution may be entitled to a tax offset of up to \$540 per year.

A member who makes a contribution can get the full tax rebate if:

- they contribute at least \$3,000 to their spouse's account; and
- their spouse's assessable income is less than \$10,800 for the financial year.

If you contribute less than \$3,000, the tax offset will be equivalent to 18% of your contributions. If your spouse's income is higher than \$10,800, the tax offset reduces until it cuts out when your spouse's income reaches \$13,800.

From 1 July 2017, the 18% offset of up to \$540 will be extended from those with an income of up to \$10,800 to those with an income of up to \$37,000. Similarly, the point at which the tax offset reduces will be increased from \$13,800 to \$40,000.

No changes to the current age based contributions rules will apply from 1 July 2017. The spouse receiving the contribution must be under age 70 and meet a work test if aged 65 to 69.

16. The fund's trust deed

You should read the fund's trust deed carefully and seek professional advice if you do not understand it.

17. Other considerations concerning investments made by the fund

The trustee is required to inform you of whether labour standards or environmental, social or ethical considerations are, or will be, taken into account when the trustee selects, retains or realises an investment. At this stage, the trustee does not take any such considerations into account. However, the trustee is obviously free to incorporate this into its investment strategy if it sees fit.

18. Contacting the trustee for additional information

If at any time you require further information including information concerning the fund, the fund's trust deed, the fund's performance or your rights as a member, you can contact the trustee using the contact details at the beginning of this PDS.

Product Disclosure Statement – Schedule 1

Definitions

Where a term is capitalised in this PDS, the meaning is either explained below or is explained in the fund's trust deed:

Accumulation Account means the account established for you by the trustee. Each member of the fund has an Accumulation Account, into which are paid that member's contributions or contributions made on behalf of that member, as well as other amounts specific to that member (such as the proceeds of an insurance policy taken out by the trustee for your benefit).

Annuity means what it means under superannuation law. Essentially, it refers to a financial product which is purchased by providing a lump sum (capital) to the financial product supplier who undertakes to pay you an income for a specified time. Unlike a Pension, the capital disappears when you purchase the annuity and you receive a contractual right to receive income.

Commute refers to when a right to receive a **regular payment** (like Pension or Annuity payments) is converted into the right to receive a **lump sum payment**.

Dependant – in relation to a member, former member or beneficiary (the 'primary person'), means each of the following:

- the spouse or widow or widower of that primary person.
- any child of that primary person, including a person who, in the trustee's opinion, is or was actually maintained by the primary person as the child of the primary person.
- any person with whom the primary person has an interdependency relationship.
- any other person who, in the trustee's opinion, was substantially dependent on the primary person at the relevant time.

Pension refers to a financial product which is purchased by providing a lump sum (capital) to the financial product supplier, who invests the lump sum, manages that investment, and pays you a regular income from the proceeds of those investments. As well as paying you the proceeds of the investments, the financial product supplier may include in your payments part of the initial capital you contributed.

Pension Dependant means a Dependant of a member to whom a Pension may be paid on the member's death, as defined by regulation 6.21(2A) of the SIS Regulations.

Preservation Age means what it means under superannuation law. Essentially it is the minimum age after which your benefit arising from a Preserved Payment may be paid to you. Those ages are set out in paragraph 9 above.

Preserved Payment means a payment made to the fund which is required to be preserved under superannuation law if the fund is to be a complying superannuation fund.

Retirement occurs:

- if you have reached a Preservation Age less than 60, and an arrangement under which you were gainfully employed comes to an end, and the trustee is reasonably satisfied that you never intend to become gainfully employed (either full time or part time); or
- if you have reached age 60 and an arrangement under which you were gainfully employed has come to an end and either of the following circumstances apply, and you have attained that age on or before ending employment; or
- the trustee is reasonably satisfied that you never intend to become gainfully employed (either full time or part time).

Superannuation Contributions Surcharge means an amount which you may be liable to pay if your taxable income is greater than the relevant superannuation surcharge level for a year of income.

Tax Act means the *Income Tax Assessment Act 1936* or *Income Tax Assessment Act 1997*, as appropriate, and the regulations made under the relevant Act.

Total Superannuation Balance has the same meaning as in section 995-1(1) of the Tax Act.

Transfer Balance has the same meaning as in section 995-1(1) of the Tax Act.

Transfer Balance Account has the same meaning as in section 995-1(1) of the Tax Act.

Transfer Balance Cap has the same meaning as in section 995-1(1) of the Tax Act.

Schedule 2

Fund Details:

Fund name:	Giles Superfund
Fund establishment date:	13 August 2019
Fund Address:	Unit 207 2 Waterways St WENTWORTH POINT NSW 2127

Initial Trustee Details:

Trustees Name(s):	Michael Scott Giles Xiaoling Li
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Initial Member Details:

Members Name(s):	Michael Scott Giles Xiaoling Li
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1.1 SMSF Trust Deed

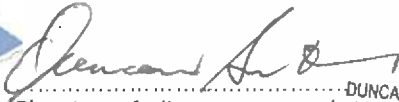
EXECUTED BY THE PARTIES AS A DEED:

SIGNED SEALED AND DELIVERED by)
the Trustee in the presence of:)


.....
Michael Scott Giles

SIGN HERE

WITNESS
MUST SIGN



NAME OF
WITNESS

Signature of witness DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862
Name of witness

ANY person over 18 years of age who is **Not** a Fund Trustee or Member can be a witness to the Trust Deed.

SIGNED SEALED AND DELIVERED by)
the Trustee in the presence of:)


.....
Xiaoling Li

SIGN HERE

WITNESS
MUST SIGN



NAME OF
WITNESS

Signature of witness DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862
Name of witness

ANY person over 18 years of age who is **Not** a Fund Trustee or Member can be a witness to the Trust Deed.

SIGNED SEALED AND DELIVERED by)
the Member in the presence of:)


.....
Michael Scott Giles

SIGN HERE

WITNESS
MUST SIGN



NAME OF
WITNESS

Signature of witness DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862
Name of witness

ANY person over 18 years of age who is **Not** a Fund Trustee or Member can be a witness to the Trust Deed.

SIGNED SEALED AND DELIVERED by)
the Member in the presence of:)


.....
Xiaoling Li

SIGN HERE

WITNESS
MUST SIGN



NAME OF
WITNESS

Signature of witness DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862
Name of witness

ANY person over 18 years of age who is **Not** a Fund Trustee or Member can be a witness to the Trust Deed.



Schedule 3 Member Application Form

Sample Only

Member Application Form

[##Name of Fund] (Fund)

Date:

To the Trustee

[##Name of fund]

[##Address of trustee]

The person named below, applies to become a member of the Fund and agrees to be bound by, and to comply with, the terms of the deed by which the Fund was established, as if the person had been a member of the Fund, and a party to that deed, from the date on which the trustee accepts the person's application for membership.

Signed for and on behalf of the person applying for membership:

.....

Applicant name:

Applicant address:

Applicant date of birth:.....

1.3 Trustee Resolution and Declarations

Giles Superfund

Minutes of the Initial Meeting of the Trustees of the Giles Superfund

Venue	Unit 207 2 Waterways St WENTWORTH POINT NSW 2127
Date	13 August 2019
Present	Michael Scott Giles Xiaoling Li
Chair	Michael Scott Giles

Establishment of the Giles Superfund

Agreed that it is the desire of the persons present to establish and maintain a fund of which the sole or primary purpose is to provide old age pensions to members of the fund on their retirement.

Noted that the persons present have agreed to act as first trustees of the fund in accordance with the proposed trust deed establishing the fund.

Resolved unanimously that:

- the fund that is to be known and identified by the name the Giles Superfund be established as a superannuation fund;
- the trust deed be executed by the trustees;
- the fund be established as from the day the deed is executed;
- the fund be a regulated superannuation fund under the *Superannuation Industry (Supervision) Act 1993*;
- an "Application to Register for The New Tax System Superannuation Entities" in respect of an Australian Business Number and an election to be a regulated superannuation fund be lodged with the Australian Taxation Office.

Membership

Noted that the initial members of the Fund are:

Michael Scott Giles
Xiaoling Li

Resolved unanimously that:

- the initial members are approved;
- the members be advised;
- that information be given to the members that the trustees reasonably believe the members would reasonably need for the purpose of understanding the main features of the fund; the management and financial condition of the fund; and the investment performance of the fund.

Appointment of fund accountant

Resolved unanimously that:

- ESUPERFUND be appointed fund accountant and be the contact address for the fund.

Fund bank account

Resolved unanimously that:

- a bank account named the Giles Superfund be established and that the account and all dealings with the bank be operated by one or more of the trustees who will be the signatories to the account.

Documents

Resolved unanimously that:

- any of the trustees may sign receipts, acceptances, applications, contracts and other documents on the fund's behalf.

Contributions

Resolved unanimously that:

- contributions be received in respect of the members.

Fund auditor

Resolved unanimously that:

- Business and Auditing Services be appointed auditor of the fund.

Investment Strategy

Resolved unanimously that:

- the Trustees take steps to formulate and implement an Investment Strategy for the Fund in accordance with the requirements of the Superannuation Industry (Supervision) Act 1993 and Regulations.

Election to be a Regulated Superannuation Fund

Resolved unanimously that:

- the Trustees make an irrevocable election in the approved format to the ATO that the superannuation fund is to be regulated superannuation fund in accordance with the Superannuation Industry (Supervision) Act 1993.

Tax File Number

Resolved unanimously that:

- an application for a tax file number for the Fund be made.

Australian Business Number

Resolved unanimously that:

- an application for an Australian Business Number be made.

There being no further matters to discuss, the meeting was closed.

Signed as a true record of the meeting

Date: 13 August 2019

Chairperson: 
Michael Scott Giles



Giles Superfund

Individual Trustee Declarations

I, Michael Scott Giles make the following declarations:

I have not been convicted of an offence against or arising out of a law of the Commonwealth, a State, a Territory or a foreign country, being an offence in respect of dishonest conduct.

I have not had a civil penalty order made against me under the Superannuation Industry (Supervision) Act 1993.

I am not an insolvent under administration.

I have not been disqualified under section 120A of the Superannuation Industry (Supervision) Act 1993.

Date: 13 August 2019

Signed:



Michael Scott Giles
Trustee

SIGN HERE

Consent to Appointment as Trustee

I consent to being appointed a trustee of the Giles Superfund.

Date: 13 August 2019

Signed:



Michael Scott Giles
Trustee

SIGN HERE



Giles Superfund

Individual Trustee Declarations

I, Xiaoling Li make the following declarations:

I have not been convicted of an offence against or arising out of a law of the Commonwealth, a State, a Territory or a foreign country, being an offence in respect of dishonest conduct.

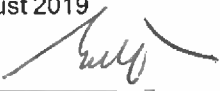
I have not had a civil penalty order made against me under the Superannuation Industry (Supervision) Act 1993.

I am not an insolvent under administration.

I have not been disqualified under section 120A of the Superannuation Industry (Supervision) Act 1993.

Date: 13 August 2019

Signed:



Xiaoling Li
Trustee


SIGN HERE

Consent to Appointment as Trustee

I consent to being appointed a trustee of the Giles Superfund.

Date: 13 August 2019

Signed:



Xiaoling Li
Trustee

SIGN HERE





I understand that as an individual trustee or director of the corporate trustee of

Fund name

Giles Superfund

I am responsible for ensuring that the fund is operated in accordance with the *Superannuation Industry (Supervision) Act 1993* (SISA) and other relevant legislation. The Commissioner of Taxation (the Commissioner) has the authority and responsibility for administering the legislation and enforcing trustees' compliance with the law.

I must keep myself informed of changes to the legislation relevant to the operation of my fund and ensure the trust deed is kept up to date in accordance with the law and the needs of the members.

If I do not comply with the legislation, the Commissioner may take the following actions:

- impose administrative penalties on me
- give me a written direction to rectify any contraventions or undertake a course of education
- enter into agreements with me to rectify any contraventions of the legislation
- disqualify me from being a trustee or director of a corporate trustee of any superannuation fund in the future
- remove the fund's complying status, which may result in significant adverse tax consequences for the fund
- prosecute me under the law, which may result in fines or imprisonment.

Sole purpose

I understand it is my responsibility to ensure the fund is maintained for the purpose of providing benefits to the members upon their retirement (or attainment of a certain age) or their beneficiaries if a member dies. I understand that I should regularly evaluate whether the fund continues to be the appropriate vehicle to meet this purpose.

Trustee duties

I understand that by law I must at all times:

- act honestly in all matters concerning the fund
- exercise skill, care and diligence in managing the fund
- act in the best interests of all the members of the fund
- keep records of decisions made about the running of the fund, including the appointment of professional advisers and the retirement of members and payment of benefits
- ensure that my money and other assets are kept separate from the money and other assets of the fund
- take appropriate action to protect the fund's assets (for example, have sufficient evidence of the ownership of fund assets)
- refrain from entering into any contract or do anything that would prevent me from, or hinder me in, properly performing or exercising my functions or powers as a trustee or director of the corporate trustee of the fund
- allow all members of the fund to have access to information and documents as required, including details about
 - the financial situation of the fund
 - the investments of the fund
 - the members' benefit entitlements.

I also understand that by law I must prepare, implement and regularly review an investment strategy having regard to all the circumstances of the fund, which include, but are not limited to:

- the risks associated with the fund's investments
- the likely return from investments, taking into account the fund's objectives and expected cash flow requirements
- investment diversity and the fund's exposure to risk due to inadequate diversification
- the liquidity of the fund's investments having regard to the fund's expected cash flow requirements in discharging its existing and prospective liabilities (including benefit payments)
- whether the trustees of the fund should hold insurance cover for one or more members of the fund.

Accepting contributions and paying benefits

I understand that I can only accept contributions and pay benefits (income streams or lump sums) to members or their beneficiaries when the conditions specified in the law and the fund trust deed have been met.

Investment restrictions

I understand that, as a trustee or director of the corporate trustee of the fund, subject to certain limited exceptions specified in the law, I am prohibited from:

- giving financial assistance using the resources of the fund to a member of the fund or a member's relative (financial assistance means any assistance that improves the financial position of a person directly or indirectly, including the provision of credit)
- acquiring assets (other than business real property, listed securities, certain in-house assets and acquisitions made under mergers, allowed by special determinations or acquisitions from the trustee or investment manager of another regulated super fund as a result of a breakdown of a relationship) for the fund from members or other related parties of the fund

- borrowing money (or maintaining an existing borrowing) on behalf of the fund except in certain limited circumstances (while limited recourse borrowing arrangements are permitted, they can be complex and particular conditions must be met to ensure that legal requirements are not breached)
- acquiring an in-house asset if the fund's in-house assets exceed 5% of the market value of the fund's total assets, or the in-house assets will exceed 5% of the market value of the fund's total assets by acquiring the asset (in-house assets are loans to, or investments in, related parties of the fund – including trusts – or assets subject to a lease or lease arrangement between the trustee and a member, relative or other related party)
- entering into investments that are not made or maintained on an arm's length (commercial) basis (this ensures the purchase or sale price of the fund's assets and any earnings from those assets reflects their market value).

Administration

I understand that the trustees of the fund must:

- keep and retain for at least 10 years
 - minutes of all trustee meetings at which matters affecting the fund were considered (this includes investment decisions and decisions to appoint members and trustees, the retirement of members and payment of benefits)
 - records of all changes of trustees, including directors of the corporate trustee
 - each trustee's consent to be appointed as a trustee of the fund or a director of the corporate trustee
 - all trustee declarations
 - copies of all reports given to members
 - documented decisions about storage of collectables and personal use assets
- ensure that the following are prepared and retained for at least five years
 - an annual statement of the financial position of the fund
 - an annual operating statement
 - copies of all annual returns lodged
 - accounts and statements that accurately record and explain the transactions and financial position of the fund including asset market valuation
 - copies of Transfer balance account reports lodged
 - copies of any other statements you are required to lodge with us or provide to other super funds
- appoint an approved SMSF auditor each year, no later than 45 days before the due date for lodgment of the fund's annual return and provide documents to the auditor as requested
- lodge the fund's annual return, completed in its entirety, by the due date
- review the independent audit report received from the approved SMSF auditor and take action as required
- notify the ATC within 28 days of any changes to the
 - membership of the fund, or trustees or directors of the corporate trustee
 - name of the fund
 - contact person and their contact details
 - postal address, registered address or address for service of notices for the fund
- notify the ATO in writing within 21 days if the fund becomes an Australian Prudential Regulation Authority (APRA) regulated fund.

DECLARATION

By signing this declaration I acknowledge that I understand my duties and responsibilities as a trustee or director of the corporate trustee of the self-managed superannuation fund named on this declaration (or if the fund's name changes, that name). I understand that:

- I must ensure this document is retained for at least 10 years or while I remain a trustee or director of the corporate trustee (whichever is longer) and, if I fail to do this, penalties may apply.
- Administrative penalties can be imposed on me for not complying with the legislation
- I may have to make this document available for inspection by a member of staff of the ATO and, if I fail to do this, penalties may apply.
- I do not have access to the government's financial assistance program that is available to trustees of APRA regulated funds in the case of financial loss due to fraudulent conduct or theft.

Trustee's or director's name

Michael Scott Giles

Trustee's or director's signature



SIGN HERE

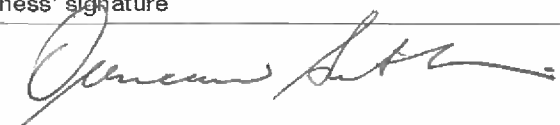
Date

13 August 2019

Witness' name (witness must be 18 years old or over)

NAME OF WITNESS

Witness' signature



SIGN HERE

Date

13 August 2019

DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862





I understand that as an individual trustee or director of the corporate trustee of

Fund name

Giles Superfund

I am responsible for ensuring that the fund is operated in accordance with the *Superannuation Industry (Supervision) Act 1993* (SISA) and other relevant legislation. The Commissioner of Taxation (the Commissioner) has the authority and responsibility for administering the legislation and enforcing trustees' compliance with the law.

I must keep myself informed of changes to the legislation relevant to the operation of my fund and ensure the trust deed is kept up to date in accordance with the law and the needs of the members.

If I do not comply with the legislation, the Commissioner may take the following actions:

- impose administrative penalties on me
- give me a written direction to rectify any contraventions or undertake a course of education
- enter into agreements with me to rectify any contraventions of the legislation
- disqualify me from being a trustee or director of a corporate trustee of any superannuation fund in the future
- remove the fund's complying status, which may result in significant adverse tax consequences for the fund
- prosecute me under the law, which may result in fines or imprisonment.

Sole purpose

I understand it is my responsibility to ensure the fund is maintained for the purpose of providing benefits to the members upon their retirement (or attainment of a certain age) or their beneficiaries if a member dies. I understand that I should regularly evaluate whether the fund continues to be the appropriate vehicle to meet this purpose.

Trustee duties

I understand that by law I must at all times:

- act honestly in all matters concerning the fund
- exercise skill, care and diligence in managing the fund
- act in the best interests of all the members of the fund
- keep records of decisions made about the running of the fund, including the appointment of professional advisers and the retirement of members and payment of benefits
- ensure that my money and other assets are kept separate from the money and other assets of the fund
- take appropriate action to protect the fund's assets (for example, have sufficient evidence of the ownership of fund assets)
- refrain from entering into any contract or do anything that would prevent me from, or hinder me in, properly performing or exercising my functions or powers as a trustee or director of the corporate trustee of the fund
- allow all members of the fund to have access to information and documents as required, including details about
 - the financial situation of the fund
 - the investments of the fund
 - the members' benefit entitlements.

I also understand that by law I must prepare, implement and regularly review an investment strategy having regard to all the circumstances of the fund, which include, but are not limited to:

- the risks associated with the fund's investments
- the likely return from investments, taking into account the fund's objectives and expected cash flow requirements
- investment diversity and the fund's exposure to risk due to inadequate diversification
- the liquidity of the fund's investments having regard to the fund's expected cash flow requirements in discharging its existing and prospective liabilities (including benefit payments)
- whether the trustees of the fund should hold insurance cover for one or more members of the fund.

Accepting contributions and paying benefits

I understand that I can only accept contributions and pay benefits (income streams or lump sums) to members or their beneficiaries when the conditions specified in the law and the fund trust deed have been met.

Investment restrictions

I understand that, as a trustee or director of the corporate trustee of the fund, subject to certain limited exceptions specified in the law, I am prohibited from:

- giving financial assistance using the resources of the fund to a member of the fund or a member's relative (financial assistance means any assistance that improves the financial position of a person directly or indirectly, including the provision of credit)
- acquiring assets (other than business real property, listed securities, certain in-house assets and acquisitions made under mergers, allowed by special determinations or acquisitions from the trustee or investment manager of another regulated super fund as a result of a breakdown of a relationship) for the fund from members or other related parties of the fund

- borrowing money (or maintaining an existing borrowing) on behalf of the fund except in certain limited circumstances (while limited recourse borrowing arrangements are permitted, they can be complex and particular conditions must be met to ensure that legal requirements are not breached)
- acquiring an in-house asset if the fund's in-house assets exceed 5% of the market value of the fund's total assets, or the in-house assets will exceed 5% of the market value of the fund's total assets by acquiring the asset (in-house assets are loans to, or investments in, related parties of the fund – including trusts – or assets subject to a lease or lease arrangement between the trustee and a member, relative or other related party)
- entering into investments that are not made or maintained on an arm's length (commercial) basis (this ensures the purchase or sale price of the fund's assets and any earnings from those assets reflects their market value).

Administration

I understand that the trustees of the fund must:

- keep and retain for at least 10 years
 - minutes of all trustee meetings at which matters affecting the fund were considered (this includes investment decisions and decisions to appoint members and trustees, the retirement of members and payment of benefits)
 - records of all changes of trustees, including directors of the corporate trustee
 - each trustee's consent to be appointed as a trustee of the fund or a director of the corporate trustee
 - all trustee declarations
 - copies of all reports given to members
 - documented decisions about storage of collectables and personal use assets
- ensure that the following are prepared and retained for at least five years
 - an annual statement of the financial position of the fund
 - an annual operating statement
 - copies of all annual returns lodged
 - accounts and statements that accurately record and explain the transactions and financial position of the fund including asset market valuation
 - copies of Transfer balance account reports lodged
 - copies of any other statements you are required to lodge with us or provide to other super funds
- appoint an approved SMSF auditor each year, no later than 45 days before the due date for lodgment of the fund's annual return and provide documents to the auditor as requested
- lodge the fund's annual return, completed in its entirety, by the due date
- review the independent audit report received from the approved SMSF auditor and take action as required
- notify the ATO within 28 days of any changes to the
 - membership of the fund, or trustees or directors of the corporate trustee
 - name of the fund
 - contact person and their contact details
 - postal address, registered address or address for service of notices for the fund
- notify the ATO in writing within 21 days if the fund becomes an Australian Prudential Regulation Authority (APRA) regulated fund.

DECLARATION

By signing this declaration I acknowledge that I understand my duties and responsibilities as a trustee or director of the corporate trustee of the self-managed superannuation fund named on this declaration (or if the fund's name changes, that name). I understand that:

- I must ensure this document is retained for at least 10 years or while I remain a trustee or director of the corporate trustee (whichever is longer) and, if I fail to do this, penalties may apply.
- Administrative penalties can be imposed on me for not complying with the legislation
- I may have to make this document available for inspection by a member of staff of the ATO and, if I fail to do this, penalties may apply.
- I do not have access to the government's financial assistance program that is available to trustees of APRA regulated funds in the case of financial loss due to fraudulent conduct or theft.

Trustee's or director's name

Xiaoling Li

Trustee's or director's signature

X   Date
13 August 2019

Witness' name (witness must be 18 years old or over)



Witness' signature

  Date
13 August 2019

DUNCAN ANDREW SUTHERLAND
Justice of the Peace Registration 139717
in and for the State of New South Wales, Australia
8/11 May Street
Eastwood NSW 2122
Telephone 0431 452 862



1.4 Auditor Registration

Business & Auditing SERVICES

Postal Address:
430 Little Collins Street
Melbourne VIC 3000

13 August 2019

To: The Trustees
C/- Giles Superfund
PO Box 3668
RHODES NSW 2138

Dear Trustees,

In relation to the audit of the above-named Superfund, I set out below details of my responsibilities as auditor.

Audit Scope

In accordance with Section 35C of the Superannuation Industry (Supervision) Act 1993 ('SISA'), we are required to give you a report, in the approved form, known as an 'Independent Auditor's Report', on the operations of the fund for each financial year for which we are appointed. More specifically, our report must include an opinion on the special purpose financial report of the fund, as well as the fund's compliance with the following specific sections of SISA and the Superannuation Industry (Supervision) Regulations 1994 ('SISR').

Sections: 17A, 35AE, 35B, 35C(2), 52B(2)(d), 52B(2)(e), 62, 65, 66, 67, 67A, 67B, 69-71E, 73-75, 80-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A 5.03, 5.08, 6.17, 7.04, 8.02B 13.12, 13.13, 13.14, 13.18AA

Our procedures with respect to regulation 4.09 will include testing that you have an investment strategy and that you have given consideration to risk, return, liquidity and diversification and that the fund's investments are made in line with that investment strategy. No opinion will be made on the investment strategy or its appropriateness to the fund members.

Our procedures do not include a review of the Fund's self-managed superannuation fund annual return, although we may peruse it to identify areas that require our close attention. Accordingly, no opinion will be given and no responsibility taken for any issues arising from inaccuracies in the return lodged.

Auditor Responsibilities, Audit Objectives and Audit Approach

Our audit will be conducted in accordance with the Australian Auditing Standards, the applicable standards on Assurance Engagements and with the relevant professional and ethical standards issued by the Accounting Professional & Ethical Standards Board Limited (APESB), with the objective of providing an opinion on the items contained within the audit scope. We confirm that, to the best of our knowledge, our staff, currently meet the independence requirements of APES 110 and have complied with the competency standards set by ASIC.

Our audit of the Fund's Financial Report will be planned and conducted primarily to enable us to express our professional opinions as to whether the financial statements comply with Australian Accounting Standards and your reporting requirements under a special purpose reporting framework, so as to have reasonable expectations of detecting those material misstatements arising as a result of irregularities which would have a material effect on the financial statements. Unless otherwise agreed with you, we assume no responsibility to design audit procedures to identify matters that may be appropriate to report to you. However, if we encounter matters during the course of our audit that we believe should be brought to your attention, we will communicate these matters to you. We note that our communication to you may be directed to you through the accountant, administrator or financial advisor you may have engaged to complete the Fund's financial statements and maintain its member records.

The work undertaken by us to form an opinion is determined by judgement, in particular regarding the nature, timing and extent of the audit procedures for the gathering of audit evidence, and the drawing of conclusions based on the audit evidence gathered. In addition, there are inherent limitations in any audit, and these include the use of testing, the inherent limitations of any internal control structure, the possibility of collusion to commit fraud, and the fact that most audit evidence is persuasive rather than conclusive. As a result, our audit can only provide reasonable – not absolute – assurance that the financial statements are free from material misstatement. The report provided at the completion of the audit shall not be inferred or used for any purpose other than for which it was specifically prepared.

Trustee Responsibilities

We direct your attention to the fact that it is your responsibility for the maintenance of adequate accounting records and internal controls, the safeguarding of superannuation fund assets, the selection of accounting policies, the preparation and fair presentation of financial statements in accordance with a special purpose financial reporting framework, and compliance with SISA and SISR. In particular, we remind you that you are responsible for the implementation and operation of accounting and internal control systems necessary to enable the preparation of the financial report that is free from material misstatements whether due to fraud or error.

As part of the audit process, we may request from you, your accountant, administrator or financial advisor, written confirmation concerning representations made to us in connection with the audit. Please note, Section 35C(2) of SISA requires a trustee to give an auditor a documentation within 14 days if requested in writing by the auditor. For the purposes of this section, a request in writing to the trustee(s) will include an email sent by us to your accountant, administrator or financial advisor.

Report on Compliance Matters

In accordance with Section 129 of SISA, we are required to report to you in writing if during the course or in connection with our audit, we become aware of any contravention of SISA or SISR which we believe has occurred, is occurring or may occur.

We are also required under Section 130 of SISA to report to you if we believe the fund may be, or be about to become, in an unsatisfactory financial position. Where the contravention is of such a nature that it meets the reporting criteria established by the Australian Taxation Office, then we are also obliged to report the matter to the Australian Taxation Office by way of an Auditor contravention report.

Report on Other Matters

As well as reporting to you, either directly or through your accountant, administrator or financial advisor, any compliance matters that may have arisen during the audit, we may also report to you any matters arising from the financial audit and any other issues we believe should be brought to your attention. You should not however assume that any management letter issued will indicate all matters that you should be aware of in meeting your responsibilities.

If there are no matters for us to report to you, we will not provide a management letter.

Privacy and Quality Control

The conduct of our audit in accordance with Australian Auditing Standards means that information acquired by us in the course of our audit is subject to strict confidentiality requirements. Business and Auditing Services Pty Ltd ("us") is also subject to the Privacy Act 1988 in its handling of personal information. We will not use any personal information obtained during the audit for any purposes other than for the purpose of conducting the audit.

We will keep secure personal information obtained during the audit to ensure it is not misused, lost, or improperly accessed, modified, or disclosed. After completing the audit, we will return to you any original documents we have obtained from you or your accountant during the course of the audit. Documentation forwarded to us electronically, or that is not an original, will not be returned to you unless specifically requested.

Information will not be disclosed by us to other parties except as required or allowed for by law or professional standards, or with your authority. 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 audit files may be subject to review as part of the quality control review program of the Certified Practising Accountants (CPA Australia), which monitors compliance with professional standards by its members. We advise you that by signing this letter you acknowledge that, if requested, our audit files relating to this engagement will be made available under this program.

Should this occur, we will advise you. Our files may also be reviewed by the Australian Taxation Office in its capacity as Regulator of self-managed superannuation funds. Should this occur we will advise you.

Independence

We have established policies and procedures designed to ensure our independence in accordance with applicable Accounting and Professional Ethical Standards.

Confirmation of Terms and Conditions

This letter will be effective for future years unless we advise you of its amendment or replacement, or if the engagement is terminated. Please sign and return the attached copy of this letter to indicate that it is in accordance with your understanding of the arrangements of the audit of the financial statements and SIS compliance.


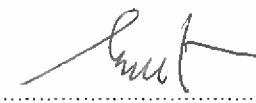
By signing and returning the attached copy of this letter you are also taken to have acknowledged and agreed to your responsibilities outlined above.

Yours faithfully,



Business & Auditing Services Pty Ltd
Member of the Certified Practising Accountants (CPA Australia)

We, in our capacity as Trustee for the Giles Superfund declare that the information provided in this documentation is accurate and complete.


.....
Michael Scott Giles
.....
Xiaoling Li

2. Application for ABN Registration & Election to become a Regulated Superfund


An application will be lodged electronically with the Australian Taxation Office to register the Giles Superfund for an Australian Business Number (ABN) and a Tax File Number (TFN). The application will also register the Fund for GST and ESUPERFUND will attend to the preparation and lodgment of the Fund's annual GST Return. Registering your SMSF for GST will entitle your SMSF to receive GST refunds on items such as brokerage fees and the ESUPERFUND Annual Fee (this is a unique benefit afforded to a SMSF). Importantly where a SMSF is registered for GST any income it receives is GST exempt (NB: where a SMSF purchases a commercial property additional GST issues must be considered).

In order to lodge the electronic application, please sign the acknowledgement below.

	Trustee 1	Trustee 2
Title:	Mr	Mrs
Name of Member:	Michael Scott Giles	Xiaoling Li
Date of Birth:	31/05/1977	06/04/1983
Tax File Number:	182 743 287	895 079 174
Name of SMSF:	Giles Superfund	
Address of SMSF:	Unit 207 2 Waterways St WENTWORTH POINT NSW 2127	
Establishment Date:	13 August 2019	

We, the Trustees of the Giles Superfund declare that the information provided in this documentation is accurate and complete. We hereby authorise ESUPERFUND to lodge an application to register the Giles Superfund for an ABN and TFN and to register the Fund for GST.


.....
Michael Scott Giles


.....
Xiaoling Li

