

Attachment C

SEPP Affordable Rental Housing Report
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AMENDED AFFORDABLE RENTAL HOUSING REPORT

Assessment of the loss of low rental accommodation under State Environmental Planning Policy (Affordable Rental Housing) 2009, resulting from site redevelopment.

1 Toxteth Road,
Glebe

Prepared for: Antoniades Architects Pty Ltd

REF: M200070

DATE: 15 January 2021





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1. Introduction

This Affordable Rental Housing Report has been prepared with relation to a development application that seeks approval for a change of use from an approved boarding house to its original use as a dwelling house, including alterations and additions, and associated landscaping, at No. 1 Toxteth Road, Glebe.

The purpose of this report is to consider the implications of the proposed development including the loss of low rental accommodation, suitable alternative low rental accommodation and to generally assess the likely impact of the development against the *State Environmental Planning Policy (Affordable Rental Housing) 2000*. This report also considers the current condition of the building and likely costs associated with altering the building to bring it into compliance with the current building standards, as well as creating a building that has appropriate residential amenity. The costs of undertaking these works have been assessed and it is concluded that such costs would force rental yields beyond the low rental criteria.

An investigation into the site confirms that the current building use would be categorised as a low-rental building. Discussion is provided throughout this report including the benefits of returning the heritage contributory building to its former and original use as a cottage, and further whether the dwellings were leased as a 'low-rental dwelling' as at 28 January 2000, as defined by the SEPP.

Annexed to this report is:

- F. Rental ledger
- G. Comparable accommodation within the Glebe locality
- H. Fire & Life Safety Audit Report
- I. Structural Engineers Report
- J. QS Report

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an assessment of the reduced availability of affordable housing; and a conclusion.



2. Site Analysis and Context

2.1 THE SITE

The subject site is known as No. 1 Toxteth Road, Glebe and has a legal description of Lot 1 in DP562749. The site is highlighted in Figure 1.



Figure 1 Aerial image of subject site (Source: SIX Maps)

The site is rectangular in shape with a frontage to Toxteth Road, a rear boundary to Avenue Lane and side boundary to Allen Street. The site has a total area of 431.9m² and slopes from north to south from RL 31.37m to RL 28.55m.

The subject dwelling is a detached building, comprising an existing boarding house (Figure 2 and 3). The boarding house comprises a total of 12 rooms with common bathroom and laundry facilities, which is understood to have been approved and completed in 1970. As identified in the submitted Heritage Impact Statement, the existing building was erected as a cottage, originally forming part of the Allen family's Toxteth Park and was erected in 1891 for Joseph Paul Walker and his son, barrister William Alexander Walker.

The rear of the property includes a courtyard and a car parking area which is accessed from Avenue Lane. The site has a primary pedestrian entrance from Toxteth Road to the front of the dwelling and a secondary entrance to the lower-ground level from Allen Street. Minimal vegetation exists on the site within the rear courtyard. The landscaping is characterised by small shrubs and planter boxes within the front and north-eastern setbacks. The site is not heritage listed however it is classified as a contributory item within the Toxteth Heritage Conservation Area. Street trees lining Toxteth Road are locally heritage listed.





Figure 2 Frontage of the subject site as seen from Toxteth Road.



Figure 3 Frontage of the subject site as seen from the corner of Allen Street and Avenue Lane.

3. Planning Assessment

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2000

State Environmental Planning Policy (SEPP) (Affordable Rental Housing) 2009 incorporates provisions similar to the former *SEPP No 10 – Retention of Low-Cost Rental Accommodation* and was introduced by publication in the Government Gazette on 31 July, 2009. The aims and objectives of the Policy are set out in Clause 3 and can be summarised as facilitating provision and retention of affordable rental housing.

Clause 47 contains the following definitions which are of assistance in determining the relevance of the SEPP to the subject building:

“ **low-rental dwelling** means a dwelling that (at any time in the 24 month period prior to the lodgement of a development application to which this Part applies) was let at a rental not exceeding the median rental level for that time (as specified in the Rent and Sales Report) in relation to a dwelling of the same type, having the same number of bedrooms and located in the same local government area.

Low-rental residential building means a building used as a residential flat building containing a low-rental dwelling or as a boarding house and includes a building:

- (a) that, at the time of lodgement of a development application to which this Part applies, is lawfully used as a residential flat building containing a low-rental dwelling or as a boarding house, irrespective of the purpose for which the building may have been erected, or
- (b) that was used as a residential flat building containing a low-rental dwelling or as a boarding house but that use has been changed unlawfully to another use, or
- (c) that is vacant, but the last significant use of which was as a residential flat building containing a low-rental dwelling or as a boarding house.”

As stated in the Clause 47 definitions above, a *low-rental residential building* refers to only a *residential flat building* or a *boarding house*. As required by the SEPP, the definition of each of these forms of development is found in the *Standard Instrument (LEPs) Order 2006*.

The Standard Instrument LEP defines a boarding house and residential flat building as follows:

“ **boarding house** means a building:

- (a) that is wholly or partly let in lodgings, and
- (b) that provides lodgers with a principal place of residence for 3 months or more, and
- (c) that may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) that has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.”

“ **residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.”



The existing use of the site is best described as a *boarding house* as communal facilities are provided for a number of the rooms, and they therefore cannot be described as ‘dwellings’ for the purposes of a *residential flat building*.

Clause 48 states that the SEPP applies to land within the Sydney region and the site is within the Sydney region.

Clause 49 describes the buildings that the provisions of the SEPP apply to. It states that *this Part* (being Part 3 of the SEPP relating to retention of existing affordable rental housing) only applies to those buildings that were low-rental residential buildings as at 28 January 2000, and does not apply to any building that becomes a low-rental residential building after that date.

Importantly, the applicant has not been able to obtain evidence of rental income for the subject site as at 28 January 2000 despite a request being made to NSW Fair Trading. Accordingly, it cannot be decisively concluded that the building was a low-rental residential building at 28 January 2000 and Part 3 of the ARH SEPP does not apply. As such, a monetary contribution cannot be legally required or enforced.

There are a total of 12 rooms within the existing building (although room 5 is untenanted). The weekly rentals for the two year period preceding lodgement of the subject development application for each room is shown in Table 1. For further details refer to the documentation provided at Annexure A from the managing agent.

Table 1 also contains data provided in the *Rent and Sales Report* for the September 2020. Of the existing rooms within the subject building, 11 of 12 are leased at a weekly sum that is less than the median rental within the Sydney City LGA and as such the existing rooms are classified as *low-rental dwellings* for this period. It is noted that room 5 is not tenanted with no rental record available.

TABLE 1: RENTAL ANALYSIS		
Room No.	Weekly Rental range 2018-2020	Median rentals Rent and Sales Report September Quarter 2020 (Sydney)
1	\$220 - \$225	\$350 (bedsitter)
2	\$225 - \$230	\$350 (bedsitter)
3	\$210	\$350 (bedsitter)
4	\$225 - \$230	\$350 (bedsitter)
5	(not tenanted)	-
6	\$210 - \$220	\$350 (bedsitter)
7	\$190	\$350 (bedsitter)
8	\$10 - \$220	\$350 (bedsitter)
9	\$190	\$350 (bedsitter)
10	\$220	\$350 (bedsitter)
11	\$195	\$350 (bedsitter)
12	\$395	\$485 (1 bedroom)

However, notwithstanding the above rental data, pursuant to Clause 49(1), the ARH SEPP applies only to buildings which are confirmed as low-rental residential buildings as at 28 January 2000. This evidence is not available.

Quarterly Rent Statistics - September 2020 quarter

[Click for results by dwelling type](#)

Local Government Area	Dwelling type	Quarter	Region		
Sydney	Flat/Unit	September 2020	Total		
	First quartile**	Median**	Third quartile**	New bonds lodged**	Total bonds held*
Bedsitter	\$300	\$350	\$400	446	2,408
1 Bedroom	\$425	\$485	\$550	4,002	20,339
2 Bedrooms	\$580	\$650	\$720	3,512	17,148
3 Bedrooms	\$750	\$850	\$1000	581	2,656
4 or more Bedrooms	\$500	\$880	\$1100	s	167
Total	\$460	\$550	\$665	8,703	44,451

(s) 30 or less bonds lodged, (-) 10 or less bonds lodged

* This refers to the total number of active Bonds held as at the end of the reporting period (e.g.: 30 June 2018). It is not directly comparable to the "Bonds held" figures published in the reports before the September 2017 quarter due to different counting rules.

** This refers to the rent statistics for all dwellings with new bonds lodged in the reporting period. When new bonds are lodged, information relating to the dwelling address is incomplete for around 5% of records. These records are excluded for the reporting period if they cannot be appropriately geocoded.

Figure 4 Median rental charged for bedsitter unit

(source: https://public.tableau.com/profile/facs.statistics#!/vizhome/Rentandsales_15565127794310/Rent)

An assessment of the proposed development against the provisions of Clause 50 (Part 3) of the SEPP is provided below.

Clause 50(2) of ARH SEPP

An assessment of Clause 50(2) of the SEPP is provided below.

(a) whether there is likely to be a reduction in affordable housing on the land to which the application relates,

The proposed development is likely to lead to a reduction in affordable housing for the subject site by 11 boarding rooms (noting that room 5 is not tenanted and therefore cannot represent a loss to available low-rental accommodation).

As outlined in the accompanying Structural Engineers Report and Safety Report, the existing building generally and the boarding rooms specifically, are in a poor condition, with poor layout and amenity offered, and numerous non-compliances with the current BCA standards. Mostly internally, the existing building has lost much of its original and former charm as a cottage and was never designed for use as a boarding house, which has added to its substandard functionality and amenity. In addition, accessibility is poor with stairs and narrow doorways.

The accompanying QS Report costs the required building works as totalling **\$1,162,542**, equating to **\$105,685** per room on average. From a practical view point, it is cost prohibitive to undertake the upgrade and restoration works and even in the rare scenario that the work was completed, weekly rentals would have to increase to a point that would bring the rooms above the median low-rental housing.

It is considered that, regardless of the notional loss of low rental accommodation, the existing building should be discouraged for use as a boarding house given its poor state and substandard living conditions, and encouraged for conversion back to its original and intended use as a cottage. To focus solely on the loss of low rental

accommodation from the site disregards the above commentary, the actual state of the accommodation provided and high level of non-compliance with the relevant BCA provisions, including numerous Australian Standards.

(b) whether there is available sufficient comparable accommodation to satisfy the demand for such accommodation,

In relation to assessing whether comparable accommodation is available, Clause 50(2)(3) states the following:

For the purposes of subclause (2) (b), sufficient comparable accommodation is conclusively taken to be not available if the average vacancy rate in private rental accommodation for Sydney as published monthly by the Real Estate Institute of New South Wales is, for the 3 months immediately preceding the date of lodgement of the development application, less than 3 per cent.

The most recent REINSW Vacancy Rate Survey, being June 2020 saw the number of properties for rent in the Inner Sydney locality at 5.8% and trending upwards. Therefore, it is deemed that there is and will be sufficient comparable accommodation available in the locality.

Residential vacancy rate %

	June 2020	May 2020	Apr 2020
SYDNEY			
Inner	5.8	5.0	4.3
Middle	5.2	4.6	4.4
Outer	2.6	2.7	3.1
Sydney Total	4.5	4.1	3.8

To demonstrate the availability of comparable accommodation, Annexure B details comparable accommodation around the Glebe locality, the significant majority of which are below the median weekly rental price (\$350) indicated at the time of preparing this report. These properties are predominantly located in managed buildings, some with updated amenities.

In addition to the Annexure B, less formal platforms such as *Gumtree* also advertise rooms for rent. These are not necessarily boarding houses but can also be rooms in larger share houses offering similar accommodation.

(c) whether the development is likely to cause adverse social and economic effects on the general community,

The proposal will reinstate the original intended use of the building as a single dwelling house and remove the existing poorly maintained boarding house rooms, including substandard accommodation that is not fit for occupation in terms of acceptable access and fire egress arrangements, or internal amenity.

The removal of the existing low-rental dwellings is unlikely to have any significant or ongoing adverse social impacts due to the range of accommodation available in and around the locality within a similar price range. In addition, it is questionable whether the current building should even be permitted to operate given the extensive list of compliance issues outlined in the submitted Fire & Life & Safety report, as copied below.

In order [for the building to continue operation as a boarding house with sole occupancy units and common areas] to achieve an adequate level of compliance within the subject building, it is required that the following works be undertaken:

1. *The carpet shall either be replaced with a complying floor surface covering in accordance with BCA Clause C1.10.*

2. Engage a specialist fire stopping contractor to undertake an audit of all service penetrations through fire rated building elements. All non-compliances identified within the service penetration report shall be addressed and certification provided to confirm that all services comply with BCA Clause C3.15
3. Replace all first-floor ceilings with fire rated ceilings that achieve an a 60-minute resistance to incipient spread of fire in accordance with BCA Clause 5.1 of Specification C1.1.
4. Upgrade each of the sole occupancy unit bounding walls to maintain the required 60 minute fire separate from the corridors and remaining units in accordance with BCA Specification C1.1 and Clause C3.11.
5. Engage a specialist fire stopping contractor to undertake an audit floor separating the Ground Floor and First Floor to ensure that an FRL of 30/30/30 is maintained.
6. Each of the openings on the western elevations located within 1.5m from the boundary are required to be protected in accordance with BCA Clause C3.4. Since these are serving habitable rooms consideration will need to be provided to ensure suitable natural ventilation is provided.
7. The distance between the two exits on the Ground Floor is less than 9.0m. As part of the stair reconstruction works, the stair shall be reconfigured to achieve a minimum 9.0m separation distance (measurement taken from the top risers) in accordance with BCA Clause D1.5.
8. The internal stair shall be reconstructed to achieve a minimum egress width of at least 1m (measured clear of the handrails). The stairs shall comply with BCA Clauses D2.13, D2.14, D2.16 & D2.17. The stairs shall have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009.
9. The external stair and balcony shall be upgraded to comply with BCA Clauses D2.13, D2.14, D2.16 & D2.17. The stairs shall have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009.
10. The cupboard enclosure under the non-fire-isolated stair must be replaced with construction achieving an FRL of 60/60/60 with an FRL -/60/30 self-closing fire door in accordance with BCA Clause D2.8.
11. The side entry doorway on the Ground Floor and the First-Floor entry door must be provided with a level threshold entry to comply with Clause D2.15. This will require a landing the side of the door swing being provided on either side of the door.
12. Replace the final exit door throughout the building so they swing in the direction of egress.
13. Install window restricting devices to each of the applicable windows in the first-floor bedrooms in accordance with BCA Clause D2.24 and provide a suitable barrier to the first-floor common area window.
14. Install an AS1428.1-2009 compliant access path from the front boundary to the ground floor common area. This will require the retaining wall clearance to be increased to at least 1000mm, a level passage being provided to the doorway and the doorway being replaced to ensure a suitable latchside clearance is provided in accordance with AS1428.1-2009.
15. At least one of the bedrooms is required to be upgraded to be an accessible unit and provided with a doorway and circulation complying with AS1428.1-2009.
16. An accessible sanitary compartment must be provided in accordance with AS1428.1-2009 is required to be provided within the common area or within the accessible unit on the Ground Floor.
17. Repaint all accessible doors on the ground floor so they achieve a minimum 30% luminance contrast to the adjoining wall colour in accordance with AS1428.1-2009.
18. Install single hand downward action lever devices on all accessible doors in accordance with AS1428.1-2009 at a suitable height.
19. Provide an accessible parking space at the rear of the building in accordance with AS2890.6. This will require a parking space and a shared zone being provided with a bollard.
20. Install suitable exit signage on each level in accordance with BCA Clause D3.6

21. Install tactile indicators at the top and bottom of each non-fire-isolated stair in accordance with AS1428.4.1 and BCA Clause D3.8.

(d) whether adequate arrangements have been made to assist the residents (if any) of the building likely to be displaced to find alternative comparable accommodation,

The timing of commencement of the proposed development is not yet known. However, the proponent will offer the following to each resident who is displaced by the proposal:

- Financial contribution to assist with covering the moving costs of each existing resident, up to \$250 per resident;
- A minimum of 12 weeks' notice of the cessation of the boarding house operation;
- Details of a Real Estate Agent will be provided to each resident and the proponent will actively manage and assist the relocation process for residents moving, including the provision of contact details. The Real Estate Agent would make efforts to discuss the relocation and social needs of each resident, and seek to achieve relocation in the desired area, should it be reasonably practical. In addition, the proponent should make preference for a Real Estate Agent who has managed Boarding House residents previously to ensure a sensitive approach to their relocation;
- A printed summary of appropriate and similar accommodation (similar to the accommodation listed at Annexure B of this report) within the Glebe locality will be provided to each resident, including information on resources (such as those find through via www.FACS.nsw.gov.au) that are available to assist with finding new accommodation;

(e) the extent to which the development contributes to any cumulative loss of affordable housing in the local government area,

The proposed development will lead to a reduction in affordable housing for the subject site by 11 boarding rooms (noting that room 5 is not tenanted and therefore cannot represent a loss to available low-rental accommodation). However, whilst this may be the case, the Glebe locality and wider Sydney City LGA has experienced significant growth in the approval of affordable housing via the ARH SEPP and increased vacancy rates over the previous 6 months for comparable residential accommodation.

Notably, the recently completed Harold Park redevelopment includes 75 affordable apartments and it is understood that City West Housing has 640 affordable units to be delivered by 2023. There are additional community and privately operated social housing bodies that actively pursue new affordable housing opportunities and manage existing stock. These organisations would be appropriate for displaced residents to contact. Contact details for such organisations and other assistance is available via NSW Family & Community Services (such information would be provided to residents as outlined under (d) above).

A survey was completed of some key social housing provided in the Sydney City LGA and existing affordable housing stock, with the following information gathered:

- Bridge Housing – 457 dwellings in the Sydney City LGA (and an additional 444 dwellings in the Inner West LGA), as at April 2020; and
- City West Housing – 722 dwelling in the Sydney City LGA (taken from the 2019 Annual Report).

In addition, Link Housing and Mission Australia also manage housing stock in the Sydney City LGA.

As outlined previously, to demonstrate the availability of comparable accommodation, Annexure B details comparable accommodation around the Glebe locality, the significant majority of which are below the median weekly rental price (\$350) indicated at the time of preparing this report. These properties are predominantly located in managed buildings, some with updated amenities.

In addition to Annexure B, less formal platforms such as *Gumtree* also advertise rooms for rent. These are not necessarily boarding houses but can also be rooms in larger share houses offering comparable accommodation.

These aspects more than offset any loss of affordable housing by the proposed development

As such, it cannot be said that the proposal will result in notable or material cumulative loss of affordable housing in the Sydney City LGA.

(f) *the structural soundness of the building, the extent to which the building complies with any relevant fire safety requirements and the estimated cost of carrying out work necessary to ensure the structural soundness of the building and the compliance of the building with the fire safety requirements,*

As outlined in response to (c) and in the annexed reports, the existing building is in poor condition and requires extensive upgrade and maintenance that is cost prohibitive. The extent of work required is also a clear indication of the inappropriate adaptive use of the former cottage to a boarding house without adequate assessment or consideration for compliance with the relevant standards and occupant amenity. The accompanying QS Report costs the required building works as totalling **\$1,162,542**, equating to **\$105,685** per room on average.

It is anticipated that the cost to upgrade the boarding house in accordance with the relevant ARH SEPP controls would be beyond what would be viable for its use as a boarding house.

(g) *whether the imposition of a condition requiring the payment of a monetary contribution for the purposes of affordable housing would adequately mitigate the reduction of affordable housing resulting from the development,*

For the reasons discussed above, it is apparent that, despite the loss of 11 boarding rooms, there will not be a material loss of affordable housing in the locality, including recently approved and completed affordable housing developments, and the considerable amount of comparable accommodation in the Glebe locality and wider Sydney City LGA that has a current vacancy rate of at 5.8%.

As previously outlined, Clause 49(1) of the ARH SEPP applies only to buildings which are confirmed as low-rental residential buildings as at 28 January 2000. This evidence is not available and therefore the imposition of a monetary contribution would not be applicable.

(h) *in the case of a boarding house, the financial viability of the continued use of the boarding house.*

Clause 50(4) of ARH SEPP states:

(4) For the purposes of subclause (2) (h), the continued use of a boarding house is financially viable if the rental yield of the boarding house determined under clause 51 (5) not less than 6 per cent.

The Affordable Rental Housing SEPP 'Guidelines for retention of existing affordable rental housing October 2009' Clause 50(2) states:

The assessment of financial viability is only required for boarding house DAs and is a crucial part of the assessment of those applications. The underlying principle is that it would be unfair and counterproductive to seek the continued operation of a boarding house where that operation could not provide a reasonable return on investment. The continued operation of a non-viable boarding house can have adverse consequences such as inadequate expenditure on maintenance leading to reduced amenity, health and safety for lodgers and neighbours.

The boarding house has been independently valued by Sydney Valuation Services in their report dated 16 November 2020. This reports contain sensitive financial information and is not submitted with this development

application but can be provided at the request of Council. However, the report concludes the existing boarding house has a value of \$1,800,000.

As outlined below, the rental yield for the boarding house is 4.1% and as such it is financially unviable to continue operation (as per Clause 50(4) of the SEPP).

Clause 51(4) of ARH SEPP states the following:

(4) Despite subclause (3), where the development application relates to a boarding house that the consent authority has assessed as not being financially viable:

(a) if the rental yield is 3 per cent or less, no contribution can be sought, ...

(b) if the rental yield is more than 3 per cent and less than 6 per cent, the contribution payable is to be reduced by being calculated in accordance with the following formula—

$$C = \frac{X \times (100RY - 3)}{3}$$

... rental yield means the rental yield for a period (expressed as a percentage) determined by the consent authority in accordance with the following formula and taking into account the guidelines—

$$RY = \frac{Y - (E + D)}{V + U}$$

where—

RY in the rental yield.

Y is the gross rental income from the boarding house for the period.

E is the total expenses for the boarding house (excluding expenses that have been charged to lodgers) for the period.

D is the capital depreciation of the boarding house for the period.

V is the total value of the boarding house were it to be purchased for the purposes of continuing its use as a boarding house.

U is the estimated cost of carrying out work as determined under clause 50 (2) (f).

Therefore:

$$RY = \frac{\$131,805 - (\$9,843 + 0)}{\$1,800,000 + \$1,162,542}$$

$$RY = \frac{\$121,962}{\$2,962,542}$$

$$RY = 4.1\%$$

Costs (per annum)

- Council rates - \$3,704
- Fire control inspections - \$528
- Electricity - \$2,049.
- Water - \$3,562
- Total = \$9,843

Although, the rental yield is between 3 and 6%, the rental of the property as at 28 January 2000 is unknown and as such, the SEPP does not apply and a contribution cannot be required.

3. Conclusion

Pursuant to Clause 49(1) of the ARH SEPP, there is no evidence available to confirm that the building was a low-rental residential building as at 28 January 2000 and as such the SEPP does not apply.

The current vacancy rate of the area is upwards of 5% (and increasing) and it has been demonstrated at Annexure B that there is sufficient comparable accommodation in and around the Glebe area to cater for any loss of affordable housing from the site.

The existing building on the subject site is old and are nearing the end of its economic life. The building requires significant upgrading to meet current building standards and acceptable residential amenity, which will cost an amount that is unviable, hence the building should be returned to its former and originally intended use as a cottage.

It is demonstrated in this report that the impact on the loss of affordable housing would be immaterial to the locality and is unlikely to be noticed by the market. Furthermore, the existing building and site in general has not been maintained to acceptable standards for years and as a result requires significant refurbishment and upgrading.

As outlined, the existing dilapidated building requires significant remediation and upgrading works. The accompanying QS Report costs the required building works as totalling **\$1,162,542**, equating to **\$105,685** per tenanted room on average. The costs associated with upgrading the units would accordingly likely increase rentals above the affordable housing threshold.

Although not technically available in this instance, it would serve no purpose to impose unreasonable or economically unviable consent conditions that would result in the proposed conversion back to a dwelling house not proceeding. This would mean that the existing poor condition of the boarding rooms would remain, which would continue to be a health hazard and potentially be withdrawn from the pool of available rental accommodation within the locality in the shorter term.

Any contribution calculated by Council should consider the costs involved in retaining the building; and as noted, these costs are substantial. Additionally, any contributions would be highly unlikely to provide additional affordable housing in the Sydney City LGA due to existing land and construction costs.

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ANNEXURE A

Rental ledger



TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
SHAWAK						Mr Alan Keith Shaw								
						1/1 Toxteth Road, Glebe NSW 2037								
	21/07/18	00565436	440.00	RE	101	Rent	220.00	W1	0.00	06/08/18	24/07/18	06/08/18	80.00	440.00
						Direct Deposit - Mr Alan Keith Shaw - 21/07/18								
	07/08/18	00566226	440.00	RE	101	Rent	220.00	W1	140.00	13/08/18	07/08/18	20/08/18	80.00	440.00
						Direct Deposit - Mr Alan Keith Shaw - 07/08/18								
	18/08/18	00566866	440.00	RE	101	Rent	220.00	W1	0.00	03/09/18	21/08/18	03/09/18	75.00	440.00
						Direct Deposit - Mr Alan Keith Shaw - 18/08/18								
	01/09/18	00567595	512.00	RE	101	Rent	225.00	W1	0.00	17/09/18	04/09/18	17/09/18	137.00	512.00
						Direct Deposit - Mr Alan Keith Shaw - 01/09/18								
	17/09/18	00568261	450.00	RE	101	Rent	225.00	W1	0.00	01/10/18	18/09/18	01/10/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 17/09/18								
	29/09/18	00568985	450.00	RE	101	Rent	225.00	W1	0.00	15/10/18	02/10/18	15/10/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 29/09/18								
	13/10/18	00569709	450.00	RE	101	Rent	225.00	W1	0.00	29/10/18	16/10/18	29/10/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 13/10/18								
	26/10/18	00570332	450.00	CB	101	Rent	225.00	W1	0.00	12/11/18	30/10/18	12/11/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 26/10/18								
	10/11/18	00571145	450.00	FM	101	Rent	225.00	W1	0.00	26/11/18	13/11/18	26/11/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 10/11/18								
	24/11/18	00571876	450.00	RE	101	Rent	225.00	W1	0.00	10/12/18	27/11/18	10/12/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 24/11/18								
	10/12/18	00572608	450.00	RE	101	Rent	225.00	W1	0.00	24/12/18	11/12/18	24/12/18	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 10/12/18								
	22/12/18	00573346	450.00	RE	101	Rent	225.00	W1	0.00	07/01/19	25/12/18	07/01/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 22/12/18								
	04/01/19	00573921	450.00	CB	101	Rent	225.00	W1	0.00	21/01/19	08/01/19	21/01/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 04/01/19								
	19/01/19	00574740	450.00	RE	101	Rent	225.00	W1	0.00	04/02/19	22/01/19	04/02/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 19/01/19								
	01/02/19	00575359	450.00	CB	101	Rent	225.00	W1	0.00	18/02/19	05/02/19	18/02/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 01/02/19								
	09/02/19	00575812	450.00	RE	101	Rent	225.00	W1	0.00	04/03/19	19/02/19	04/03/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 09/02/19								
	16/02/19	00576170	450.00	RE	101	Rent	225.00	W1	0.00	18/03/19	05/03/19	18/03/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 16/02/19								
	01/03/19	00576832	450.00	CB	101	Rent	225.00	W1	0.00	01/04/19	19/03/19	01/04/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 01/03/19								
	15/03/19	00577552	450.00	CB	101	Rent	225.00	W1	0.00	15/04/19	02/04/19	15/04/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 15/03/19								
	29/03/19	00578278	450.00	CB	101	Rent	225.00	W1	0.00	29/04/19	16/04/19	29/04/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 29/03/19								
	12/04/19	00578982	450.00	CB	101	Rent	225.00	W1	0.00	13/05/19	30/04/19	13/05/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 12/04/19								
	29/04/19	00579709	450.00	CB	101	Rent	225.00	W1	0.00	27/05/19	14/05/19	27/05/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 29/04/19								
	13/05/19	00580414	450.00	JO	101	Rent	225.00	W1	0.00	10/06/19	28/05/19	10/06/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 13/05/19								
	24/05/19	00581111	450.00	JO	101	Rent	225.00	W1	0.00	24/06/19	11/06/19	24/06/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 24/05/19								
	11/06/19	00581904	450.00	RE	101	Rent	225.00	W1	0.00	08/07/19	25/06/19	08/07/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 11/06/19								
	21/06/19	00582536	450.00	PC	101	Rent	225.00	W1	0.00	22/07/19	09/07/19	22/07/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 21/06/19								
	05/07/19	00583254	450.00	CB	101	Rent	225.00	W1	0.00	05/08/19	23/07/19	05/08/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 05/07/19								
	20/07/19	00584046	450.00	RE	101	Rent	225.00	W1	0.00	19/08/19	06/08/19	19/08/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 20/07/19								
	05/08/19	00584785	450.00	RE	101	Rent	225.00	W1	0.00	02/09/19	20/08/19	02/09/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 05/08/19								
	17/08/19	00585471	450.00	RE	101	Rent	225.00	W1	0.00	16/09/19	03/09/19	16/09/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 17/08/19								
	03/09/19	00586280	450.00	RE	101	Rent	225.00	W1	0.00	30/09/19	17/09/19	30/09/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 03/09/19								
	17/09/19	00586994	450.00	CB	101	Rent	225.00	W1	0.00	14/10/19	01/10/19	14/10/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 17/09/19								
	30/09/19	00587626	450.00	RE	101	Rent	225.00	W1	0.00	28/10/19	15/10/19	28/10/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 30/09/19								
	11/10/19	00588257	450.00	RE	101	Rent	225.00	W1	0.00	11/11/19	29/10/19	11/11/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 11/10/19								
	25/10/19	00588986	450.00	KG	101	Rent	225.00	W1	0.00	25/11/19	12/11/19	25/11/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 25/10/19								
	11/11/19	00589820	450.00	KG	101	Rent	225.00	W1	0.00	09/12/19	26/11/19	09/12/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 11/11/19								
	22/11/19	00590473	450.00	RE	101	Rent	225.00	W1	0.00	23/12/19	10/12/19	23/12/19	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 22/11/19								
	06/12/19	00591228	450.00	JO	101	Rent	225.00	W1	0.00	06/01/20	24/12/19	06/01/20	137.00	450.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
SHAWAK		Mr Alan Keith Shaw				1/1 Toxteth Road, Glebe NSW 2037							
	20/12/19	00591979	450.00	CB	101	Direct Deposit - Mr Alan Keith Shaw - 06/12/19							
					101	Rent	225.00	W1	20/01/20	07/01/20	20/01/20	137.00	450.00
	06/01/20	00592586	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 20/12/19							
					101	Rent	225.00	W1	03/02/20	21/01/20	03/02/20	137.00	450.00
	17/01/20	00593321	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 06/01/20							
					101	Rent	225.00	W1	17/02/20	04/02/20	17/02/20	137.00	450.00
	31/01/20	00594056	450.00	CB	101	Direct Deposit - Mr Alan Keith Shaw - 17/01/20							
					101	Rent	225.00	W1	02/03/20	18/02/20	02/03/20	137.00	450.00
	14/02/20	00594772	450.00	JO	101	Direct Deposit - Mr Alan Keith Shaw - 31/01/20							
					101	Rent	225.00	W1	16/03/20	03/03/20	16/03/20	137.00	450.00
	28/02/20	00595513	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 14/02/20							
					101	Rent	225.00	W1	30/03/20	17/03/20	30/03/20	137.00	450.00
	16/03/20	00596336	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 28/02/20							
					101	Rent	225.00	W1	13/04/20	31/03/20	13/04/20	137.00	450.00
	27/03/20	00596955	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 16/03/20							
					101	Rent	225.00	W1	27/04/20	14/04/20	27/04/20	137.00	450.00
	13/04/20	00597639	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 27/03/20							
					101	Rent	225.00	W1	11/05/20	28/04/20	11/05/20	137.00	450.00
	24/04/20	00598331	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 13/04/20							
					101	Rent	225.00	W1	25/05/20	12/05/20	25/05/20	137.00	450.00
	08/05/20	00599035	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 24/04/20							
					101	Rent	225.00	W1	08/06/20	26/05/20	08/06/20	137.00	450.00
	22/05/20	00599751	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 08/05/20							
					101	Rent	225.00	W1	22/06/20	09/06/20	22/06/20	137.00	450.00
	05/06/20	00600461	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 22/05/20							
					101	Rent	225.00	W1	06/07/20	23/06/20	06/07/20	137.00	450.00
	19/06/20	00601159	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 05/06/20							
					101	Rent	225.00	W1	20/07/20	07/07/20	20/07/20	137.00	450.00
	06/07/20	00601942	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 19/06/20							
					101	Rent	225.00	W1	03/08/20	21/07/20	03/08/20	137.00	450.00
	17/07/20	00602564	450.00	CB	101	Direct Deposit - Mr Alan Keith Shaw - 06/07/20							
					101	Rent	225.00	W1	17/08/20	04/08/20	17/08/20	137.00	450.00
	03/08/20	00603376	450.00	RE	101	Direct Deposit - Mr Alan Keith Shaw - 17/07/20							
					101	Rent	225.00	W1	31/08/20	18/08/20	31/08/20	137.00	450.00
	17/08/20	00604060	450.00	RE	101	Direct Deposit - Mr Alan Keith Shaw - 03/08/20							
					101	Rent	225.00	W1	14/09/20	01/09/20	14/09/20	137.00	450.00
	28/08/20	00604661	450.00	CB	101	Direct Deposit - Mr Alan Keith Shaw - 17/08/20							
					101	Rent	225.00	W1	28/09/20	15/09/20	28/09/20	137.00	450.00
	12/09/20	00605427	450.00	RE	101	Direct Deposit - Mr Alan Keith Shaw - 28/08/20							
					101	Rent	225.00	W1	12/10/20	29/09/20	12/10/20	137.00	450.00
	26/09/20	00606088	450.00	KG	101	Direct Deposit - Mr Alan Keith Shaw - 12/09/20							
					101	Rent	225.00	W1	26/10/20	13/10/20	26/10/20	137.00	450.00
	10/10/20	00606692	450.00	RE	101	Direct Deposit - Mr Alan Keith Shaw - 26/09/20							
					101	Rent	225.00	W1	09/11/20	27/10/20	09/11/20	137.00	450.00
	23/10/20	00607360	450.00	PC	101	Direct Deposit - Mr Alan Keith Shaw - 10/10/20							
					101	Rent	225.00	W1	23/11/20	10/11/20	23/11/20	137.00	450.00
	06/11/20	00608029	450.00	RE	101	Direct Deposit - Mr Alan Keith Shaw - 23/10/20							
					101	Rent	225.00	W1	07/12/20	24/11/20	07/12/20	137.00	450.00
						Direct Deposit - Mr Alan Keith Shaw - 06/11/20							
						Total Rent							79482.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
ATTARD	Mr Joseph Attard				2/1 Toxteth Road, Glebe NSW 2037							
23/02/18	00557916	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 16/02/18 Rent	225.00	W1	225.00	01/03/18	23/02/18 01/03/18	0.00	225.00
02/03/18	00558296	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 23/02/18 Rent	225.00	W1	225.00	08/03/18	02/03/18 08/03/18	0.00	225.00
08/03/18	00558649	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 02/03/18 Rent	225.00	W1	0.00	15/03/18	09/03/18 15/03/18	0.00	225.00
16/03/18	00558977	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 08/03/18 Rent	225.00	W1	225.00	22/03/18	16/03/18 22/03/18	0.00	225.00
23/03/18	00559348	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 16/03/18 Rent	225.00	W1	225.00	29/03/18	23/03/18 29/03/18	0.00	225.00
03/04/18	00559727	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 23/03/18 Rent	225.00	W1	225.00	05/04/18	30/03/18 05/04/18	0.00	225.00
06/04/18	00560047	225.00	PC	101	Direct Deposit - Mr Joseph Attard - 03/04/18 Rent	225.00	W1	225.00	12/04/18	06/04/18 12/04/18	0.00	225.00
13/04/18	00560405	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 06/04/18 Rent	225.00	W1	225.00	19/04/18	13/04/18 19/04/18	0.00	225.00
20/04/18	00560764	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 13/04/18 Rent	225.00	W1	225.00	26/04/18	20/04/18 26/04/18	0.00	225.00
27/04/18	00561064	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 20/04/18 Rent	225.00	W1	225.00	03/05/18	27/04/18 03/05/18	0.00	225.00
04/05/18	00561490	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 27/04/18 Rent	225.00	W1	225.00	10/05/18	04/05/18 10/05/18	0.00	225.00
11/05/18	00561838	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 04/05/18 Rent	225.00	W1	225.00	17/05/18	11/05/18 17/05/18	0.00	225.00
18/05/18	00562190	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 11/05/18 Rent	225.00	W1	225.00	24/05/18	18/05/18 24/05/18	0.00	225.00
25/05/18	00562518	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 18/05/18 Rent	225.00	W1	225.00	31/05/18	25/05/18 31/05/18	0.00	225.00
01/06/18	00562876	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 25/05/18 Rent	225.00	W1	225.00	07/06/18	01/06/18 07/06/18	0.00	225.00
08/06/18	00563241	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 01/06/18 Rent	225.00	W1	225.00	14/06/18	08/06/18 14/06/18	0.00	225.00
15/06/18	00563573	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 08/06/18 Rent	225.00	W1	225.00	21/06/18	15/06/18 21/06/18	0.00	225.00
22/06/18	00563942	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 15/06/18 Rent	225.00	W1	225.00	28/06/18	22/06/18 28/06/18	0.00	225.00
29/06/18	00564296	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 22/06/18 Rent	225.00	W1	225.00	05/07/18	29/06/18 05/07/18	0.00	225.00
06/07/18	00564644	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 29/06/18 Rent	225.00	W1	225.00	12/07/18	06/07/18 12/07/18	0.00	225.00
13/07/18	00564983	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 06/07/18 Rent	225.00	W1	225.00	19/07/18	13/07/18 19/07/18	0.00	225.00
20/07/18	00565337	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 13/07/18 Rent	225.00	W1	225.00	26/07/18	20/07/18 26/07/18	0.00	225.00
27/07/18	00565692	225.00	PC	101	Direct Deposit - Mr Joseph Attard - 20/07/18 Rent	225.00	W1	225.00	02/08/18	27/07/18 02/08/18	0.00	225.00
04/08/18	00566048	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 27/07/18 Rent	225.00	W1	225.00	09/08/18	03/08/18 09/08/18	0.00	225.00
11/08/18	00566402	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 04/08/18 Rent	225.00	W1	225.00	16/08/18	10/08/18 16/08/18	0.00	225.00
18/08/18	00566735	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 11/08/18 Rent	225.00	W1	225.00	23/08/18	17/08/18 23/08/18	0.00	225.00
25/08/18	00567097	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 18/08/18 Rent	225.00	W1	225.00	30/08/18	24/08/18 30/08/18	0.00	225.00
31/08/18	00567452	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 25/08/18 Rent	225.00	W1	225.00	06/09/18	31/08/18 06/09/18	0.00	225.00
08/09/18	00567818	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 31/08/18 Rent	225.00	W1	225.00	13/09/18	07/09/18 13/09/18	0.00	225.00
14/09/18	00568148	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 08/09/18 Rent	225.00	W1	225.00	20/09/18	14/09/18 20/09/18	0.00	225.00
20/09/18		0.00	RE		Direct Deposit - Mr Joseph Attard - 14/09/18 Rent Rent variation: \$230/W1 from 14/12/18							
22/09/18	00568518	225.00	RE	101	Direct Deposit - Mr Joseph Attard - 22/09/18 Rent	225.00	W1	225.00	27/09/18	21/09/18 27/09/18	0.00	225.00
28/09/18	00568882	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 28/09/18 Rent	225.00	W1	225.00	04/10/18	28/09/18 04/10/18	0.00	225.00
05/10/18	00569247	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 28/09/18 Rent	225.00	W1	225.00	11/10/18	05/10/18 11/10/18	0.00	225.00
12/10/18	00569613	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 05/10/18 Rent	225.00	W1	225.00	18/10/18	12/10/18 18/10/18	0.00	225.00
19/10/18	00569968	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 12/10/18 Rent	225.00	W1	225.00	25/10/18	19/10/18 25/10/18	0.00	225.00
26/10/18	00570318	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 19/10/18 Rent	225.00	W1	225.00	01/11/18	26/10/18 01/11/18	0.00	225.00
02/11/18	00570667	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 26/10/18 Rent	225.00	W1	225.00	08/11/18	02/11/18 08/11/18	0.00	225.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
ATTARD	Mr Joseph Attard				2/1 Toxteth Road, Glebe NSW 2037							
09/11/18	00571051	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 02/11/18 Rent	225.00	W1 225.00	15/11/18	09/11/18	15/11/18	0.00	225.00
16/11/18	00571385	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 09/11/18 Rent	225.00	W1 225.00	22/11/18	16/11/18	22/11/18	0.00	225.00
23/11/18	00571770	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 16/11/18 Rent	225.00	W1 225.00	29/11/18	23/11/18	29/11/18	0.00	225.00
30/11/18	00572143	225.00	PC	101	Direct Deposit - Mr Joseph Attard - 23/11/18 Rent	225.00	W1 225.00	06/12/18	30/11/18	06/12/18	0.00	225.00
07/12/18	00572506	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 30/11/18 Rent	225.00	W1 225.00	13/12/18	07/12/18	13/12/18	0.00	225.00
14/12/18	00572913	225.00	CB	101	Direct Deposit - Mr Joseph Attard - 07/12/18 Rent	230.00	W1 230.00	20/12/18	13/12/18	13/12/18	225.00	225.00
21/12/18	00573239	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 14/12/18 Rent	230.00	W1 235.00	27/12/18	14/12/18	20/12/18	225.00	230.00
03/01/19	00573519	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 21/12/18 Rent	230.00	W1 235.00	03/01/19	21/12/18	27/12/18	225.00	230.00
04/01/19	00573906	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 03/01/19 Rent	230.00	W1 235.00	10/01/19	28/12/18	03/01/19	225.00	230.00
11/01/19	00574268	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 04/01/19 Rent	230.00	W1 235.00	17/01/19	04/01/19	10/01/19	225.00	230.00
18/01/19	00574642	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 11/01/19 Rent	230.00	W1 235.00	24/01/19	11/01/19	17/01/19	225.00	230.00
25/01/19	00574996	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 18/01/19 Rent	230.00	W1 235.00	31/01/19	18/01/19	24/01/19	225.00	230.00
01/02/19	00575347	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 25/01/19 Rent	230.00	W1 235.00	07/02/19	25/01/19	31/01/19	225.00	230.00
08/02/19	00575710	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 01/02/19 Rent	230.00	W1 235.00	14/02/19	01/02/19	07/02/19	225.00	230.00
15/02/19	00576065	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 08/02/19 Rent	230.00	W1 235.00	21/02/19	08/02/19	14/02/19	225.00	230.00
22/02/19	00576436	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 15/02/19 Rent	230.00	W1 235.00	28/02/19	15/02/19	21/02/19	225.00	230.00
01/03/19	00576819	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 22/02/19 Rent	230.00	W1 235.00	07/03/19	22/02/19	28/02/19	225.00	230.00
08/03/19	00577183	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 01/03/19 Rent	230.00	W1 235.00	14/03/19	01/03/19	07/03/19	225.00	230.00
15/03/19	00577543	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 08/03/19 Rent	230.00	W1 235.00	21/03/19	08/03/19	14/03/19	225.00	230.00
22/03/19	00577909	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 15/03/19 Rent	230.00	W1 235.00	28/03/19	15/03/19	21/03/19	225.00	230.00
29/03/19	00578265	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 22/03/19 Rent	230.00	W1 235.00	04/04/19	22/03/19	28/03/19	225.00	230.00
05/04/19	00578623	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 29/03/19 Rent	230.00	W1 235.00	11/04/19	29/03/19	04/04/19	225.00	230.00
12/04/19	00578970	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 05/04/19 Rent	230.00	W1 235.00	18/04/19	05/04/19	11/04/19	225.00	230.00
23/04/19	00579327	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 12/04/19 Rent	230.00	W1 235.00	25/04/19	12/04/19	18/04/19	225.00	230.00
29/04/19	00579673	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 23/04/19 Rent	230.00	W1 235.00	02/05/19	19/04/19	25/04/19	225.00	230.00
03/05/19	00580034	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 29/04/19 Rent	230.00	W1 235.00	09/05/19	26/04/19	02/05/19	225.00	230.00
13/05/19	00580390	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 03/05/19 Rent	230.00	W1 235.00	16/05/19	03/05/19	09/05/19	225.00	230.00
17/05/19	00580727	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 13/05/19 Rent	230.00	W1 235.00	23/05/19	10/05/19	16/05/19	225.00	230.00
24/05/19	00581093	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 17/05/19 Rent	230.00	W1 235.00	30/05/19	17/05/19	23/05/19	225.00	230.00
31/05/19	00581443	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 24/05/19 Rent	230.00	W1 235.00	06/06/19	24/05/19	30/05/19	225.00	230.00
07/06/19	00581802	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 31/05/19 Rent	230.00	W1 235.00	13/06/19	31/05/19	06/06/19	225.00	230.00
14/06/19	00582128	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 07/06/19 Rent	230.00	W1 235.00	20/06/19	07/06/19	13/06/19	225.00	230.00
21/06/19	00582522	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 14/06/19 Rent	230.00	W1 235.00	27/06/19	14/06/19	20/06/19	225.00	230.00
28/06/19	00582879	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 21/06/19 Rent	230.00	W1 235.00	04/07/19	21/06/19	27/06/19	225.00	230.00
05/07/19	00583234	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 28/06/19 Rent	230.00	W1 235.00	11/07/19	28/06/19	04/07/19	225.00	230.00
12/07/19	00583571	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 05/07/19 Rent	230.00	W1 235.00	18/07/19	05/07/19	11/07/19	225.00	230.00
19/07/19	00583933	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 12/07/19 Rent	230.00	W1 235.00	25/07/19	12/07/19	18/07/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 19/07/19							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
ATTARD	Mr Joseph Attard				2/1 Toxteth Road, Glebe NSW 2037							
26/07/19	00584299	230.00	CB	101	Rent	230.00	W1 235.00	01/08/19	19/07/19	25/07/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 26/07/19							
02/08/19	00584671	230.00	CB	101	Rent	230.00	W1 235.00	08/08/19	26/07/19	01/08/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 02/08/19							
09/08/19	00585008	230.00	CB	101	Rent	230.00	W1 235.00	15/08/19	02/08/19	08/08/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 09/08/19							
16/08/19	00585352	230.00	CB	101	Rent	230.00	W1 235.00	22/08/19	09/08/19	15/08/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 16/08/19							
23/08/19	00585719	230.00	CB	101	Rent	230.00	W1 235.00	29/08/19	16/08/19	22/08/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 23/08/19							
30/08/19	00586086	230.00	CB	101	Rent	230.00	W1 235.00	05/09/19	23/08/19	29/08/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 30/08/19							
06/09/19	00586445	230.00	CB	101	Rent	230.00	W1 235.00	12/09/19	30/08/19	05/09/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 06/09/19							
13/09/19	00586797	230.00	CB	101	Rent	230.00	W1 235.00	19/09/19	06/09/19	12/09/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 13/09/19							
20/09/19	00587159	230.00	CB	101	Rent	230.00	W1 235.00	26/09/19	13/09/19	19/09/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 20/09/19							
27/09/19	00587509	230.00	CB	101	Rent	230.00	W1 235.00	03/10/19	20/09/19	26/09/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 27/09/19							
04/10/19	00587884	230.00	JO	101	Rent	230.00	W1 235.00	10/10/19	27/09/19	03/10/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 04/10/19							
11/10/19	00588240	230.00	RE	101	Rent	230.00	W1 235.00	17/10/19	04/10/19	10/10/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 11/10/19							
18/10/19	00588594	230.00	JO	101	Rent	230.00	W1 235.00	24/10/19	11/10/19	17/10/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 18/10/19							
25/10/19	00588963	230.00	KG	101	Rent	230.00	W1 235.00	31/10/19	18/10/19	24/10/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 25/10/19							
01/11/19	00589330	230.00	CB	101	Rent	230.00	W1 235.00	07/11/19	25/10/19	31/10/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 01/11/19							
08/11/19	00589718	230.00	CB	101	Rent	230.00	W1 235.00	14/11/19	01/11/19	07/11/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 08/11/19							
15/11/19	00590065	230.00	JO	101	Rent	230.00	W1 235.00	21/11/19	08/11/19	14/11/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 15/11/19							
22/11/19	00590455	230.00	RE	101	Rent	230.00	W1 235.00	28/11/19	15/11/19	21/11/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 22/11/19							
29/11/19	00590821	230.00	JO	101	Rent	230.00	W1 235.00	05/12/19	22/11/19	28/11/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 29/11/19							
06/12/19	00591208	230.00	JO	101	Rent	230.00	W1 235.00	12/12/19	29/11/19	05/12/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 06/12/19							
13/12/19	00591549	230.00	PC	101	Rent	230.00	W1 235.00	19/12/19	06/12/19	12/12/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 13/12/19							
20/12/19	00591962	230.00	CB	101	Rent	230.00	W1 235.00	26/12/19	13/12/19	19/12/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 20/12/19							
06/01/20	00592250	230.00	PC	101	Rent	230.00	W1 465.00	09/01/20	20/12/19	26/12/19	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 06/01/20							
06/01/20	00592557	230.00	PC	101	Rent	230.00	W1 235.00	09/01/20	27/12/19	02/01/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 06/01/20							
10/01/20	00592935	230.00	PC	101	Rent	230.00	W1 235.00	16/01/20	03/01/20	09/01/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 10/01/20							
17/01/20	00593305	230.00	PC	101	Rent	230.00	W1 235.00	23/01/20	10/01/20	16/01/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 17/01/20							
24/01/20	00593644	230.00	CB	101	Rent	230.00	W1 235.00	30/01/20	17/01/20	23/01/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 24/01/20							
31/01/20	00594035	230.00	CB	101	Rent	230.00	W1 235.00	06/02/20	24/01/20	30/01/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 31/01/20							
07/02/20	00594393	230.00	CB	101	Rent	230.00	W1 235.00	13/02/20	31/01/20	06/02/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 07/02/20							
14/02/20	00594748	230.00	JO	101	Rent	230.00	W1 235.00	20/02/20	07/02/20	13/02/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 14/02/20							
21/02/20	00595108	230.00	JO	101	Rent	230.00	W1 235.00	27/02/20	14/02/20	20/02/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 21/02/20							
28/02/20	00595496	230.00	PC	101	Rent	230.00	W1 235.00	05/03/20	21/02/20	27/02/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 28/02/20							
06/03/20	00595856	230.00	CB	101	Rent	230.00	W1 235.00	12/03/20	28/02/20	05/03/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 06/03/20							
13/03/20	00596228	230.00	CB	101	Rent	230.00	W1 235.00	19/03/20	06/03/20	12/03/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 13/03/20							
20/03/20	00596574	230.00	PC	101	Rent	230.00	W1 235.00	26/03/20	13/03/20	19/03/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 20/03/20							
27/03/20	00596934	230.00	KG	101	Rent	230.00	W1 235.00	02/04/20	20/03/20	26/03/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 27/03/20							
03/04/20	00597263	230.00	PC	101	Rent	230.00	W1 235.00	09/04/20	27/03/20	02/04/20	225.00	230.00
					Direct Deposit - Mr Joseph Attard - 03/04/20							
13/04/20	00597617	230.00	PC	101	Rent	230.00	W1 235.00	16/04/20	03/04/20	09/04/20	225.00	230.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant	Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
ATTARD	Mr Joseph Attard						2/1 Toxteth Road, Glebe NSW 2037								
		17/04/20	00597937	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 13/04/20 Rent	230.00	W1	235.00	23/04/20	10/04/20	16/04/20	225.00	230.00
		24/04/20	00598310	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 17/04/20 Rent	230.00	W1	235.00	30/04/20	17/04/20	23/04/20	225.00	230.00
		01/05/20	00598655	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 24/04/20 Rent	230.00	W1	235.00	07/05/20	24/04/20	30/04/20	225.00	230.00
		08/05/20	00599019	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 01/05/20 Rent	230.00	W1	235.00	14/05/20	01/05/20	07/05/20	225.00	230.00
		15/05/20	00599351	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 08/05/20 Rent	230.00	W1	235.00	21/05/20	08/05/20	14/05/20	225.00	230.00
		22/05/20	00599734	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 15/05/20 Rent	230.00	W1	235.00	28/05/20	15/05/20	21/05/20	225.00	230.00
		29/05/20	00600056	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 22/05/20 Rent	230.00	W1	235.00	04/06/20	22/05/20	28/05/20	225.00	230.00
		05/06/20	00600441	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 29/05/20 Rent	230.00	W1	235.00	11/06/20	29/05/20	04/06/20	225.00	230.00
		12/06/20	00600765	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 05/06/20 Rent	230.00	W1	235.00	18/06/20	05/06/20	11/06/20	225.00	230.00
		19/06/20	00601142	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 12/06/20 Rent	230.00	W1	235.00	25/06/20	12/06/20	18/06/20	225.00	230.00
		26/06/20	00601471	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 19/06/20 Rent	230.00	W1	235.00	02/07/20	19/06/20	25/06/20	225.00	230.00
		03/07/20	00601851	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 26/06/20 Rent	230.00	W1	235.00	09/07/20	26/06/20	02/07/20	225.00	230.00
		10/07/20	00602191	230.00	RE	101	Direct Deposit - Mr Joseph Attard - 03/07/20 Rent	230.00	W1	235.00	16/07/20	03/07/20	09/07/20	225.00	230.00
		17/07/20	00602550	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 10/07/20 Rent	230.00	W1	235.00	23/07/20	10/07/20	16/07/20	225.00	230.00
		24/07/20	00602882	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 17/07/20 Rent	230.00	W1	235.00	30/07/20	17/07/20	23/07/20	225.00	230.00
		31/07/20	00603286	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 24/07/20 Rent	230.00	W1	235.00	06/08/20	24/07/20	30/07/20	225.00	230.00
		07/08/20	00603602	230.00	JO	101	Direct Deposit - Mr Joseph Attard - 31/07/20 Rent	230.00	W1	235.00	13/08/20	31/07/20	06/08/20	225.00	230.00
		14/08/20	00603953	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 07/08/20 Rent	230.00	W1	235.00	20/08/20	07/08/20	13/08/20	225.00	230.00
		21/08/20	00604286	230.00	RE	101	Direct Deposit - Mr Joseph Attard - 14/08/20 Rent	230.00	W1	235.00	27/08/20	14/08/20	20/08/20	225.00	230.00
		28/08/20	00604648	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 21/08/20 Rent	230.00	W1	235.00	03/09/20	21/08/20	27/08/20	225.00	230.00
		04/09/20	00604977	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 28/08/20 Rent	230.00	W1	235.00	10/09/20	28/08/20	03/09/20	225.00	230.00
		11/09/20	00605341	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 04/09/20 Rent	230.00	W1	235.00	17/09/20	04/09/20	10/09/20	225.00	230.00
		18/09/20	00605666	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 11/09/20 Rent	230.00	W1	235.00	24/09/20	11/09/20	17/09/20	225.00	230.00
		25/09/20	00606007	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 18/09/20 Rent	230.00	W1	235.00	01/10/20	18/09/20	24/09/20	225.00	230.00
		02/10/20	00606319	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 25/09/20 Rent	230.00	W1	235.00	08/10/20	25/09/20	01/10/20	225.00	230.00
		10/10/20	00606677	230.00	RE	101	Direct Deposit - Mr Joseph Attard - 02/10/20 Rent	230.00	W1	235.00	15/10/20	02/10/20	08/10/20	225.00	230.00
		16/10/20	00606994	230.00	KG	101	Direct Deposit - Mr Joseph Attard - 10/10/20 Rent	230.00	W1	235.00	22/10/20	09/10/20	15/10/20	225.00	230.00
		23/10/20	00607348	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 16/10/20 Rent	230.00	W1	235.00	29/10/20	16/10/20	22/10/20	225.00	230.00
		30/10/20	00607668	230.00	CB	101	Direct Deposit - Mr Joseph Attard - 23/10/20 Rent	230.00	W1	235.00	05/11/20	23/10/20	29/10/20	225.00	230.00
		06/11/20	00608018	230.00	RE	101	Direct Deposit - Mr Joseph Attard - 30/10/20 Rent	230.00	W1	235.00	12/11/20	30/10/20	05/11/20	225.00	230.00
		13/11/20	00608329	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 06/11/20 Rent	230.00	W1	235.00	19/11/20	06/11/20	12/11/20	225.00	230.00
		20/11/20	00608685	230.00	PC	101	Direct Deposit - Mr Joseph Attard - 13/11/20 Rent	230.00	W1	235.00	26/11/20	13/11/20	19/11/20	225.00	230.00
							Direct Deposit - Mr Joseph Attard - 20/11/20								
							Total Rent								80955.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
HUYNHM	Michael Ken Huynh											
					3/1 Toxteth Road, Glebe NSW 2137							
29/10/20	00607659	420.00	PC	101	Rent	210.00	W1 420.00	30/10/20	17/10/20	30/10/20	0.00	420.00
					Direct Deposit. - 29/10/20							
07/11/20	00608099	420.00	RE	101	Rent	210.00	W1 420.00	13/11/20	31/10/20	13/11/20	0.00	420.00
					Direct Deposit - Michael Ken Huynh - 07/11/20							
20/11/20	00608695	420.00	PC	101	Rent	210.00	W1 210.00	20/11/20	14/11/20	27/11/20	0.00	420.00
					Direct Deposit - Michael Ken Huynh - 20/11/20							
					Total Rent							1260.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amnt. Due	Due To	Paid From	To	Inhand	Amount excl
BROOKESJ						Jeffrey Brookes							
						4/1 Toxteth Road, Glebe NSW 2137							
	29/10/19	00589239	440.00	CB	101	Rent	220.00	W1 220.00	29/10/19	23/10/19	05/11/19	0.00	440.00
						Banking: MBL SYD ADRE							
	29/10/19	00589240	440.00	PC	101	Rent	220.00	W1 0.00	19/11/19	06/11/19	19/11/19	0.00	440.00
						Banking: mbl syd adre							
	29/10/19	00589240	-440.00	CB	101	Rent Reversal	220.00	W1 (Prev Paid To 19/11/19)			05/11/19	0.00	-440.00
						Received twice in error							
	31/10/19	00589277	220.00	KG	101	Rent	220.00	W1 0.00	12/11/19	06/11/19	12/11/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 31/10/19							
	07/11/19	00589651	220.00	KG	101	Rent	220.00	W1 0.00	19/11/19	13/11/19	19/11/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 07/11/19							
	08/11/19	00589651	-220.00	CB	101	Rent Reversal	220.00	W1 (Prev Paid To 19/11/19)			12/11/19	0.00	-220.00
						Refer to customer 36777498							
	12/11/19	00589891	220.00	RE	101	Rent	220.00	W1 0.00	19/11/19	13/11/19	19/11/19	0.00	220.00
	14/11/19	00590017	220.00	KG	101	Rent	220.00	W1 0.00	26/11/19	20/11/19	26/11/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 14/11/19							
	21/11/19	00590394	220.00	KG	101	Rent	220.00	W1 0.00	03/12/19	27/11/19	03/12/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 21/11/19							
	28/11/19	00590760	220.00	KG	101	Rent	220.00	W1 0.00	10/12/19	04/12/19	10/12/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 28/11/19							
	05/12/19	00591146	220.00	KG	101	Rent	220.00	W1 0.00	17/12/19	11/12/19	17/12/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 05/12/19							
	12/12/19	00591502	220.00	PC	101	Rent	220.00	W1 0.00	24/12/19	18/12/19	24/12/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 12/12/19							
	19/12/19	00591891	220.00	KG	101	Rent	220.00	W1 0.00	31/12/19	25/12/19	31/12/19	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 19/12/19							
	06/01/20	00592248	220.00	PC	101	Rent	220.00	W1 220.00	07/01/20	01/01/20	07/01/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 06/01/20							
	06/01/20	00592555	220.00	PC	101	Rent	220.00	W1 0.00	14/01/20	08/01/20	14/01/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 06/01/20							
	09/01/20	00592887	220.00	JO	101	Rent	220.00	W1 0.00	21/01/20	15/01/20	21/01/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 09/01/20							
	16/01/20	00593237	220.00	JO	101	Rent	220.00	W1 0.00	28/01/20	22/01/20	28/01/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 16/01/20							
	23/01/20	00593602	220.00	KG	101	Rent	220.00	W1 0.00	04/02/20	29/01/20	04/02/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 23/01/20							
	30/01/20	00593963	220.00	KG	101	Rent	220.00	W1 0.00	11/02/20	05/02/20	11/02/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 30/01/20							
	06/02/20	00594343	220.00	KG	101	Rent	220.00	W1 0.00	18/02/20	12/02/20	18/02/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 06/02/20							
	13/02/20	00594687	220.00	KG	101	Rent	220.00	W1 0.00	25/02/20	19/02/20	25/02/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 13/02/20							
	20/02/20	00595060	220.00	CB	101	Rent	220.00	W1 0.00	03/03/20	26/02/20	03/03/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 20/02/20							
	27/02/20	00595428	220.00	JO	101	Rent	220.00	W1 0.00	10/03/20	04/03/20	10/03/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 27/02/20							
	05/03/20	00595796	220.00	CB	101	Rent	220.00	W1 0.00	17/03/20	11/03/20	17/03/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 05/03/20							
	12/03/20	00596171	220.00	KG	101	Rent	220.00	W1 0.00	24/03/20	18/03/20	24/03/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 12/03/20							
	19/03/20	00596523	220.00	KG	101	Rent	220.00	W1 0.00	31/03/20	25/03/20	31/03/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 19/03/20							
	26/03/20	00596870	220.00	KG	101	Rent	220.00	W1 0.00	07/04/20	01/04/20	07/04/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 26/03/20							
	02/04/20	00597213	220.00	KG	101	Rent	220.00	W1 0.00	14/04/20	08/04/20	14/04/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 02/04/20							
	09/04/20	00597562	220.00	RE	101	Rent	220.00	W1 0.00	21/04/20	15/04/20	21/04/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 09/04/20							
	16/04/20	00597873	220.00	CB	101	Rent	220.00	W1 0.00	28/04/20	22/04/20	28/04/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 16/04/20							
	23/04/20	00598248	220.00	KG	101	Rent	220.00	W1 0.00	05/05/20	29/04/20	05/05/20	0.00	220.00
						Direct Deposit - Jeffrey Brookes - 23/04/20							
	29/04/20	00598565	440.00	CB	101	Rent	220.00	W1 0.00	19/05/20	06/05/20	19/05/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 29/04/20							
	13/05/20	00599256	440.00	PC	101	Rent	220.00	W1 0.00	02/06/20	20/05/20	02/06/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 13/05/20							
	27/05/20	00599973	440.00	PC	101	Rent	220.00	W1 0.00	16/06/20	03/06/20	16/06/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 27/05/20							
	10/06/20	00600644	440.00	JO	101	Rent	220.00	W1 0.00	30/06/20	17/06/20	30/06/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 10/06/20							
	24/06/20	00601385	440.00	JO	101	Rent	220.00	W1 0.00	14/07/20	01/07/20	14/07/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 24/06/20							
	08/07/20	00602102	440.00	JO	101	Rent	220.00	W1 0.00	28/07/20	15/07/20	28/07/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 08/07/20							
	22/07/20	00602803	440.00	JO	101	Rent	220.00	W1 0.00	11/08/20	29/07/20	11/08/20	0.00	440.00
						Direct Deposit - Jeffrey Brookes - 22/07/20							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account		Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
Date	Ref.												
BROOKESJ Jeffrey Brookes													
					4/1 Toxteth Road, Glebe NSW 2137								
05/08/20	00603517	440.00	JO	101	Rent	220.00	W1	0.00	25/08/20	12/08/20	25/08/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 05/08/20								
19/08/20	00604222	440.00	JO	101	Rent	220.00	W1	0.00	08/09/20	26/08/20	08/09/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 19/08/20								
02/09/20	00604896	440.00	JO	101	Rent	220.00	W1	0.00	22/09/20	09/09/20	22/09/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 02/09/20								
16/09/20	00605582	440.00	JO	101	Rent	220.00	W1	0.00	06/10/20	23/09/20	06/10/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 16/09/20								
30/09/20	00606243	440.00	CB	101	Rent	220.00	W1	0.00	20/10/20	07/10/20	20/10/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 30/09/20								
14/10/20	00606905	440.00	PC	101	Rent	220.00	W1	0.00	03/11/20	21/10/20	03/11/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 14/10/20								
26/10/20	00607582	440.00	CB	101	Rent	220.00	W1	0.00	17/11/20	04/11/20	17/11/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 26/10/20								
11/11/20	00608248	440.00	JO	101	Rent	220.00	W1	0.00	01/12/20	18/11/20	01/12/20	0.00	440.00
					Direct Deposit - Jeffrey Brookes - 11/11/20								
Total Rent												12760.00	

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
KENTMICHAEL Mr Michael Kent													
6/1 Toxteth Road, Glebe NSW 2137													
16/01/18	00555924	210.00	CB	101	Direct Deposit - Mr Michael Kent - 09/01/18								
					101 Rent	210.00	W1	210.00	21/01/18	15/01/18	21/01/18	0.00	210.00
22/01/18	00556317	210.00	CB	101	Direct Deposit - Mr Michael Kent - 16/01/18								
					101 Rent	210.00	W1	210.00	28/01/18	22/01/18	28/01/18	0.00	210.00
30/01/18	00556603	210.00	CB	101	Direct Deposit - Mr Michael Kent - 22/01/18								
					101 Rent	210.00	W1	210.00	04/02/18	29/01/18	04/02/18	0.00	210.00
06/02/18	00557041	210.00	CB	101	Direct Deposit - Mr Michael Kent - 30/01/18								
					101 Rent	210.00	W1	210.00	11/02/18	05/02/18	11/02/18	0.00	210.00
13/02/18	00557385	210.00	CB	101	Direct Deposit - Mr Michael Kent - 06/02/18								
					101 Rent	210.00	W1	210.00	18/02/18	12/02/18	18/02/18	0.00	210.00
20/02/18	00557724	210.00	CB	101	Direct Deposit - Mr Michael Kent - 13/02/18								
					101 Rent	210.00	W1	210.00	25/02/18	19/02/18	25/02/18	0.00	210.00
27/02/18	00558084	210.00	CB	101	Direct Deposit - Mr Michael Kent - 20/02/18								
					101 Rent	210.00	W1	210.00	04/03/18	26/02/18	04/03/18	0.00	210.00
05/03/18	00558471	210.00	JO	101	Direct Deposit - Mr Michael Kent - 27/02/18								
					101 Rent	210.00	W1	210.00	11/03/18	05/03/18	11/03/18	0.00	210.00
13/03/18	00558818	210.00	CB	101	Direct Deposit - Mr Michael Kent - 05/03/18								
					101 Rent	210.00	W1	210.00	18/03/18	12/03/18	18/03/18	0.00	210.00
20/03/18	00559153	210.00	CB	101	Direct Deposit - Mr Michael Kent - 13/03/18								
					101 Rent	210.00	W1	210.00	25/03/18	19/03/18	25/03/18	0.00	210.00
27/03/18	00559516	210.00	CB	101	Direct Deposit - Mr Michael Kent - 20/03/18								
					101 Rent	210.00	W1	210.00	01/04/18	26/03/18	01/04/18	0.00	210.00
04/04/18	00559813	210.00	CB	101	Direct Deposit - Mr Michael Kent - 27/03/18								
					101 Rent	210.00	W1	210.00	08/04/18	02/04/18	08/04/18	0.00	210.00
10/04/18	00560221	210.00	CB	101	Direct Deposit - Mr Michael Kent - 04/04/18								
					101 Rent	210.00	W1	210.00	15/04/18	09/04/18	15/04/18	0.00	210.00
17/04/18	00560567	210.00	JO	101	Direct Deposit - Mr Michael Kent - 10/04/18								
					101 Rent	210.00	W1	210.00	22/04/18	16/04/18	22/04/18	0.00	210.00
24/04/18	00560917	210.00	JO	101	Direct Deposit - Mr Michael Kent - 17/04/18								
					101 Rent	210.00	W1	210.00	29/04/18	23/04/18	29/04/18	0.00	210.00
01/05/18	00561288	210.00	JO	101	Direct Deposit - Mr Michael Kent - 24/04/18								
					101 Rent	210.00	W1	210.00	06/05/18	30/04/18	06/05/18	0.00	210.00
08/05/18	00561668	210.00	JO	101	Direct Deposit - Mr Michael Kent - 01/05/18								
					101 Rent	210.00	W1	210.00	13/05/18	07/05/18	13/05/18	0.00	210.00
15/05/18	00561992	210.00	JO	101	Direct Deposit - Mr Michael Kent - 08/05/18								
					101 Rent	210.00	W1	210.00	20/05/18	14/05/18	20/05/18	0.00	210.00
22/05/18	00562344	210.00	PC	101	Direct Deposit - Mr Michael Kent - 15/05/18								
					101 Rent	210.00	W1	210.00	27/05/18	21/05/18	27/05/18	0.00	210.00
28/05/18	00562677	210.00	CB	101	Direct Deposit - Mr Michael Kent - 22/05/18								
					101 Rent	210.00	W1	210.00	03/06/18	28/05/18	03/06/18	0.00	210.00
05/06/18	00563071	210.00	JO	101	Direct Deposit - Mr Michael Kent - 28/05/18								
					101 Rent	210.00	W1	210.00	10/06/18	04/06/18	10/06/18	0.00	210.00
13/06/18	00563428	210.00	CB	101	Direct Deposit - Mr Michael Kent - 05/06/18								
					101 Rent	210.00	W1	210.00	17/06/18	11/06/18	17/06/18	0.00	210.00
19/06/18	00563748	210.00	RE	101	Direct Deposit - Mr Michael Kent - 13/06/18								
					101 Rent	210.00	W1	210.00	24/06/18	18/06/18	24/06/18	0.00	210.00
19/06/18		0.00	RE		Direct Deposit - Mr Michael Kent - 19/06/18								
26/06/18	00564100	210.00	RE	101	Rent Rent variation: \$220/W1 from 27/08/18								
					101 Rent	210.00	W1	210.00	01/07/18	25/06/18	01/07/18	0.00	210.00
03/07/18	00564471	210.00	RE	101	Direct Deposit - Mr Michael Kent - 26/06/18								
					101 Rent	210.00	W1	210.00	08/07/18	02/07/18	08/07/18	0.00	210.00
10/07/18	00564805	210.00	CB	101	Direct Deposit - Mr Michael Kent - 03/07/18								
					101 Rent	210.00	W1	210.00	15/07/18	09/07/18	15/07/18	0.00	210.00
17/07/18	00565146	210.00	RE	101	Direct Deposit - Mr Michael Kent - 10/07/18								
					101 Rent	210.00	W1	210.00	22/07/18	16/07/18	22/07/18	0.00	210.00
24/07/18	00565498	210.00	RE	101	Direct Deposit - Mr Michael Kent - 17/07/18								
					101 Rent	210.00	W1	210.00	29/07/18	23/07/18	29/07/18	0.00	210.00
31/07/18	00565863	210.00	RE	101	Direct Deposit - Mr Michael Kent - 24/07/18								
					101 Rent	210.00	W1	210.00	05/08/18	30/07/18	05/08/18	0.00	210.00
07/08/18	00566201	210.00	RE	101	Direct Deposit - Mr Michael Kent - 31/07/18								
					101 Rent	210.00	W1	210.00	12/08/18	06/08/18	12/08/18	0.00	210.00
14/08/18	00566547	210.00	RE	101	Direct Deposit - Mr Michael Kent - 07/08/18								
					101 Rent	210.00	W1	210.00	19/08/18	13/08/18	19/08/18	0.00	210.00
23/08/18	00566996	210.00	RE	101	Direct Deposit - Mr Michael Kent - 14/08/18								
					101 Rent	210.00	W1	210.00	26/08/18	20/08/18	26/08/18	0.00	210.00
28/08/18	00567257	220.00	RE	101	Direct Deposit - Mr Michael Kent - 23/08/18								
					101 Rent	220.00	W1	220.00	02/09/18	27/08/18	02/09/18	0.00	220.00
28/08/18	00567324	210.00	RE	101	Direct Deposit - Mr Michael Kent - 28/08/18								
					101 Rent	220.00	W1	0.00	02/09/18	02/09/18	02/09/18	210.00	210.00
04/09/18	00567612	220.00	RE	101	Direct Deposit - Mr Michael Kent - 28/08/18								
					101 Rent	220.00	W1	10.00	09/09/18	03/09/18	09/09/18	210.00	220.00
11/09/18	00567976	220.00	RE	101	Direct Deposit - Mr Michael Kent - 04/09/18								
					101 Rent	220.00	W1	10.00	16/09/18	10/09/18	16/09/18	210.00	220.00
18/09/18	00568320	220.00	RE	101	Direct Deposit - Mr Michael Kent - 11/09/18								
					101 Rent	220.00	W1	10.00	23/09/18	17/09/18	23/09/18	210.00	220.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
KENTMICHAM						Mr Michael Kent								
						6/1 Toxteth Road, Glebe NSW 2137								
						Direct Deposit - Mr Michael Kent - 18/09/18								
25/09/18	00568668		220.00	RE	101	Rent	220.00	W1	10.00	30/09/18	24/09/18	30/09/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 25/09/18								
02/10/18	00569043		220.00	RE	101	Rent	220.00	W1	10.00	07/10/18	01/10/18	07/10/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 02/10/18								
09/10/18	00569428		220.00	CB	101	Rent	220.00	W1	10.00	14/10/18	08/10/18	14/10/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 09/10/18								
16/10/18	00569764		220.00	RE	101	Rent	220.00	W1	10.00	21/10/18	15/10/18	21/10/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 16/10/18								
23/10/18	00570136		220.00	RE	101	Rent	220.00	W1	10.00	28/10/18	22/10/18	28/10/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 23/10/18								
30/10/18	00570485		220.00	RE	101	Rent	220.00	W1	10.00	04/11/18	29/10/18	04/11/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 30/10/18								
06/11/18	00570850		220.00	RE	101	Rent	220.00	W1	10.00	11/11/18	05/11/18	11/11/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 06/11/18								
13/11/18	00571202		220.00	RE	101	Rent	220.00	W1	10.00	18/11/18	12/11/18	18/11/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 13/11/18								
20/11/18	00571573		220.00	RE	101	Rent	220.00	W1	10.00	25/11/18	19/11/18	25/11/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 20/11/18								
27/11/18	00571937		220.00	CB	101	Rent	220.00	W1	10.00	02/12/18	26/11/18	02/12/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 27/11/18								
04/12/18	00572311		220.00	RE	101	Rent	220.00	W1	10.00	09/12/18	03/12/18	09/12/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 04/12/18								
11/12/18	00572673		220.00	RE	101	Rent	220.00	W1	10.00	16/12/18	10/12/18	16/12/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 11/12/18								
18/12/18	00573023		220.00	RE	101	Rent	220.00	W1	10.00	23/12/18	17/12/18	23/12/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 18/12/18								
03/01/19	00573411		220.00	CB	101	Rent	220.00	W1	230.00	06/01/19	24/12/18	30/12/18	210.00	220.00
						Direct Deposit - Mr Michael Kent - 03/01/19								
03/01/19	00573730		220.00	CB	101	Rent	220.00	W1	10.00	06/01/19	31/12/18	06/01/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 03/01/19								
08/01/19	00574062		220.00	CB	101	Rent	220.00	W1	10.00	13/01/19	07/01/19	13/01/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 08/01/19								
15/01/19	00574426		220.00	RE	101	Rent	220.00	W1	10.00	20/01/19	14/01/19	20/01/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 15/01/19								
22/01/19	00574800		220.00	RE	101	Rent	220.00	W1	10.00	27/01/19	21/01/19	27/01/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 22/01/19								
30/01/19	00575164		220.00	CB	101	Rent	220.00	W1	10.00	03/02/19	28/01/19	03/02/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 30/01/19								
05/02/19	00575515		220.00	RE	101	Rent	220.00	W1	10.00	10/02/19	04/02/19	10/02/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 05/02/19								
12/02/19	00575886		220.00	CB	101	Rent	220.00	W1	10.00	17/02/19	11/02/19	17/02/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 12/02/19								
19/02/19	00576231		220.00	RE	101	Rent	220.00	W1	10.00	24/02/19	18/02/19	24/02/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 19/02/19								
26/02/19	00576614		220.00	CB	101	Rent	220.00	W1	10.00	03/03/19	25/02/19	03/03/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 26/02/19								
05/03/19	00576980		220.00	CB	101	Rent	220.00	W1	10.00	10/03/19	04/03/19	10/03/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 05/03/19								
12/03/19	00577353		220.00	CB	101	Rent	220.00	W1	10.00	17/03/19	11/03/19	17/03/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 12/03/19								
19/03/19	00577698		220.00	RE	101	Rent	220.00	W1	10.00	24/03/19	18/03/19	24/03/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 19/03/19								
26/03/19	00578070		220.00	RE	101	Rent	220.00	W1	10.00	31/03/19	25/03/19	31/03/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 26/03/19								
02/04/19	00578413		220.00	RE	101	Rent	220.00	W1	10.00	07/04/19	01/04/19	07/04/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 02/04/19								
09/04/19	00578777		220.00	RE	101	Rent	220.00	W1	10.00	14/04/19	08/04/19	14/04/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 09/04/19								
16/04/19	00579119		220.00	RE	101	Rent	220.00	W1	10.00	21/04/19	15/04/19	21/04/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 16/04/19								
24/04/19	00579414		220.00	CB	101	Rent	220.00	W1	10.00	28/04/19	22/04/19	28/04/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 24/04/19								
30/04/19	00579825		220.00	CB	101	Rent	220.00	W1	10.00	05/05/19	29/04/19	05/05/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 30/04/19								
07/05/19	00580186		220.00	RE	101	Rent	220.00	W1	10.00	12/05/19	06/05/19	12/05/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 07/05/19								
14/05/19	00580537		220.00	RE	101	Rent	220.00	W1	10.00	19/05/19	13/05/19	19/05/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 14/05/19								
21/05/19	00580896		220.00	RE	101	Rent	220.00	W1	10.00	26/05/19	20/05/19	26/05/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 21/05/19								
28/05/19	00581261		220.00	JO	101	Rent	220.00	W1	10.00	02/06/19	27/05/19	02/06/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 28/05/19								
04/06/19	00581610		220.00	RE	101	Rent	220.00	W1	10.00	09/06/19	03/06/19	09/06/19	210.00	220.00
						Direct Deposit - Mr Michael Kent - 04/06/19								

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
KENTMICHAEL Mr Michael Kent												
6/1 Toxteth Road, Glebe NSW 2137												
12/06/19	00581971	220.00	JO	101	Rent	220.00	W1 10.00	16/06/19	10/06/19	16/06/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 12/06/19							
18/06/19	00582295	220.00	RE	101	Rent	220.00	W1 10.00	23/06/19	17/06/19	23/06/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 18/06/19							
25/06/19	00582685	220.00	RE	101	Rent	220.00	W1 10.00	30/06/19	24/06/19	30/06/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 25/06/19							
02/07/19	00583046	220.00	RE	101	Rent	220.00	W1 10.00	07/07/19	01/07/19	07/07/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 02/07/19							
09/07/19	00583393	220.00	RE	101	Rent	220.00	W1 10.00	14/07/19	08/07/19	14/07/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 09/07/19							
16/07/19	00583733	220.00	RE	101	Rent	220.00	W1 10.00	21/07/19	15/07/19	21/07/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 16/07/19							
23/07/19	00584106	220.00	RE	101	Rent	220.00	W1 10.00	28/07/19	22/07/19	28/07/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 23/07/19							
30/07/19	00584463	220.00	RE	101	Rent	220.00	W1 10.00	04/08/19	29/07/19	04/08/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 30/07/19							
06/08/19	00584833	220.00	CB	101	Rent	220.00	W1 10.00	11/08/19	05/08/19	11/08/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 06/08/19							
13/08/19	00585184	220.00	RE	101	Rent	220.00	W1 10.00	18/08/19	12/08/19	18/08/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 13/08/19							
20/08/19	00585542	220.00	RE	101	Rent	220.00	W1 10.00	25/08/19	19/08/19	25/08/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 20/08/19							
27/08/19	00585867	220.00	RE	101	Rent	220.00	W1 10.00	01/09/19	26/08/19	01/09/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 27/08/19							
03/09/19	00586250	220.00	RE	101	Rent	220.00	W1 10.00	08/09/19	02/09/19	08/09/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 03/09/19							
10/09/19	00586606	220.00	RE	101	Rent	220.00	W1 10.00	15/09/19	09/09/19	15/09/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 10/09/19							
17/09/19	00586963	220.00	CB	101	Rent	220.00	W1 10.00	22/09/19	16/09/19	22/09/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 17/09/19							
24/09/19	00587329	220.00	CB	101	Rent	220.00	W1 10.00	29/09/19	23/09/19	29/09/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 24/09/19							
01/10/19	00587693	220.00	RE	101	Rent	220.00	W1 10.00	06/10/19	30/09/19	06/10/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 01/10/19							
08/10/19	00588057	220.00	RE	101	Rent	220.00	W1 10.00	13/10/19	07/10/19	13/10/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 08/10/19							
15/10/19	00588415	220.00	RE	101	Rent	220.00	W1 10.00	20/10/19	14/10/19	20/10/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 15/10/19							
22/10/19	00588771	220.00	RE	101	Rent	220.00	W1 10.00	27/10/19	21/10/19	27/10/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 22/10/19							
29/10/19	00589139	220.00	KG	101	Rent	220.00	W1 10.00	03/11/19	28/10/19	03/11/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 29/10/19							
05/11/19	00589498	220.00	PC	101	Rent	220.00	W1 10.00	10/11/19	04/11/19	10/11/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 05/11/19							
12/11/19	00589893	220.00	RE	101	Rent	220.00	W1 10.00	17/11/19	11/11/19	17/11/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 12/11/19							
19/11/19	00590233	220.00	KG	101	Rent	220.00	W1 10.00	24/11/19	18/11/19	24/11/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 19/11/19							
26/11/19	00590615	220.00	KG	101	Rent	220.00	W1 10.00	01/12/19	25/11/19	01/12/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 26/11/19							
03/12/19	00590990	220.00	KG	101	Rent	220.00	W1 10.00	08/12/19	02/12/19	08/12/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 03/12/19							
10/12/19	00591376	220.00	KG	101	Rent	220.00	W1 10.00	15/12/19	09/12/19	15/12/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 10/12/19							
17/12/19	00591730	220.00	RE	101	Rent	220.00	W1 10.00	22/12/19	16/12/19	22/12/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 17/12/19							
06/01/20	00592112	220.00	PC	101	Rent	220.00	W1 450.00	12/01/20	23/12/19	29/12/19	210.00	220.00
					Direct Deposit - Mr Michael Kent - 06/01/20							
06/01/20	00592414	220.00	PC	101	Rent	220.00	W1 230.00	12/01/20	30/12/19	05/01/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 06/01/20							
07/01/20	00592751	220.00	CB	101	Rent	220.00	W1 10.00	12/01/20	06/01/20	12/01/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 07/01/20							
14/01/20	00593100	220.00	CB	101	Rent	220.00	W1 10.00	19/01/20	13/01/20	19/01/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 14/01/20							
21/01/20	00593472	220.00	CB	101	Rent	220.00	W1 10.00	26/01/20	20/01/20	26/01/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 21/01/20							
29/01/20	00593825	220.00	CB	101	Rent	220.00	W1 10.00	02/02/20	27/01/20	02/02/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 29/01/20							
04/02/20	00594210	220.00	KG	101	Rent	220.00	W1 10.00	09/02/20	03/02/20	09/02/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 04/02/20							
11/02/20	00594567	220.00	KG	101	Rent	220.00	W1 10.00	16/02/20	10/02/20	16/02/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 11/02/20							
18/02/20	00594925	220.00	RE	101	Rent	220.00	W1 10.00	23/02/20	17/02/20	23/02/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 18/02/20							
25/02/20	00595279	220.00	CB	101	Rent	220.00	W1 10.00	01/03/20	24/02/20	01/03/20	210.00	220.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
KENTMICHAEL Mr Michael Kent												
6/1 Toxteth Road, Glebe NSW 2137												
03/03/20	00595664	220.00	CB	101	Direct Deposit - Mr Michael Kent - 25/02/20 Rent	220.00	W1 10.00	08/03/20	02/03/20	08/03/20	210.00	220.00
10/03/20	00596031	220.00	KG	101	Direct Deposit - Mr Michael Kent - 03/03/20 Rent	220.00	W1 10.00	15/03/20	09/03/20	15/03/20	210.00	220.00
17/03/20	00596388	220.00	KG	101	Direct Deposit - Mr Michael Kent - 10/03/20 Rent	220.00	W1 10.00	22/03/20	16/03/20	22/03/20	210.00	220.00
24/03/20	00596748	220.00	RE	101	Direct Deposit - Mr Michael Kent - 17/03/20 Rent	220.00	W1 10.00	29/03/20	23/03/20	29/03/20	210.00	220.00
31/03/20	00597086	220.00	PC	101	Direct Deposit - Mr Michael Kent - 24/03/20 Rent	220.00	W1 10.00	05/04/20	30/03/20	05/04/20	210.00	220.00
07/04/20	00597423	220.00	PC	101	Direct Deposit - Mr Michael Kent - 31/03/20 Rent	220.00	W1 10.00	12/04/20	06/04/20	12/04/20	210.00	220.00
15/04/20	00597691	220.00	PC	101	Direct Deposit - Mr Michael Kent - 07/04/20 Rent	220.00	W1 10.00	19/04/20	13/04/20	19/04/20	210.00	220.00
21/04/20	00598117	220.00	RE	101	Direct Deposit - Mr Michael Kent - 15/04/20 Rent	220.00	W1 10.00	26/04/20	20/04/20	26/04/20	210.00	220.00
28/04/20	00598461	220.00	RE	101	Direct Deposit - Mr Michael Kent - 21/04/20 Rent	220.00	W1 10.00	03/05/20	27/04/20	03/05/20	210.00	220.00
05/05/20	00598818	220.00	RE	101	Direct Deposit - Mr Michael Kent - 28/04/20 Rent	220.00	W1 10.00	10/05/20	04/05/20	10/05/20	210.00	220.00
12/05/20	00599159	220.00	KG	101	Direct Deposit - Mr Michael Kent - 05/05/20 Rent	220.00	W1 10.00	17/05/20	11/05/20	17/05/20	210.00	220.00
18/05/20	00599527	220.00	KG	101	Direct Deposit - Mr Michael Kent - 12/05/20 Rent	220.00	W1 10.00	24/05/20	18/05/20	24/05/20	210.00	220.00
26/05/20	00599874	220.00	RE	101	Direct Deposit - Mr Michael Kent - 18/05/20 Rent	220.00	W1 10.00	31/05/20	25/05/20	31/05/20	210.00	220.00
02/06/20	00600229	220.00	KG	101	Direct Deposit - Mr Michael Kent - 26/05/20 Rent	220.00	W1 10.00	07/06/20	01/06/20	07/06/20	210.00	220.00
10/06/20	00600609	220.00	JO	101	Direct Deposit - Mr Michael Kent - 02/06/20 Rent	220.00	W1 10.00	14/06/20	08/06/20	14/06/20	210.00	220.00
16/06/20	00600935	220.00	RE	101	Direct Deposit - Mr Michael Kent - 10/06/20 Rent	220.00	W1 10.00	21/06/20	15/06/20	21/06/20	210.00	220.00
23/06/20	00601296	220.00	KG	101	Direct Deposit - Mr Michael Kent - 16/06/20 Rent	220.00	W1 10.00	28/06/20	22/06/20	28/06/20	210.00	220.00
30/06/20	00601637	220.00	RE	101	Direct Deposit - Mr Michael Kent - 23/06/20 Rent	220.00	W1 10.00	05/07/20	29/06/20	05/07/20	210.00	220.00
07/07/20	00602003	220.00	KG	101	Direct Deposit - Mr Michael Kent - 30/06/20 Rent	220.00	W1 10.00	12/07/20	06/07/20	12/07/20	210.00	220.00
14/07/20	00602355	220.00	KG	101	Direct Deposit - Mr Michael Kent - 07/07/20 Rent	220.00	W1 10.00	19/07/20	13/07/20	19/07/20	210.00	220.00
21/07/20	00602713	220.00	RE	101	Direct Deposit - Mr Michael Kent - 14/07/20 Rent	220.00	W1 10.00	26/07/20	20/07/20	26/07/20	210.00	220.00
28/07/20	00603051	220.00	RE	101	Direct Deposit - Mr Michael Kent - 21/07/20 Rent	220.00	W1 10.00	02/08/20	27/07/20	02/08/20	210.00	220.00
04/08/20	00603431	220.00	KG	101	Direct Deposit - Mr Michael Kent - 28/07/20 Rent	220.00	W1 10.00	09/08/20	03/08/20	09/08/20	210.00	220.00
11/08/20	00603764	220.00	RE	101	Direct Deposit - Mr Michael Kent - 04/08/20 Rent	220.00	W1 10.00	16/08/20	10/08/20	16/08/20	210.00	220.00
18/08/20	00604119	220.00	RE	101	Direct Deposit - Mr Michael Kent - 11/08/20 Rent	220.00	W1 10.00	23/08/20	17/08/20	23/08/20	210.00	220.00
25/08/20	00604452	220.00	RE	101	Direct Deposit - Mr Michael Kent - 18/08/20 Rent	220.00	W1 10.00	30/08/20	24/08/20	30/08/20	210.00	220.00
01/09/20	00604799	220.00	RE	101	Direct Deposit - Mr Michael Kent - 25/08/20 Rent	220.00	W1 10.00	06/09/20	31/08/20	06/09/20	210.00	220.00
08/09/20	00605145	220.00	KG	101	Direct Deposit - Mr Michael Kent - 01/09/20 Rent	220.00	W1 10.00	13/09/20	07/09/20	13/09/20	210.00	220.00
15/09/20	00605480	220.00	KG	101	Direct Deposit - Mr Michael Kent - 08/09/20 Rent	220.00	W1 10.00	20/09/20	14/09/20	20/09/20	210.00	220.00
22/09/20	00605819	220.00	KG	101	Direct Deposit - Mr Michael Kent - 15/09/20 Rent	220.00	W1 10.00	27/09/20	21/09/20	27/09/20	210.00	220.00
29/09/20	00606151	220.00	RE	101	Direct Deposit - Mr Michael Kent - 22/09/20 Rent	220.00	W1 10.00	04/10/20	28/09/20	04/10/20	210.00	220.00
06/10/20	00606474	220.00	RE	101	Direct Deposit - Mr Michael Kent - 29/09/20 Rent	220.00	W1 10.00	11/10/20	05/10/20	11/10/20	210.00	220.00
13/10/20	00606817	220.00	RE	101	Direct Deposit - Mr Michael Kent - 06/10/20 Rent	220.00	W1 10.00	18/10/20	12/10/20	18/10/20	210.00	220.00
20/10/20	00607154	220.00	RE	101	Direct Deposit - Mr Michael Kent - 13/10/20 Rent	220.00	W1 10.00	25/10/20	19/10/20	25/10/20	210.00	220.00
27/10/20	00607492	220.00	RE	101	Direct Deposit - Mr Michael Kent - 20/10/20 Rent	220.00	W1 10.00	01/11/20	26/10/20	01/11/20	210.00	220.00
03/11/20	00607820	220.00	RE	101	Direct Deposit - Mr Michael Kent - 27/10/20 Rent	220.00	W1 10.00	08/11/20	02/11/20	08/11/20	210.00	220.00
10/11/20	00608169	220.00	RE	101	Direct Deposit - Mr Michael Kent - 03/11/20 Rent	220.00	W1 10.00	15/11/20	09/11/20	15/11/20	210.00	220.00
					Direct Deposit - Mr Michael Kent - 10/11/20							

TENANT TRUST LEDGER REPORT

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1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
KENTMICHA Mr Michael Kent												
6/1 Toxteth Road, Glebe NSW 2137												
17/11/20	00608485	220.00	RE	101	Rent	220.00	W1 10.00	22/11/20	16/11/20	22/11/20	210.00	220.00
Direct Deposit - Mr Michael Kent - 17/11/20												
24/11/20	00608831	220.00	RE	101	Rent	220.00	W1 10.00	29/11/20	23/11/20	29/11/20	210.00	220.00
Direct Deposit - Mr Michael Kent - 24/11/20												
Total Rent											76345.00	

TENANT TRUST LEDGER REPORT

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 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
LUAN	Richard Luan											
					7/1 Toxteth Road, Glebe NSW 2037							
13/10/20	00606893	1140.00	RE	101 N/A	Rent Residential Bond Includes 0.00 GST	190.00	W1 190.00	16/10/20	10/10/20	23/10/20	0.00	380.00 760.00
					Direct Deposit. - 13/10/20							
20/10/20	00607171	380.00	RE	101	Rent	190.00	W1 0.00	06/11/20	24/10/20	06/11/20	0.00	380.00
					Direct Deposit - Richard Luan - 20/10/20							
03/11/20	00607901	380.00	RE	101	Rent	190.00	W1 0.00	20/11/20	07/11/20	20/11/20	0.00	380.00
					Direct Deposit. - 03/11/20							
17/11/20	00608501	380.00	RE	101	Rent	190.00	W1 0.00	04/12/20	21/11/20	04/12/20	0.00	380.00
					Direct Deposit - Richard Luan - 17/11/20							
					Total Rent							1520.00

TENANT TRUST LEDGER REPORT

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1 records selected - All Tenants
 For All Managers

Tenant Account	Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PEREIRA		Camila Pereira Nunes Alves				8/1 Toxteth Road, Glebe NSW 2137							
	10/01/20	00592933	220.00	PC	101	Rent	220.00 W1	220.00	14/01/20	08/01/20	14/01/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 10/01/20							
	15/01/20	00593188	220.00	CB	101	Rent	220.00 W1	220.00	21/01/20	15/01/20	21/01/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 15/01/20							
	25/01/20	00593800	130.00	KG	101	Rent	220.00 W1	220.00	28/01/20	21/01/20	21/01/20	130.00	130.00
						Direct Deposit - Camila Pereira Nunes Alves - 25/01/20							
	31/01/20	00594033	90.00	CB	101	Rent	220.00 W1	310.00	04/02/20	22/01/20	28/01/20	0.00	90.00
						Direct Deposit - Camila Pereira Nunes Alves - 31/01/20							
	03/02/20	00594202	920.00	RE	101	Rent	220.00 W1	220.00	04/02/20	28/01/20	28/01/20	40.00	40.00
					N/A	Residential Bond Includes 0.00 GST							880.00
						Direct Deposit. - 03/02/20							
	03/02/20	00594203	180.00	RE	101	Rent	220.00 W1	180.00	04/02/20	29/01/20	04/02/20	0.00	180.00
						Direct Deposit. - 03/02/20							
	05/02/20	00594305	220.00	CB	101	Rent	220.00 W1	220.00	11/02/20	05/02/20	11/02/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 05/02/20							
	12/02/20	00594656	220.00	CB	101	Rent	220.00 W1	220.00	18/02/20	12/02/20	18/02/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 12/02/20							
	18/02/20	00594926	220.00	RE	101	Rent	220.00 W1	0.00	25/02/20	19/02/20	25/02/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 18/02/20							
	26/02/20	00595378	220.00	PC	101	Rent	220.00 W1	220.00	03/03/20	26/02/20	03/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 26/02/20							
	05/03/20	00595794	220.00	CB	101	Rent	220.00 W1	220.00	10/03/20	04/03/20	10/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 05/03/20							
	05/03/20	00595844	220.00	CB	101	Rent	220.00 W1	0.00	17/03/20	11/03/20	17/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 05/03/20							
	05/03/20	00595844	-220.00	CB	101	Rent Reversal	220.00 W1 (Prev Paid To 17/03/20)				10/03/20	0.00	-220.00
						incorrect input							
	11/03/20	00596134	220.00	CB	101	Rent	220.00 W1	220.00	17/03/20	11/03/20	17/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 11/03/20							
	17/03/20	00596389	220.00	KG	101	Rent	220.00 W1	0.00	24/03/20	18/03/20	24/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 17/03/20							
	19/03/20	00596521	220.00	KG	101	Rent	220.00 W1	0.00	31/03/20	25/03/20	31/03/20	0.00	220.00
						Direct Deposit - Camila Pereira Nunes Alves - 19/03/20							
	24/03/20	00596823	50.00	RE	101	Rent	220.00 W1	0.00	31/03/20	31/03/20	31/03/20	50.00	50.00
						Direct Deposit - Camila Pereira Nunes Alves - 24/03/20							
	24/03/20	00596824	170.00	RE	101	Rent	220.00 W1	0.00	07/04/20	01/04/20	07/04/20	0.00	170.00
						Direct Deposit - Camila Pereira Nunes Alves - 24/03/20							
	31/03/20	00597152	50.00	PC	101	Rent	220.00 W1	0.00	07/04/20	07/04/20	07/04/20	50.00	50.00
						Direct Deposit - Camila Pereira Nunes Alves - 31/03/20							
	01/04/20	00597193	30.00	PC	101	Rent	220.00 W1	0.00	07/04/20	07/04/20	07/04/20	80.00	30.00
						Direct Deposit - Camila Pereira Nunes Alves - 01/04/20							
	01/04/20	00597195	120.00	PC	101	Rent	220.00 W1	0.00	07/04/20	07/04/20	07/04/20	200.00	120.00
						Direct Deposit - Camila Pereira Nunes Alves - 01/04/20							
	01/04/20		0.00	PC		Rent Rent OLD:220.00/W1 NEW: 200.00/W1 Rent Reduction - COVID 19							
	15/04/20	00597778	600.00	PC	101	Rent	200.00 W1	200.00	21/04/20	08/04/20	05/05/20	0.00	600.00
						Direct Deposit - Camila Pereira Nunes Alves - 15/04/20							
	08/05/20	00599066	20.00	KG	101	Rent	200.00 W1	200.00	12/05/20	05/05/20	05/05/20	20.00	20.00
						Direct Deposit - Camila Pereira Nunes Alves - 08/05/20							
	08/05/20	00599068	180.00	KG	101	Rent	200.00 W1	180.00	12/05/20	06/05/20	12/05/20	0.00	180.00
						Direct Deposit - Camila Pereira Nunes Alves - 08/05/20							
	13/05/20	00599281	100.00	PC	101	Rent	200.00 W1	200.00	19/05/20	12/05/20	12/05/20	100.00	100.00
						Direct Deposit - Camila Pereira Nunes Alves - 13/05/20							
	15/05/20	00599424	90.00	CB	101	Rent	200.00 W1	100.00	19/05/20	12/05/20	12/05/20	190.00	90.00
						Direct Deposit - Camila Pereira Nunes Alves - 15/05/20							
	18/05/20	00599526	10.00	KG	101	Rent	200.00 W1	10.00	19/05/20	13/05/20	19/05/20	0.00	10.00
						Direct Deposit - Camila Pereira Nunes Alves - 18/05/20							
	21/05/20	00599657	100.00	KG	101	Rent	200.00 W1	200.00	26/05/20	19/05/20	19/05/20	100.00	100.00
						Direct Deposit - Camila Pereira Nunes Alves - 21/05/20							
	21/05/20	00599664	100.00	KG	101	Rent	200.00 W1	100.00	26/05/20	20/05/20	26/05/20	0.00	100.00
						Direct Deposit - Camila Pereira Nunes Alves - 21/05/20							
	25/05/20	00599853	100.00	KG	101	Rent	200.00 W1	0.00	26/05/20	26/05/20	26/05/20	100.00	100.00
						Direct Deposit - Camila Pereira Nunes Alves - 25/05/20							
	26/05/20	00599950	80.00	RE	101	Rent	200.00 W1	0.00	26/05/20	26/05/20	26/05/20	180.00	80.00
						Direct Deposit - Camila Pereira Nunes Alves - 26/05/20							
	28/05/20	00600003	20.00	KG	101	Rent	200.00 W1	20.00	02/06/20	27/05/20	02/06/20	0.00	20.00
						Direct Deposit - Camila Pereira Nunes Alves - 28/05/20							
	02/06/20	00600318	40.00	KG	101	Rent	200.00 W1	0.00	02/06/20	02/06/20	02/06/20	40.00	40.00
						Direct Deposit - Camila Pereira Nunes Alves - 02/06/20							
	02/06/20	00600320	120.00	KG	101	Rent	200.00 W1	0.00	02/06/20	02/06/20	02/06/20	160.00	120.00
						Direct Deposit - Camila Pereira Nunes Alves - 02/06/20							
	09/06/20	00600512	40.00	KG	101	Rent	200.00 W1	40.00	09/06/20	03/06/20	09/06/20	0.00	40.00
						Direct Deposit - Camila Pereira Nunes Alves - 09/06/20							
	10/06/20	00600700	40.00	JO	101	Rent	200.00 W1	200.00	16/06/20	09/06/20	09/06/20	40.00	40.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PEREIRA	Camila Pereira Nunes Alves				8/1 Toxteth Road, Glebe NSW 2137							
11/06/20	00600749	30.00	PC	101	Direct Deposit - Camila Pereira Nunes Alves - 10/06/20							
				101	Rent	200.00	W1 160.00	16/06/20	09/06/20	09/06/20	70.00	30.00
13/06/20	00600912	80.00	KG	101	Direct Deposit - Camila Pereira Nunes Alves - 11/06/20							
				101	Rent	200.00	W1 130.00	16/06/20	09/06/20	09/06/20	150.00	80.00
15/06/20		0.00	PC		Direct Deposit - Camila Pereira Nunes Alves - 13/06/20							
16/06/20	00600932	50.00	RE	101	Rent Rent variation: \$220.00/W1 from 01/07/20	200.00	W1 50.00	16/06/20	10/06/20	16/06/20	0.00	50.00
16/06/20	00600933	200.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 16/06/20							
				101	Rent	200.00	W1 0.00	23/06/20	17/06/20	23/06/20	0.00	200.00
26/06/20	00601534	100.00	CB	101	Direct Deposit - Camila Pereira Nunes Alves - 16/06/20							
				101	Rent	200.00	W1 200.00	30/06/20	23/06/20	23/06/20	100.00	100.00
26/06/20	00601536	300.00	CB	101	Direct Deposit - Camila Pereira Nunes Alves - 26/06/20							
				101	Rent	200.00	W1 100.00	30/06/20	24/06/20	30/06/20	200.00	300.00
29/06/20		0.00	PC		Direct Deposit - Camila Pereira Nunes Alves - 26/06/20							
29/06/20		0.00	PC		Rent Rent OLD:220.00/W1 NEW: 200.00/W1							
29/06/20		0.00	PC		Rent Last Reneg OLD:200.00/W1 NEW: 220.00/W1							
					* Above 2 tenant detail change(s) made. Reason: Rent reduction Extension 1 mth COVID19							
29/06/20	00601536	-300.00	PC	101	Rent Reversal	200.00	W1 (Prev Paid To 30/06/20)			23/06/20	120.00	-300.00
29/06/20	00601534	-100.00	PC	101	ADjustment to be made Rent Reversal	200.00	W1 (Prev Paid To 23/06/20)			23/06/20	20.00	-100.00
					Adjust to be made							
29/06/20		0.00	PC		Rent Rent OLD:220.00/W1 NEW: 200.00/W1							
29/06/20		0.00	PC		Rent Rnt this mnth OLD: 580.00 NEW: 600.00							
29/06/20		0.00	PC		Rent Cr this mnth OLD: 20.00 NEW: 0.00							
29/06/20		0.00	PC		* Above 3 tenant detail change(s) made. Reason: Adjustment made due to error in reversing							
29/06/20	00601631	100.00	PC	101	Rent	200.00	W1 200.00	30/06/20	23/06/20	23/06/20	100.00	100.00
29/06/20	00601632	300.00	PC	101	Direct Deposit - 29/06/20							
				101	Rent	200.00	W1 100.00	30/06/20	24/06/20	07/07/20	0.00	300.00
06/07/20	00601979	30.00	KG	101	Direct Deposit - 29/06/20							
				101	Rent	200.00	W1 0.00	07/07/20	07/07/20	07/07/20	30.00	30.00
06/07/20	00601980	160.00	KG	101	Direct Deposit - Camila Pereira Nunes Alves - 06/07/20							
				101	Rent	200.00	W1 0.00	07/07/20	07/07/20	07/07/20	190.00	160.00
07/07/20	00602001	10.00	KG	101	Direct Deposit - Camila Pereira Nunes Alves - 06/07/20							
				101	Rent	200.00	W1 0.00	14/07/20	08/07/20	14/07/20	0.00	10.00
25/07/20	00602972	400.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 07/07/20							
				101	Rent	200.00	W1 400.00	28/07/20	15/07/20	28/07/20	0.00	400.00
31/07/20	00603282	200.00	CB	101	Direct Deposit - Camila Pereira Nunes Alves - 25/07/20							
				101	Rent	200.00	W1 200.00	04/08/20	29/07/20	04/08/20	0.00	200.00
07/08/20	00603599	200.00	JO	101	Direct Deposit - Camila Pereira Nunes Alves - 31/07/20							
				101	Rent	200.00	W1 200.00	11/08/20	05/08/20	11/08/20	0.00	200.00
17/08/20	00604030	200.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 07/08/20							
				101	Rent	200.00	W1 200.00	18/08/20	12/08/20	18/08/20	0.00	200.00
22/08/20	00604363	200.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 17/08/20							
				101	Rent	200.00	W1 200.00	25/08/20	19/08/20	25/08/20	0.00	200.00
28/08/20	00604694	150.00	CB	101	Direct Deposit - Camila Pereira Nunes Alves - 22/08/20							
				101	Rent	200.00	W1 200.00	01/09/20	25/08/20	25/08/20	150.00	150.00
31/08/20	00604712	50.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 28/08/20							
				101	Rent	200.00	W1 50.00	01/09/20	26/08/20	01/09/20	0.00	50.00
05/09/20	00605119	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 31/08/20							
				101	Rent	200.00	W1 200.00	08/09/20	02/09/20	08/09/20	20.00	220.00
07/09/20		0.00	PC		Direct Deposit - Camila Pereira Nunes Alves - 05/09/20							
07/09/20		0.00	PC		Rent Rent OLD:200.00/W1 NEW: 220.00/W1							
07/09/20		0.00	PC		Rent Last Reneg OLD:220.00/W1 NEW: 200.00/W1							
07/09/20		0.00	PC		Rent Last Reneg Date OLD:08/04/20 NEW:09/09/20							
					* Above 3 tenant detail change(s) made. Reason: Rent revert back Prior COVID 19							
12/09/20	00605401	220.00	RE	101	Rent	220.00	W1 200.00	15/09/20	09/09/20	15/09/20	20.00	220.00
19/09/20	00605731	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 12/09/20							
				101	Rent	220.00	W1 200.00	22/09/20	16/09/20	22/09/20	20.00	220.00
26/09/20	00606065	220.00	KG	101	Direct Deposit - Camila Pereira Nunes Alves - 19/09/20							
				101	Rent	220.00	W1 200.00	29/09/20	23/09/20	29/09/20	20.00	220.00
06/10/20	00606395	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 26/09/20							
				101	Rent	220.00	W1 200.00	06/10/20	30/09/20	06/10/20	20.00	220.00
10/10/20	00606675	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 06/10/20							
				101	Rent	220.00	W1 200.00	13/10/20	07/10/20	13/10/20	20.00	220.00
19/10/20	00607074	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 10/10/20							
				101	Rent	220.00	W1 200.00	20/10/20	14/10/20	20/10/20	20.00	220.00
24/10/20	00607415	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 19/10/20							
				101	Rent	220.00	W1 200.00	27/10/20	21/10/20	27/10/20	20.00	220.00
02/11/20	00607739	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 24/10/20							
				101	Rent	220.00	W1 200.00	03/11/20	28/10/20	03/11/20	20.00	220.00
06/11/20	00608016	220.00	RE	101	Direct Deposit - Camila Pereira Nunes Alves - 02/11/20							
				101	Rent	220.00	W1 200.00	10/11/20	04/11/20	10/11/20	20.00	220.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
PEREIRA	Camila Pereira Nunes Alves				8/1 Toxteth Road, Glebe NSW 2137							
					Direct Deposit - Camila Pereira Nunes Alves - 06/11/20							
13/11/20	00608327	220.00	PC	101	Rent	220.00 W1	200.00	17/11/20	11/11/20	17/11/20	20.00	220.00
					Direct Deposit - Camila Pereira Nunes Alves - 13/11/20							
21/11/20	00608743	220.00	RE	101	Rent	220.00 W1	200.00	24/11/20	18/11/20	24/11/20	20.00	220.00
					Direct Deposit - Camila Pereira Nunes Alves - 21/11/20							
					Total Rent							9700.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
BREWER	Caitlin Brewer				9/1 Toxteth Road, Glebe NSW 2037								
31/08/20	00604796	190.00	RE	101	Rent	190.00	W1	380.00	04/09/20	22/08/20	28/08/20	0.00	190.00
					Direct Deposit - 31/08/20								
31/08/20	00604797	380.00	RE	101	Rent	190.00	W1	190.00	04/09/20	29/08/20	11/09/20	0.00	380.00
					Banking: mbl sydney ADRE								
05/09/20	00605046	190.00	RE	101	Rent	190.00	W1	0.00	18/09/20	12/09/20	18/09/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 05/09/20								
12/09/20	00605400	190.00	RE	101	Rent	190.00	W1	0.00	25/09/20	19/09/20	25/09/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 12/09/20								
22/09/20	00605817	190.00	KG	101	Rent	190.00	W1	0.00	02/10/20	26/09/20	02/10/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 22/09/20								
26/09/20	00606064	190.00	KG	101	Rent	190.00	W1	0.00	09/10/20	03/10/20	09/10/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 26/09/20								
06/10/20	00606394	190.00	RE	101	Rent	190.00	W1	0.00	16/10/20	10/10/20	16/10/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 06/10/20								
13/10/20	00606816	190.00	RE	101	Rent	190.00	W1	0.00	23/10/20	17/10/20	23/10/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 13/10/20								
16/10/20	00606991	190.00	KG	101	Rent	190.00	W1	0.00	30/10/20	24/10/20	30/10/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 16/10/20								
30/10/20	00607673	380.00	CB	101	Rent	190.00	W1	0.00	13/11/20	31/10/20	13/11/20	0.00	380.00
					Direct Deposit - Caitlin Brewer - 30/10/20								
07/11/20	00608078	190.00	RE	101	Rent	190.00	W1	0.00	20/11/20	14/11/20	20/11/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 07/11/20								
16/11/20	00608406	190.00	RE	101	Rent	190.00	W1	0.00	27/11/20	21/11/20	27/11/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 16/11/20								
21/11/20	00608742	190.00	RE	101	Rent	190.00	W1	0.00	04/12/20	28/11/20	04/12/20	0.00	190.00
					Direct Deposit - Caitlin Brewer - 21/11/20								
					Total Rent								2850.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Current Period Only

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
HALEN	Mr Nathan Hale											
					10/1 Toxteth Road, Glebe NSW 2037							
06/11/20	00608066	440.00	RE	101	Rent	220.00	W1 220.00	12/11/20	06/11/20	19/11/20	0.00	440.00
					Direct Deposit. - 06/11/20							
20/11/20	00608730	440.00	PC	101	Rent	220.00	W1 220.00	26/11/20	20/11/20	03/12/20	0.00	440.00
					Direct Deposit. - 20/11/20							
					Total Rent							880.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
WRIGHTSUZ Suzanne Wright													
11/1 Toxteth Road, Glebe NSW 2037													
27/03/18	00559532	390.00	CB		Direct Deposit - Suzanne Wright - 13/03/18								
				101	Rent	195.00	W1	11/04/18	29/03/18	11/04/18	0.00	390.00	
10/04/18	00560239	390.00	CB		Direct Deposit - Suzanne Wright - 27/03/18								
				101	Rent	195.00	W1	25/04/18	12/04/18	25/04/18	0.00	390.00	
24/04/18	00560931	390.00	JO		Direct Deposit - Suzanne Wright - 10/04/18								
				101	Rent	195.00	W1	09/05/18	26/04/18	09/05/18	0.00	390.00	
08/05/18	00561683	390.00	JO		Direct Deposit - Suzanne Wright - 24/04/18								
				101	Rent	195.00	W1	23/05/18	10/05/18	23/05/18	0.00	390.00	
22/05/18	00562357	390.00	PC		Direct Deposit - Suzanne Wright - 08/05/18								
				101	Rent	195.00	W1	06/06/18	24/05/18	06/06/18	0.00	390.00	
05/06/18	00563088	390.00	JO		Direct Deposit - Suzanne Wright - 22/05/18								
				101	Rent	195.00	W1	20/06/18	07/06/18	20/06/18	0.00	390.00	
19/06/18	00563763	390.00	RE		Direct Deposit - Suzanne Wright - 05/06/18								
				101	Rent	195.00	W1	04/07/18	21/06/18	04/07/18	0.00	390.00	
19/06/18		0.00	RE		Direct Deposit - Suzanne Wright - 19/06/18								
					Rent Rent variation: \$205/W1 from 30/08/18								
03/07/18	00564486	390.00	RE		Direct Deposit - Suzanne Wright - 03/07/18								
				101	Rent	195.00	W1	18/07/18	05/07/18	18/07/18	0.00	390.00	
04/07/18		0.00	RE		Direct Deposit - Suzanne Wright - 03/07/18								
					Rent Rent variation: \$200/W1 from 30/08/18								
17/07/18	00565161	390.00	RE		Direct Deposit - Suzanne Wright - 17/07/18								
				101	Rent	195.00	W1	01/08/18	19/07/18	01/08/18	0.00	390.00	
31/07/18	00565878	390.00	RE		Direct Deposit - Suzanne Wright - 31/07/18								
				101	Rent	195.00	W1	15/08/18	02/08/18	15/08/18	0.00	390.00	
21/08/18	00566928	390.00	RE		Direct Deposit - Suzanne Wright - 21/08/18								
				101	Rent	195.00	W1	22/08/18	16/08/18	29/08/18	0.00	390.00	
30/08/18	00567423	390.00	CB		Direct Deposit - Suzanne Wright - 30/08/18								
				101	Rent	200.00	W1	200.00	05/09/18	30/08/18	05/09/18	190.00	390.00
11/09/18	00568043	390.00	RE		Direct Deposit - Suzanne Wright - 11/09/18								
				101	Rent	200.00	W1	10.00	12/09/18	06/09/18	19/09/18	180.00	390.00
25/09/18	00568746	390.00	RE		Direct Deposit - Suzanne Wright - 25/09/18								
				101	Rent	200.00	W1	20.00	26/09/18	20/09/18	03/10/18	170.00	390.00
09/10/18	00569497	390.00	CB		Direct Deposit - Suzanne Wright - 09/10/18								
				101	Rent	200.00	W1	30.00	10/10/18	04/10/18	17/10/18	160.00	390.00
23/10/18	00570205	390.00	RE		Direct Deposit - Suzanne Wright - 23/10/18								
				101	Rent	200.00	W1	40.00	24/10/18	18/10/18	31/10/18	150.00	390.00
06/11/18	00570932	390.00	RE		Direct Deposit - Suzanne Wright - 06/11/18								
				101	Rent	200.00	W1	50.00	07/11/18	01/11/18	14/11/18	140.00	390.00
20/11/18	00571642	390.00	RE		Direct Deposit - Suzanne Wright - 20/11/18								
				101	Rent	200.00	W1	60.00	21/11/18	15/11/18	28/11/18	130.00	390.00
04/12/18	00572394	390.00	RE		Direct Deposit - Suzanne Wright - 04/12/18								
				101	Rent	200.00	W1	70.00	05/12/18	29/11/18	12/12/18	120.00	390.00
18/12/18	00573169	390.00	PC		Direct Deposit - Suzanne Wright - 18/12/18								
				101	Rent	200.00	W1	80.00	19/12/18	13/12/18	26/12/18	110.00	390.00
03/01/19	00573713	390.00	CB		Direct Deposit - Suzanne Wright - 03/01/19								
				101	Rent	200.00	W1	290.00	09/01/19	27/12/18	09/01/19	100.00	390.00
16/01/19	00574554	390.00	CB		Direct Deposit - Suzanne Wright - 16/01/19								
				101	Rent	200.00	W1	100.00	16/01/19	10/01/19	23/01/19	90.00	390.00
30/01/19	00575270	390.00	CB		Direct Deposit - Suzanne Wright - 30/01/19								
				101	Rent	200.00	W1	110.00	30/01/19	24/01/19	06/02/19	80.00	390.00
13/02/19	00575999	390.00	CB		Direct Deposit - Suzanne Wright - 13/02/19								
				101	Rent	200.00	W1	120.00	13/02/19	07/02/19	20/02/19	70.00	390.00
26/02/19	00576698	390.00	CB		Direct Deposit - Suzanne Wright - 26/02/19								
				101	Rent	200.00	W1	130.00	27/02/19	21/02/19	06/03/19	60.00	390.00
12/03/19	00577425	390.00	CB		Direct Deposit - Suzanne Wright - 12/03/19								
				101	Rent	200.00	W1	140.00	13/03/19	07/03/19	20/03/19	50.00	390.00
26/03/19	00578152	390.00	RE		Direct Deposit - Suzanne Wright - 26/03/19								
				101	Rent	200.00	W1	150.00	27/03/19	21/03/19	03/04/19	40.00	390.00
09/04/19	00578861	390.00	RE		Direct Deposit - Suzanne Wright - 09/04/19								
				101	Rent	200.00	W1	160.00	10/04/19	04/04/19	17/04/19	30.00	390.00
24/04/19	00579581	390.00	CB		Direct Deposit - Suzanne Wright - 24/04/19								
				101	Rent	200.00	W1	170.00	24/04/19	18/04/19	01/05/19	20.00	390.00
07/05/19	00580317	390.00	JO		Direct Deposit - Suzanne Wright - 07/05/19								
				101	Rent	200.00	W1	180.00	08/05/19	02/05/19	15/05/19	10.00	390.00
21/05/19	00580911	390.00	RE		Direct Deposit - Suzanne Wright - 21/05/19								
				101	Rent	200.00	W1	190.00	22/05/19	16/05/19	29/05/19	0.00	390.00
04/06/19	00581692	390.00	RE		Direct Deposit - Suzanne Wright - 04/06/19								
				101	Rent	200.00	W1	200.00	05/06/19	30/05/19	05/06/19	190.00	390.00
19/06/19	00581692	-390.00	PC		Direct Deposit - Suzanne Wright - 19/06/19								
				101	Rent Reversal	200.00	W1 (Prev Paid To 05/06/19)			29/05/19	0.00	-390.00	
19/06/19		0.00	PC		Adjustment due to rent increase cancellation								
19/06/19		0.00	PC		Rent Last Month Paid To OLD:29/05 NEW:12/06								
19/06/19		0.00	PC		Rent Paid To OLD:29/05 NEW:12/06								
19/06/19		0.00	PC		Rent Rent OLD:200.00/W1 NEW: 195.00/W1								
19/06/19		0.00	PC		* Above 3 tenant detail change(s) made. Reason:								
19/06/19	00582408	390.00	PC		Adjustment due to rent increase cancellation								
				101	Rent	195.00	W1	195.00	19/06/19	13/06/19	26/06/19	0.00	390.00

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
WRIGHTSUZ Suzanne Wright												
11/1 Toxteth Road, Glebe NSW 2037												
					Direct Deposit - 19/06/19							
19/06/19	00582412	390.00	CB	101	Rent	195.00	W1	0.00	10/07/19	27/06/19	10/07/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 19/06/19							
03/07/19	00583148	390.00	CB	101	Rent	195.00	W1	0.00	24/07/19	11/07/19	24/07/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 03/07/19							
16/07/19	00583748	390.00	RE	101	Rent	195.00	W1	0.00	07/08/19	25/07/19	07/08/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 16/07/19							
30/07/19	00584479	390.00	RE	101	Rent	195.00	W1	0.00	21/08/19	08/08/19	21/08/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 30/07/19							
13/08/19	00585199	390.00	RE	101	Rent	195.00	W1	0.00	04/09/19	22/08/19	04/09/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 13/08/19							
27/08/19	00585883	390.00	RE	101	Rent	195.00	W1	0.00	18/09/19	05/09/19	18/09/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 27/08/19							
10/09/19	00586625	390.00	RE	101	Rent	195.00	W1	0.00	02/10/19	19/09/19	02/10/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 10/09/19							
21/09/19	00587257	390.00	JO	101	Rent	195.00	W1	0.00	16/10/19	03/10/19	16/10/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 21/09/19							
10/10/19	00588190	390.00	RE	101	Rent	195.00	W1	0.00	30/10/19	17/10/19	30/10/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 10/10/19							
23/10/19	00588876	390.00	CB	101	Rent	195.00	W1	0.00	13/11/19	31/10/19	13/11/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 23/10/19							
06/11/19	00589617	390.00	CB	101	Rent	195.00	W1	0.00	27/11/19	14/11/19	27/11/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 06/11/19							
19/11/19	00590363	390.00	JO	101	Rent	195.00	W1	0.00	11/12/19	28/11/19	11/12/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 19/11/19							
03/12/19	00591011	390.00	KG	101	Rent	195.00	W1	0.00	25/12/19	12/12/19	25/12/19	0.00 390.00
					Direct Deposit - Suzanne Wright - 03/12/19							
17/12/19	00591750	390.00	RE	101	Rent	195.00	W1	0.00	08/01/20	26/12/19	08/01/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 17/12/19							
06/01/20	00592435	390.00	PC	101	Rent	195.00	W1	0.00	22/01/20	09/01/20	22/01/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 06/01/20							
15/01/20	00593194	390.00	CB	101	Rent	195.00	W1	0.00	05/02/20	23/01/20	05/02/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 15/01/20							
29/01/20	00593844	390.00	CB	101	Rent	195.00	W1	0.00	19/02/20	06/02/20	19/02/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 29/01/20							
11/02/20	00594582	390.00	KG	101	Rent	195.00	W1	0.00	04/03/20	20/02/20	04/03/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 11/02/20							
25/02/20	00595297	390.00	CB	101	Rent	195.00	W1	0.00	18/03/20	05/03/20	18/03/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 25/02/20							
10/03/20	00596050	390.00	KG	101	Rent	195.00	W1	0.00	01/04/20	19/03/20	01/04/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 10/03/20							
24/03/20	00596766	390.00	RE	101	Rent	195.00	W1	0.00	15/04/20	02/04/20	15/04/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 24/03/20							
07/04/20	00597441	390.00	PC	101	Rent	195.00	W1	0.00	29/04/20	16/04/20	29/04/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 07/04/20							
21/04/20	00598137	390.00	RE	101	Rent	195.00	W1	0.00	13/05/20	30/04/20	13/05/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 21/04/20							
05/05/20	00598838	390.00	RE	101	Rent	195.00	W1	0.00	27/05/20	14/05/20	27/05/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 05/05/20							
18/05/20	00599547	390.00	KG	101	Rent	195.00	W1	0.00	10/06/20	28/05/20	10/06/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 18/05/20							
02/06/20	00600254	390.00	KG	101	Rent	195.00	W1	0.00	24/06/20	11/06/20	24/06/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 02/06/20							
16/06/20	00600958	390.00	RE	101	Rent	195.00	W1	0.00	08/07/20	25/06/20	08/07/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 16/06/20							
30/06/20	00601658	390.00	RE	101	Rent	195.00	W1	0.00	22/07/20	09/07/20	22/07/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 30/06/20							
14/07/20	00602373	390.00	KG	101	Rent	195.00	W1	0.00	05/08/20	23/07/20	05/08/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 14/07/20							
28/07/20	00603071	390.00	RE	101	Rent	195.00	W1	0.00	19/08/20	06/08/20	19/08/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 28/07/20							
11/08/20	00603785	390.00	RE	101	Rent	195.00	W1	0.00	02/09/20	20/08/20	02/09/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 11/08/20							
25/08/20	00604474	390.00	RE	101	Rent	195.00	W1	0.00	16/09/20	03/09/20	16/09/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 25/08/20							
08/09/20	00605167	390.00	KG	101	Rent	195.00	W1	0.00	30/09/20	17/09/20	30/09/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 08/09/20							
22/09/20	00605836	390.00	KG	101	Rent	195.00	W1	0.00	14/10/20	01/10/20	14/10/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 22/09/20							
06/10/20	00606492	390.00	RE	101	Rent	195.00	W1	0.00	28/10/20	15/10/20	28/10/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 06/10/20							
20/10/20	00607172	390.00	RE	101	Rent	195.00	W1	0.00	11/11/20	29/10/20	11/11/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 20/10/20							
03/11/20	00607840	390.00	RE	101	Rent	195.00	W1	0.00	25/11/20	12/11/20	25/11/20	0.00 390.00
					Direct Deposit - Suzanne Wright - 03/11/20							

TENANT TRUST LEDGER REPORT

Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl	
WRIGHTSUZ Suzanne Wright													
					11/1 Toxteth Road, Glebe NSW 2037								
17/11/20	00608502	390.00	RE	101	Rent	195.00	W1	0.00	09/12/20	26/11/20	09/12/20	0.00	390.00
					Direct Deposit - Suzanne Wright - 17/11/20								
Total Rent												54730.00	

TENANT TRUST LEDGER REPORT

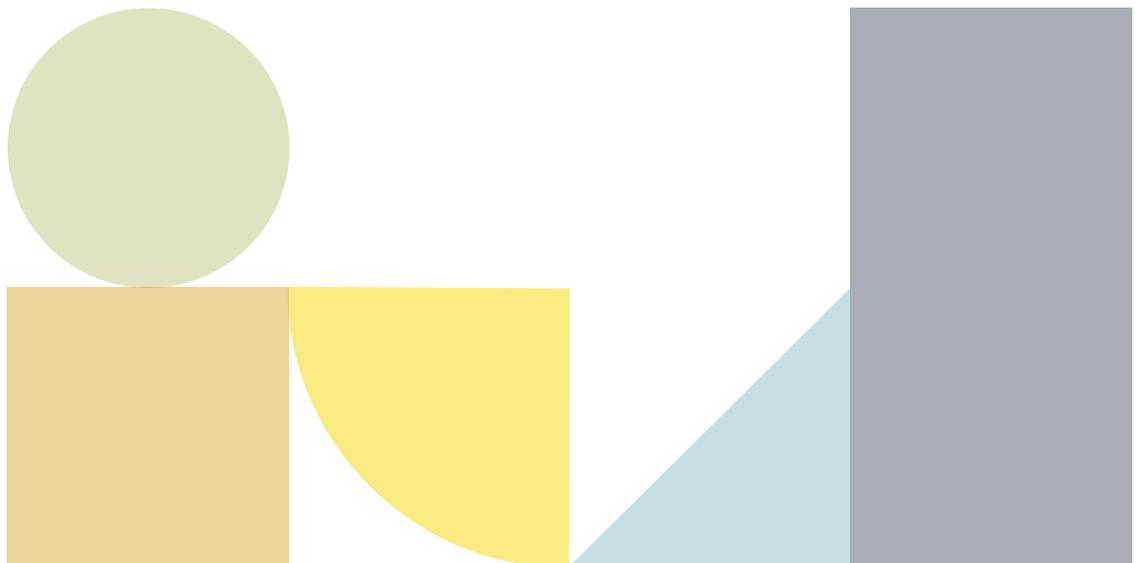
Reported Period(s): Complete History

1 records selected - All Tenants
 For All Managers

Tenant Account Date	Ref.	Paid	Op	Acct.	Description	Rent	Amt. Due	Due To	Paid From	To	Inhand	Amount excl
CAROH	Harith Gisela Acosta Caro, Carmen Caro Puerta & Benjamin Taylor 12/1 Toxteth Road, Glebe NSW 2037											
24/09/20	00606000	2370.00	KG	101	Rent Residential Bond Includes 0.00 GST	395.00	W1 395.00	28/09/20	22/09/20	05/10/20	0.00	790.00 1580.00
02/10/20	00606359	790.00	PC	101	Direct Deposit - 24/09/20 Rent	395.00	W1 0.00	19/10/20	06/10/20	19/10/20	0.00	790.00
29/10/20	00607642	790.00	CB	101	Direct Deposit - Harith Gisela Acosta Caro, Carmen - 02/10/20 Rent	395.00	W1 790.00	02/11/20	20/10/20	02/11/20	0.00	790.00
21/11/20	00608803	1580.00	RE	101	Direct Deposit - Harith Gisela Acosta Caro, Carmen - 29/10/20 Rent Direct Deposit - Harith Gisela Acosta Caro, Carmen - 21/11/20	395.00	W1 1185.00	23/11/20	03/11/20	30/11/20	0.00	1580.00
Total Rent											3950.00	

ANNEXURE B

Low-Rental Affordable Housing Examples – November 2020 – Glebe





3/260 Glebe Point Rd, Glebe, NSW 2037



1 Studio
\$200 per week

Anthony Portelli
0418 235...



4/281 Glebe Point Road, Glebe, NSW 2037



1 Studio
\$200 Per Week

Laing -Simmons

Rachel Cheng
04038548...

127



6/29 Avenue Road, Glebe, NSW 2037



1 Studio
\$200 per week

Sandra Harris
02 8093 ...



1,7,8/267 Glebe Point Rd, Glebe, NSW 2037



1 Studio
\$175 per week

Anthony Portelli
0418 235...





BOOSTED



\$220 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏️ 4 🚿 2 🏠 3 • 1 Room in Share House

Available Now



BOOSTED



\$260 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney

🛏️ 1 🚿 1 🏠 0 • Studio for rent

Available Now



BOOSTED



\$250 / week inc. bills

Free to message

Wattle Crescent, Glebe, Sydney

🛏️ 3 🚿 2 🏠 3 • 1 Room in Flatshare

Available Now



UPDATED



\$150 / week

Free to message

Glebe Point Road, Glebe, Sydney

🛏️ 2 🚿 1 🏠 3 • 1 Room in Flatshare

Available Now



UPDATED



\$320 / week

Free to message

Glebe Point Road, Glebe, Sydney

🛏️ 2 🚿 1 🏠 2 • 1 Room in Flatshare

Available Now



UPDATED



\$270 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney

🛏️ 6 🚿 2 🏠 6 • 1 Room in Share House

Available 8 December 2020



UPDATED

\$275 / week inc. bills

Free to message

Boyce Street, Glebe, Sydney

3 • 3 • 4 • 1 Room in Share House

Available Now



UPDATED

\$200 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney

4 • 1 • 4 • 1 Room in Share House

Available Now



NEW

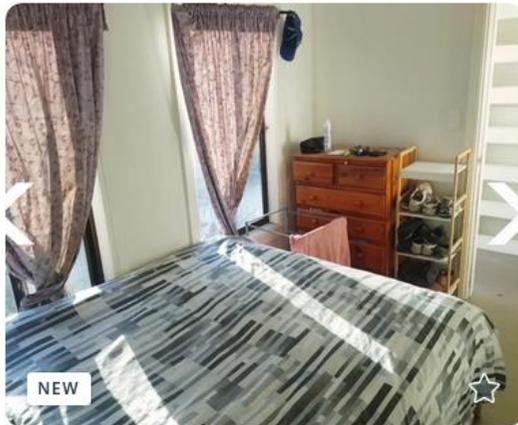
\$230 / week inc. bills

Free to message

Queen Street, Glebe, Sydney

4 • 2 • 3 • 1 Room in Share House

Available Now



NEW

\$230 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney

3 • 1 • 3 • 1 Room in Flatshare



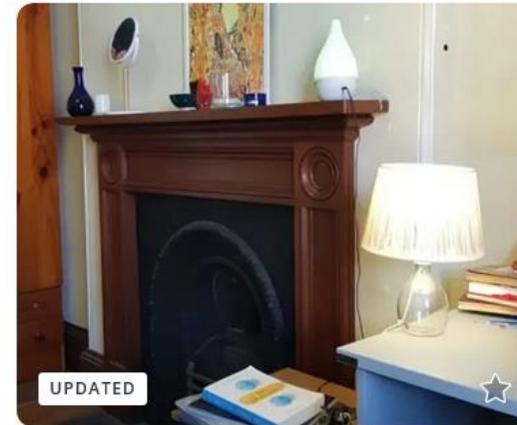
UPDATED

\$200 / week inc. bills

Free to message

Saint Johns Road, Glebe, Sydney

3 • 1 • 3 • 1 Room in Share House



UPDATED

\$250 / week inc. bills

Free to message

Glebe Street, Glebe, Sydney

4 • 2 • 4 • 1 Room in Share House



UPDATED

\$270-340 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney

🛏 6 🚿 3 🏠 6 • 3 Rooms in Share House

Available 2 December 2020

**\$265 / week inc. bills**

Free to message

Hereford Street, Glebe, Sydney

🛏 4 🚿 4 🏠 4 • 1 Room in Share House

Available Now

**\$200 / week inc. bills**

Free to message

Glebe Point Road, Glebe, Sydney

🛏 6 🚿 4 🏠 7 • 1 Room in Flatshare

Available Now

**\$280 / week**

Free to message

Bridge Road, Glebe, Sydney

🛏 3 🚿 2 🏠 3 • 1 Room in Flatshare

Available 1 January 2021

**\$280 / week**

Early bird

Campbell Street, Glebe, Sydney

🛏 4 🚿 2 🏠 4 • 1 Room in Share House

Available 6 December 2020

**\$185 / week**

Early bird

Bay Street, Glebe, Sydney

🛏 3 🚿 1 🏠 2 • 1 Room in Flatshare

Available Now



\$240 / week inc. bills

Early bird

Bridge Road, Glebe, Sydney

🛏 4 🚿 3 🏠 3 • 1 Room in Share House

Available Now



\$330 / week

Free to message

Greek Street, Glebe, Sydney

🛏 2 🚿 2 🏠 1 • 1 Room in Flatshare

Available Now



\$280 / week

Free to message

Bridge Road, Glebe, Sydney

🛏 3 🚿 2 🏠 2 • 1 Room in Flatshare

Available Now



\$250 / week

Free to message

Wigram Lane, Glebe, Sydney

🛏 3 🚿 2 🏠 3 • 1 Room in Flatshare



\$410 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 1 🚿 1 🏠 0 • Granny Flat for rent



\$330 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 2 🚿 1 🏠 1 • 1 Room in Share House



\$310 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 1 🚿 1 🏠 0 • Studio for rent

Available Now



\$350 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 4 🚿 4 🏠 4 • 1 Room in Share House

Available Now



\$270 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 5 🚿 4 🏠 1 • 1 Room in Share House

Available Now



\$345 / week inc. bills

Free to message

Brougham Lane, Glebe, Sydney

🛏 3 🚿 2 🏠 2 • 1 Room in Share House

Available Now



\$360 / week

Free to message

Bridge Road, Glebe, Sydney

🛏 2 🚿 2 🏠 1 • 1 Room in Share House

Available Now



\$350 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 4 🚿 4 🏠 4 • 1 Room in Share House

Available Now



\$360 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 2 🚿 2 🏠 1 • 1 Room in Share House

Available Now



\$280 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 4 🚿 4 🏠 4 • 1 Room in Share House

Available Now



\$245 / week

Free to message

Catherine Street, Glebe, Sydney

🛏 4 🚿 3 🏠 4 • 1 Room in Share House

Available Now



\$350 / week

Free to message

Wigram Road, Glebe, Sydney

🛏 3 🚿 2 🏠 3 • 1 Room in Share House



\$320 / week inc. bills

Free to message

Bridge Road, Glebe, Sydney

🛏 6 🚿 4 🏠 7 • 1 Room in Share House



\$410 / week inc. bills

Free to message

Elger Street, Glebe, Sydney

🛏 3 🚿 2 🏠 3 • 1 Room in Flatshare



\$260 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney
 🛏 1 🚿 1 🏠 0 • Studio for rent
 Available Now



\$350 / week

Free to message

Hereford Street, Glebe, Sydney
 🛏 3 🚿 2 🏠 2 • 1 Room in Share House
 Available Now



\$220 / week inc. bills

Free to message

Westmoreland St., Glebe, Sydney
 🛏 5 🚿 2 🏠 6 • 1 Room in Share House
 Available Now



\$260 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney
 🛏 1 🚿 1 🏠 0 • Studio for rent
 Available Now



\$260 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney
 🛏 1 🚿 1 🏠 0 • Studio for rent
 Available Now



\$860 / week

Free to message

Bay Street, Glebe, Sydney
 🛏 3 🚿 1 🏠 0 • Whole Property for rent
 Available Now



\$880 / week

Free to message

Queen Street, Glebe, Sydney

🛏 3 🚿 2 🏠 0 • Whole Property for rent

Available Now



\$325 / week

Free to message

Ross Street, Glebe, Sydney

🛏 2 🚿 2 🏠 1 • 1 Room in Flatshare

Available Now



\$260 / week

Free to message

Rosebank Street, Glebe, Sydney

🛏 3 🚿 2 🏠 3 • 1 Room in Share House

Available Now



\$260-275 / week inc. bills

Free to message

Saint Johns Road, Glebe, Sydney

🛏 5 🚿 3 🏠 5 • 2 Rooms in Share House

Available Now



\$350 / week

Free to message

Leichhardt Street, Glebe, Sydney

🛏 2 🚿 2 🏠 1 • 1 Room in Flatshare

Available Now



\$350 / week inc. bills

Free to message

Jarocin Avenue, Glebe, Sydney

🛏 4 🚿 3 🏠 3 • 1 Room in Share House

Available Now



\$290 / week

Free to message

Darghan Street, Glebe, Sydney
3 2 1 • 1 Room in Share House
Available 12 December 2020



\$200-280 / week inc. bills

Free to message

Glebe Point Road, Glebe, Sydney
6 4 7 • 2 Rooms in Share House
Available Now



\$300 / week inc. bills

Free to message

Leichhardt Street, Glebe, Sydney
2 2 1 • 1 Room in Student Accommodation
Available Now



\$550 / week inc. bills

Free to message

Wentworth Park Road, Glebe, Sydney
1 1 0 • 1 Bed for rent
Available Now



\$195 / week inc. bills

Free to message

Brougham Lane, Glebe, Sydney
2 1 2 • 1 Room in Student Accommodation
Available Now



ANNEXURE C

Fire & Life Safety Audit Report





Fire & Life Safety Audit Report

1 Toxteth Road, Glebe



Project: 1 Toxteth Road, Glebe
Reference No: 112745-Audit-r1
Date: 19 November 2020
Client: Penoh Capital Land Pty Ltd
Client Contact: David Macready
Email: david@antarch.com.au
BCA Logic Contact: Ben Long
Direct: 8484 4009
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Document Control

Revision	Date	Description	
112745- Audit-r1	19 November 2020	Audit Report	
		Prepared by	Verified by
		Ben Long	Matthew McNamara
		Accredited Certifier Grade A1, No. BDC 3380 Senior Building Regulations Consultant	Accredited Certifier Grade A1, No. BDC 0263 Manager Building Regulations
			

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ANNEXURE A FIRE SAFETY AUDIT CHECKLIST TO THE DEEMED-TO-SATISFY PROVISIONS OF
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EXECUTIVE SUMMARY

BCA Logic Pty Ltd were engaged to undertake an audit of the building located on the premises to determine where the buildings do not achieve compliance with the relevant Deemed to Satisfy Provisions of the BCA2019

The review included a visual inspection of the building. No destructive testing or examination was undertaken.

Conclusion

In conclusion it is considered that there are non-compliances within the building and that works are required to be carried out in order to achieve compliance with the Deemed to Satisfy Provisions of the BCA and to achieve a satisfactory level of fire and life safety and accessibility for occupants within the building.

The results of the audit are detailed within Part 4 of this report.

1 INTRODUCTION

1.1. Location and Description

The building development, the subject of this report, is located at 1 Toxteth Road, Glebe.

The property is bounded by a three (3) road frontage and one (1) adjacent property; the development contains a two (2) storey building that is comprised of residential units with a space available to the rear for parking.

Vehicular is provided by Avenue Lane, whereas pedestrian access is provided via both Allen Street and Toxteth Road.



1.2. Audit Objective

The purpose of this report is to assess the existing building against the Deemed-to-Satisfy (DTS) provisions of Sections of C, D and E of the BCA2019, and to clearly outline those areas where compliance is not achieved. Accordingly, where a deficiency within an existing building has been identified it is required to be upgraded to strictly meet the deemed-to-satisfy provisions of BCA2019.

This report has been conducted similar to a proof of concept report for the approval of the Council as part of their Fire Order Process. However, this report is provided under a voluntary upgrade requested by the Owners.

1.3. Audit Scope and Criteria

The scope and criteria of the audit is limited to:

- > a visual (non-destructive) inspection of the building, with no inspection of ceiling cavities, shafts, and the like unless specifically mentioned; and
- > The inspection was non-invasive and did not include the removal or destruction of any building fabric, component or item within the building; and
- > the requirements of Sections of C, D and E of the BCA unless specifically noted.

1.4. Limitations of the Audit

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- (a) BCA Sections B, F, H, G, I and J and Part D3 for the existing building;
- (b) external areas of the property (unless specifically referred to);

- (c) the structural adequacy or design of the buildings;
- (d) the inherent derived fire-resistance ratings of any existing structural elements of the buildings (unless specifically referred to); and
- (e) the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services;
- (f) Window sill heights to openable windows within the units;
- (g) Protection of openable windows under BCA Clause D2.24 within the units;
- (h) The swimming pool barrier fencing (unless specifically referred to).

This report does not include, or imply compliance with:

- (a) the National Construction Code – Plumbing Code of Australia Volume 3;
- (b) the Disability Discrimination Act, including the Premises Standards;
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act;
- (e) Construction Safety Act;
- (f) The Swimming Pools Act 1992;
- (g) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Water Supply Authority, Electricity Supply Authority, WorkCover, Roads and Maritime Services (RMS), Council and the like; and
- (h) Any conditions of a Development Consent.

Please note that this report is not a tender specification and is not to be used for tendering purposes.

1.5. Date of Audit

The audit was carried out on Wednesday 11th November 2020.

1.6. Audit Client

The audit was carried out on behalf of the Owners.

1.7. Access

Access was provided to all the common areas of the building including common rooms and a sample number of units.

2 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA2016) the development may be described as follows.

2.1. Rise in Storeys (Clause C1.2)

The building has a rise in storeys of two (2).

2.2. Classification (Clause A3.2)

The building has been classified as follows.

Table 1. Building Classification

Class	Level	Description
Class 2	Ground Floor – Level 1	Residential sole occupancy units & associated common areas

2.3. Effective Height (Clause A1.1)

The building has an effective height of less 25 metres

2.4. Type of Construction Required (Table C1.1)

The building when assessed against BCA2019 is Type C Construction. (concession under Clause C1.5)

2.5. Floor area and Volume Limitations (Table C2.2)

Under BCA2016, the building is subject to maximum floor area and volume limits of:-

Class 2	The Class 2 portions of the building are not subject to floor area and volume limitations of C2.2 as Table 3 of Specifications C1.1 and Clause C3.11 of the BCA regulates the compartmentation and separation provisions applicable to buildings, or building portions, of Class 2 classifications.
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2.6. Fire Compartments

The entire building has been considered a single fire compartment

2.7. Exits

The following points in the building have been considered as the exits:

1. Each of the doorways leading into the fire isolated exits
2. The doorways leading directly to open space on the Ground Floor

3 ESSENTIAL FIRE SAFETY MEASURES

The following fire safety measures are installed, or are required to be installed, in the building. Where already installed the existing systems are to be certified as being capable of complying with the minimum standard of performance indicated below unless otherwise specified in Part 4 of this report.

Table 2. Essential Fire Safety Measures

Item	Essential Fire and Other Safety Measures	Standard of Performance
Fire Resistance (Floors – Walls – Doors – Shafts)		
1.	Construction Joints	BCA2019 C1.1, Spec C1.1 BCA2019 C3.16 AS 1530.4:2014 & AS 4072.1:2005
2.	Fire doors	BCA2019 C3.4 (Acceptable methods of Protection) BCA2019 D2.8 (Enclosure of Space under Stairs) Spec C3.4 AS1905.1: 2015
3.	Fire seals protecting openings in fire resisting components of the building	BCA2019 C3.15 (Openings for service installations) BCA2019 C3.16 (Construction joints) BCA2019 Spec C3.15 AS1530.4:2014 & AS4072.1-2005
4.	Lightweight construction > Floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of a fire to the space above itself of no less than 60 minutes.	BCA2019 C1.1, Spec. C1.1 BCA2019 C1.8, Spec C1.8 AS1530.4:2014
5.	Solid core doors	BCA2019 Spec. C3.4 C3.11 (Bounding Construction)
General		
6.	Portable fire extinguishers	BCA2019 E1.6 AS 2444–2001
7.	Operation of Door latches	D2.21 (Operation of Latch)
8.	Swing of Exit Doors	D2.20 (Swinging Doors)
9.	Warning & operational signs	BCA2019 D3.6 (Braille Exit Signs) (Note: E4.5 (Exit Signs))
Electrical Services		

Item	Essential Fire and Other Safety Measures	Standard of Performance
10.	Automatic fire detection & alarm: > Clause 4 – AS 1670.1:2018 system throughout the building/part connected to a BOWS @ 100dB(A)	BCA2019 E2.2 , NSW Table E2.2a, Table 2.2b, Spec E2.2a - Clause 4 (Smoke detection system) AS 1670.1:2018 (Fire) – Section 4 and 5 (Detectors)
11.	Emergency lighting	BCA2019 E4.2, E4.4 AS/NZS 2293.1:2018
12.	Exit signs	BCA2019 E4.5 (Exit Signs) BCA2019 E4.6 (Direction Signs) BCA2019 E4.8 (Design and Operation - Exits) AS/NZS 2293.1:2018
Hydraulic Services		
13.	Fire hydrant systems (street hydrant)	BCA2019 E1.3 AS 2419.1:2005
14.	Wall-wetting sprinkler / drenchers	BCA2019 C3.4 , AS 2118.2: Wall-wetting sprinkler / drenchers

Note: the date of the standard of performance applicable to each of the existing essential fire services are to be confirmed by the contractor when each of the services are reviewed and certified as part of this upgrade strategy.

4 ASSESSMENT OF THE BCA COMPLIANCE MATTERS

Based upon the clause by clause assessment contained within Annexure B of this report it was found that there are numerous non-compliances when assessed the current provisions of the BCA2019.

The following are the key non-compliances that were identified throughout the building and will need to be addressed by new works to allow for compliance to be achieved with the BCA2019.

4.1. Clause C1.10 - Fire Hazard Properties

Due to the age of the building, it is unlikely that the existing carpet laid throughout the building would comply with the fire hazard properties required under the BCA2019.

4.2. Clause C3.2 – Protection of Openings in External Walls

There are several openings located within the 1.5m to the property boundary that are not provided with protection in accordance with Clause C3.4 and will not comply with this clause.

4.3. Clause C3.11 – Bounding Construction

Each of the units are noted to be separate sole occupancy units and will need to be separated from the common areas and from other units. It is noted that above the unit entry doors there are openings which have been infilled that are not considered to maintain the required 60minute separation in accordance with Specification C1.1.

4.4. Clause 5.1 of Specification C1.1 – Fire-resistance of Building Elements

The first-floor units did not have a ceiling with an a 60 minutes resistance to incipient spread of fire, therefore this would not comply with this clause. Concern is also raised with regards to the floor separating the Ground Floor and the First Floor, further audit is required to ensure compliance.

4.5. Clause D1.5 – Distance Between Alternate Exits

The distance between the two exits on the Ground Floor is less than 9.0m and does not comply with this clause.

4.6. Clause D1.6 – Dimensions of Exits and Paths of Travel to Exits

The non-fire-isolated stair does not maintain a minimum egress width of 1m (measured clear of the handrails and skirting).

4.7. Clause D1.10 – Discharge from Exits

The stairway at the front of the building is not provided in accordance with Part D2 of the BCA and the side egress door on the Ground Floor does not provided a clear 1000mm width to the footpath.

4.8. D2.8 – Enclosure of Space Under Stairs and Ramps

There is a cupboard enclosure under the non-fire-isolated stair which is not fire rated. This does not comply with this clause.

4.9. Clause D2.13 – Goings and Risers

The non-fire-isolated stair has winders in the flight which are not permitted under this clause. Additionally, there is a riser which is damaged, and the carpet is ripping off with missing nosing strips. The front entry stair did not have nosing strips on the treads. This does not comply with this clause.

4.10. Clause D2.15 – Thresholds

Each of the external doorway throughout the building are provided with a step at the threshold and would not comply with this clause. Only one of the doorways is noted to reach open space, the other two egress doors must be provided with a landing.

4.11. Clause D2.16 – Balustrades of Other Barriers

The barrier heights at the top of the stair are 880mm in lieu of the required 1m. The barriers at the balcony to the front of the building are 830mm in lieu of the required 1000mm. Both stairs do not comply with the provisions of this clause.

4.12. Clause D2.17 – Handrails

The handrails throughout the non-fire-isolated stairs did not achieve a minimum height of 865mm (measured above the nosing line). This does not meet the provisions of this clause.

4.13. Clause D2.20 – Swinging Doors

The final exit doors which serve as a required exit do not swing in the direction of egress. This does not meet the provisions of this clause.

4.14. Clause D2.21 – Operation of Latch

The common area doors on the ground floor do not have single hand downward action levers located between 900mm and 1.1m. This does not comply with the provisions of this clause.

4.15. Clause D2.24 – Protection of Operable Windows

Throughout the sole occupancy units, it was found that the bedroom window openings did not have window restrictors in accordance with this clause. Additionally, the common area window within the stairway is not provided with a barrier in accordance with this clause.

4.16. Clause D3.1 – General building access requirements

The access path to the building is provided with several small steps. Therefore, the building is not currently accessible and doesn't comply with this clause. Additionally, as a Class 3 building it is required that at least one of the units are an accessible unit which has not been provided along with a common areas accessible sanitary compartment in accordance with AS1428.1-2009.

4.17. Clause D3.2 - Access to buildings

A clear 1m wide access path complying with AS1428.1-2009 has not been provided from the allotment boundary to the front entry of the building. Additionally, the front entry door does not maintain the required 530mm latchside clearance in accordance with AS1428.1-2009.

4.18. Clause D3.3 - Parts of buildings to be accessible

The non-fire-isolated stairs did not have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009. The doors throughout the accessible areas did not achieve a minimum 30% luminance contrast between the door and the adjoining walls. The door hardware did not meet the provisions of AS1428.1-2009.

4.19. Clause D3.5 – Carparking

There is space made available to the rear of the site for parking of vehicles, however there is no accessible parking space provided on the site in accordance with this clause. Due to an accessible sole occupancy unit being required an accessible parking space must be provided.

4.20. Clause D3.6 – Signage

Exit signage for each level has not been provided in accordance with this clause.

4.21. Clause D3.8 – Tactile indicators

Tactiles have also not been installed at the top and bottom of each non-fire-isolated stairs. Therefore, this clause has not been complied with.

5 UPGRADING STRATEGY

5.1. General

This part of the report outlines an upgrading strategy for the subject building, designed to achieve compliance with the DTS provisions of the current BCA2019.

5.2. Upgrading Works

In order to achieve an adequate level of compliance within the subject building, it is required that the following works be undertaken:

1. The carpet shall either be replaced with a complying floor surface covering in accordance with BCA Clause C1.10.
2. Engage a specialist fire stopping contractor to undertake an audit of all service penetrations through fire rated building elements. All non-compliances identified within the service penetration report shall be addressed and certification provided to confirm that all services comply with BCA Clause C3.15
3. Replace all first-floor ceilings with fire rated ceilings that achieve an a 60-minute resistance to incipient spread of fire in accordance with BCA Clause 5.1 of Specification C1.1.
4. Upgrade each of the sole occupancy unit bounding walls to maintain the required 60 minute fire separate from the corridors and remaining units in accordance with BCA Specification C1.1 and Clause C3.11.
5. Engage a specialist fire stopping contractor to undertake an audit floor separating the Ground Floor and First Floor to ensure that an FRL of 30/30/30 is maintained.
6. Each of the openings on the western elevations located within 1.5m from the boundary are required to be protected in accordance with BCA Clause C3.4. Since these are serving habitable rooms consideration will need to be provided to ensure suitable natural ventilation is provided.
7. The distance between the two exits on the Ground Floor is less than 9.0m. As part of the stair reconstruction works, the stair shall be reconfigured to achieve a minimum 9.0m separation distance (measurement taken from the top risers) in accordance with BCA Clause D1.5.
8. The internal stair shall be reconstructed to achieve a minimum egress width of at least 1m (measured clear of the handrails). The stairs shall comply with BCA Clauses D2.13, D2.14, D2.16 & D2.17. The stairs shall have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009.
9. The external stair and balcony shall be upgraded to comply with BCA Clauses D2.13, D2.14, D2.16 & D2.17. The stairs shall have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009.
10. The cupboard enclosure under the non-fire-isolated stair must be replaced with construction achieving an FRL of 60/60/60 with an FRL -/60/30 self-closing fire door in accordance with BCA Clause D2.8.
11. The side entry doorway on the Ground Floor and the First-Floor entry door must be provided with a level threshold entry to comply with Clause D2.15. This will require a landing the side of the door swing being provided on either side of the door.
12. Replace the final exit door throughout the building so they swing in the direction of egress.
13. Install window restricting devices to each of the applicable windows in the first-floor bedrooms in accordance with BCA Clause D2.24 and provide a suitable barrier to the first-floor common area window.

14. Install an AS1428.1-2009 compliant access path from the front boundary to the ground floor common area. This will require the retaining wall clearance to be increased to at least 1000mm, a level passage being provided to the doorway and the doorway being replaced to ensure a suitable latchside clearance is provided in accordance with AS1428.1-2009.
15. At least one of the bedrooms is required to be upgraded to be an accessible unit and provided with a doorway and circulation complying with AS1428.1-2009.
16. An accessible sanitary compartment must be provided in accordance with AS1428.1-2009 is required to be provided within the common area or within the accessible unit on the Ground Floor.
17. Repaint all accessible doors on the ground floor so they achieve a minimum 30% luminance contrast to the adjoining wall colour in accordance with AS1428.1-2009.
18. Install single hand downward action lever devices on all accessible doors in accordance with AS1428.1-2009 at a suitable height.
19. Provide an accessible parking space at the rear of the building in accordance with AS2890.6. This will require a parking space and a shared zone being provided with a bollard.
20. Install suitable exit signage on each level in accordance with BCA Clause D3.6
21. Install tactile indicators at the top and bottom of each non-fire-isolated stair in accordance with AS1428.4.1 and BCA Clause D3.8.

**ANNEXURE A FIRE SAFETY AUDIT CHECKLIST TO THE DEEMED-
TO-SATISFY PROVISIONS OF BCA2019**

Fire Safety Audit Checklist

Outlined below is a detailed fire safety audit checklist of the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) including the State variations where applicable.

The abbreviations outlined below have been used in the following tables.

N/A- Not Applicable. The Deemed-to-Satisfy clause does not apply to the subject building.

Complies- The relevant provisions of the Deemed-to-Satisfy clause have been satisfied.

CRA- 'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved.

This information may be included in other documentation, which was not forwarded to this office for assessment, such as door schedules, electrical, mechanical and hydraulic design documentation or architectural specifications.

FI- Further Information is necessary to determine the compliance potential of the building.

AS- Alternative Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.

DNC- Does Not Comply

DEEMED TO SATISFY CLAUSE ASSESSMENT SUMMARY

Clause	Comment	Status
Section C: FIRE RESISTANCE		
PART C1 – FIRE RESISTANCE AND STABILITY		
C1.0: Deemed-to-Satisfy Provisions	Noted	Noted
C1.1: Type of Construction Required	The building is Type C Construction (using the concession under C1.5)	Noted
C1.2: Calculation of Rise in Storeys	The building has a rise in storeys of 2	Noted
C1.3: Buildings of Multiple Classification	The entire building is a Class 2.	Noted
C1.4: Mixed Types of Construction	The building is all one type of construction	Noted
C1.5: Two Storey Class 2, 3 or 9c Buildings	The building has access to two exits, those being the non-fire-isolate stairs and doorways which discharge to open space. Therefore, the building can be classified as Type C Construction as the rise in storeys is not more than two.	Noted
C1.6: Class 4 Parts of Buildings	Not applicable due to the building classification.	N/A
C1.7: Open Spectator Stands and Indoor Sports Stadiums	Not applicable due to the use of the building.	N/A
C1.8: Lightweight Construction	The existing building is not considered to use lightweight construction in accordance with this clause due to masonry construction throughout.	Noted
C1.9 Non Combustible Building Elements	Not applicable as the building is Type C Construction.	Noted
C1.10: Fire Hazard Properties	Due to the age of the carpet, it is likely that this carpet would not comply with the current fire hazard properties required in the BCA2019. Additionally, portions of the carpet were found to be lifting or ripped and exposing timber and underlay.	DNC
C1.11: Performance of External Walls in Fire	Not applicable	N/A
C1.12: Non-combustible Materials	Information only.	Noted
C1.13 Fire-Protected Timber: Concession	No timber has been used in accordance with this clause.	N/A
C1.14 Ancillary Elements	There are no combustible ancillary elements attached to the building.	N/A
PART C2 - COMPARTMENTATION AND SEPARATION		
C2.0: Deemed-to-Satisfy Provisions	Noted	-
C2.1: Application of Part	Noted	-
C2.2: General Floor Area and Volume Limitations	The compartment sizes are considered to comply with the requirements of this clause	Complies
C2.3: Large Isolated Buildings	This clause is not applicable	N/A
C2.4: Requirements for Open Spaces and Vehicular Access	This clause is not applicable	N/A
C2.5: Class 9a and 9c Buildings	Not applicable due to the building classification.	N/A
C2.6: Vertical Separation of Openings in External Walls	The building is not Type A Construction.	N/A

Section C: FIRE RESISTANCE		
C2.7: Separation by Fire Walls	There are no fire walls installed in the building in accordance with this clause.	N/A
C2.8: Separation of Classifications in the Same Storey	The building is only one classification.	N/A
C2.9: Separation of Classifications in Different Storeys	The building is only one classification.	N/A
C2.10: Separation of Lift Shafts	There are no lifts in the building.	N/A
C2.11: Stairways and Lifts in One Shaft	There are no lifts in the building.	N/A
C2.12: Separation of Equipment	There are no pieces of equipment that would need to be separated in accordance with this clause.	N/A
C2.13: Electricity Supply System	There are no switchboards which power emergency equipment, therefore no separation is required.	N/A
C2.14: Public Corridors in Class 2 and 3 Buildings	The public corridors are noted to be less than 40m on each storey.	Complies
PART C3 – PROTECTION OF OPENINGS		
C3.0: Deemed-to-Satisfy Provisions	Noted	-
C3.1: Application of Part	Noted	-
C3.2: Protection of Openings in External Walls	There are several openings which are located within 1.5m to the boundary that would need to be protected in accordance with Clause C3.4. However, each of these openings were unprotected.	DNC
C3.3: Separation of External Walls and Associated Openings in Different Fire Compartments	The building is a single fire compartment and will not require protection in accordance with this clause.	N/A
C3.4: Acceptable Methods of Protection	Methods of protection provided under this clause.	Noted
C3.5: Doorways in Fire Walls	This clause is not applicable due to no fire walls being provided	N/A
C3.6: Sliding Fire Doors	There are no sliding doors existing or required	N/A
C3.7: Protection of Doorways in Horizontal Exits	There are no horizontal exits existing or required	N/A
C3.8: Openings in Fire-isolated Exits	There are no fire isolated exits provided within the building.	N/A
C3.9: Service Penetrations in Fire-isolated Exits	There are no fire isolated exits provided within the building.	N/A
C3.10: Openings in Fire-isolated Lift Shafts	There are no lifts provided	N/A
C3.11: Bounding Construction: Class 2, 3 and 4 Buildings	<p>The entry doors into the sole occupancy units are self-closing, tight fitting, solid core doors and generally found to be suitable.</p> <p>It is noted that each of the rooms are sole occupancy units and therefore will need to maintain suitable fire separation from the remainder of the building in accordance with Specification C1.1. It is considered that each of the units are provided with an opening above each of the doors which have been infilled however it is considered that the infill will not maintain the required separation in accordance with this clause. It would be required that the fire rated walls continue to the underside of the new fire rated ceiling or the to underside of the roof covering above.</p>	Noted

Section C: FIRE RESISTANCE		
C3.12: Openings in Floors and Ceilings for Services	Openings within floors and ceilings are required to be protected in accordance with C3.15.	Noted
C3.13: Openings in Shafts	No shafts were observed during the inspection.	Noted
C3.15: Openings for Service Installations	During the inspection of the building no visible access was provided to view service installations penetrating through fire rated elements. A further review of the building would need to be undertaken to determine if each of the services have been suitably sealed.	Noted
C3.16: Construction Joints	Noted	Noted
C3.17: Columns Protected with Lightweight Construction to Achieve an FRL	No columns were found to be provided with lightweight protection	N/A
SPECIFICATION C1.1 – FIRE-RESISTING CONSTRUCTION		
2.0: General Requirements	Noted	-
2.1: Exposure to Fire-Source Features	The building is exposed to fire source features being the side boundaries and the far sides of the road.	Noted
2.2: Fire Protection for a Support of Another Part	Where an element requiring an FRL requires support from another element, it is required that both maintain the required FRL.	Noted
2.3: Lintels	Lintels throughout the building are existing and considered to be suitable constructed.	Noted
2.4: Attachments Not to Impair Fire-resistance	There are no combustible attachments on the external façade that would impair the fire resistance.	Noted
2.5: General Concessions	There are no concessions that would be applicable to this building.	N/A
2.6: Mezzanine Floors: Concession	There are no mezzanines within the building	N/A
2.7: Enclosure of Shafts	No shafts were observed during the inspection of the building.	Noted
2.8: Carparks in Class 2 and 3 Buildings	There is no carpark provided	N/A
2.9: Residential Aged Care Building: Concession	Not applicable due to the use of the building.	N/A
5.0: Type C Fire-resisting Construction	Noted	Noted
5.1: Fire-resistance of Building Elements	<p>The building is less than 1.5m from the boundaries and therefore requires an FRL for the external walls. However, the external walls are constructed of masonry which would achieve an FRL.</p> <p>The unit bounding walls were constructed of masonry which would achieve an FRL of 60/60/60.</p> <p>It is considered that there is a timber framing floor separating the Ground Floor and the First Floor units, this is not considered to likely maintain the required FRL due to the timber framing being visible during the inspection. Therefore, the timber framing would be exposed to any fire on the Ground Floor. No access was provided into the roof cavity, however it was note that there were large holes within the common area ceiling and therefore would not comply.</p> <p>Additionally, several of the top floor units are provided with chimney and therefore it would be required to suitable seal</p>	<p>Complies</p> <p>Complies</p> <p>DNC</p>

Section C: FIRE RESISTANCE

	the gap between the new fire rated ceiling and the chimneys.	
5.2: Carparks	-	N/A

SECTION D: ACCESS AND EGRESS

PART D1 – PROVISION FOR ESCAPE		
D1.0: Deemed-to-Satisfy Provisions	Noted	-
D1.1: Application of Part	Noted	-
D1.2: Number of Exits Required	Each storey has access to two exits available however, the non-fire isolated stairway does not maintain the require 1m egress and therefore would not be deemed as an exit and receive the Type C Concession .	Noted
D1.3: When Fire-Isolated Stairways and Ramps are Required	The stair does not connect more than 2 storeys. Therefore, the stairs are not required to be fire - isolated.	Complies
D1.4: Exit Travel Distances	The exit travel distances throughout the building comply.	Complies
D1.5: Distance Between Alternative Exits	The distance between the two exits on the ground floor would be less than 9m and would not comply with this clause	DNC
D1.6: Dimensions of Exits and Paths of Travel to Exits	The non-fire-isolated stair had an egress width less than 1m wide (measured clear of the handrails).	DNC
D1.7: Travel via Fire-Isolated Exits	There are no fire-isolated exits in the building.	N/A
D1.8: External Stairways or Ramps in Lieu of Fire-Isolated Exits	There are no external stairs or ramps used within the building in accordance with this clause.	N/A
D1.9: Travel by Non-Fire-Isolated Stairways or Ramps	Travel via the non-fire-isolated stair is deemed to be suitable in accordance with this clause.	Complies
D1.10: Discharge from Exits	The discharge from the egress point leads directly to the street via existing walkways and stairways which are considered suitable. However, it is noted that the stairway at the front of the building will not comply with Part D2 of the BCA and the side egress door on the Ground Floor does not maintain the required 1000mm clear width.	DNC
D1.11: Horizontal Exits	There are no horizontal exits within the building	N/A
D1.12: Non-Required Stairways, Ramps or Escalators	There are no non-required stairways or the like throughout	N/A
D1.13: Number of Persons Accommodated	The number of people occupying each storey would not exceed 100 due to the limited number of units per storey.	Complies
D1.14: Measurement of Distances	Informational	Noted
D1.15: Method of Measurement	Informational	Noted
D1.16: Plant Rooms and Lift Motor Rooms: Concession	It was considered that there were no rooms which require this concession due to level access being provided throughout.	Noted
D1.17: Access to Lift Pits	There are no lift shafts.	N/A
PART D2 – CONSTRUCTION OF EXITS		
D2.0: Deemed-to-Satisfy Provisions	Noted	-
D2.1: Application of Part	Noted	-

SECTION D: ACCESS AND EGRESS		
D2.2: Fire-Isolated Stairways and Ramps	There are no fire stairs	N/A
D2.3: Non-Fire-Isolated Stairways and Ramps	The building does not have a rise in storeys more than 2. Therefore, this clause is not applicable.	N/A
D2.4: Separation of Rising and Descending Stair Flights	There are no fire stairs	N/A
D2.5: Open Access Ramps and Balconies	There are no open access ramps or balconies used in accordance with this clause	N/A
D2.6: Smoke Lobbies	There are no smoke lobbies proposed	N/A
D2.7: Installations in Exits and Paths of Travel	The electrical distribution board/meters are considered to be outside	Noted
D2.8: Enclosure of Space Under Stairs and Ramps	There is a cupboard enclosure under the existing non-fire-isolated stair. This enclosure does not achieve an FRL of 60/60/60 with a -/60/30 self-closing fire door.	DNC
D2.9: Width of Stairways and Ramps	No stairway is required to have a width greater than 2m	N/A
D2.10: Pedestrian Ramps	There are no ramps forming an egress path.	N/A
D2.11: Fire-Isolated Passageways	There are no fire isolated passageways	N/A
D2.12: Roof as Open Space	There is no portion of the roof which is considered to be open space	N/A
D2.13: Goings and Risers	<p>The non-fire-isolated stair has winders in the flight which are not permitted. The stair is also provided with a damage going where the carpet and nosing strips has been ripped off.</p> <p>The stairways are generally provided with suitable risers and goings and nosing strips to the internal stairs. However the external stair is not provided with nosing strips.</p> <p><i>It is noted that the main stair is required to be reconstructed under D1.2 as they do not have a minimum egress width of 1m. Therefore, the compliance with D2.13 can be addressed at the time of construction.</i></p>	DNC
D2.14: Landings	<p>There is no landing provided due to winders being used in the flight of the non-fire stair.</p> <p>The external stair was provided with a suitable landing</p> <p><i>It is noted that the main stair is required to be reconstructed under D1.2 as they do not have a minimum egress width of 1m. Therefore, the compliance with D2.13 can be addressed at the time of construction.</i></p>	DNC
D2.15: Thresholds	Only one of the doorways is noted to reach open space, the other two egress doors must be provided with a landing.	DNC
D2.16: Balustrades or Other Barriers	<p>The barriers at the top of the stair are 880mm in lieu of the required 1000mm.</p> <p>The barriers at the balcony to the front of the building are 830mm in lieu of the required 1000mm.</p>	DNC
D2.17: Handrails	<p>The handrail heights throughout the non-fire-isolated stairs are less than 865mm above the nosing line and do not comply.</p> <p>The handrails and barriers will need to be replaced.</p>	DNC

SECTION D: ACCESS AND EGRESS		
D2.18: Fixed Platforms, Walkways Stairways and Ladders	There are no areas of the building which are required to be provided with these provisions.	Noted
D2.19: Doorways and Doors	Each of the egress doors are manually opening swinging doors.	Complies
D2.20: Swinging Doors	The final exit doors throughout the building are swing doors, however they do not swing in the direction of egress. As these doors serve as a required exit, they are required to swing in the direction of egress.	DNC
D2.21: Operation of Latch	Each of the egress doors are provided with a single lever action latch, however they are located above 1100mm and would not comply.	DNC
D2.22: Re-entry from Fire-Isolated Exits	Re-entry is not required due to the effective height	N/A
D2.23: Signs on Doors	There are no fire-isolated exits.	N/A
D2.24: Protection of Openable Windows	Each of the windows provided throughout the building were found to not have restricted openings and this would therefore not comply with this clause. Additionally, within the common area there is a window in the stairway which is not provided with a barrier in accordance with this clause.	DNC
PART D3 - ACCESS FOR PEOPLE WITH A DISABILITY		
D3.0: Deemed-to-Satisfy Provisions	Access for people with a disability is not a fire and life safety issue and has not been audited as a part of this report.	Noted
D3.1: General building access requirements	Access must be provided from a pedestrian entrance to the ground floor level of the building and to the entrance door of each unit on the ground floor. Access must also be provided to the rear common clothes drying area and the common sanitary compartment. The best accessible path is from the side of the building and is provided with a minor step located at the property boundary.	DNC
D3.2: Access to buildings	Access to the building does not maintain the required 1000mm clear width between the brick retaining walls and the main entry door does not provided the required 530mm latchside clearance in accordance with AS1428.1-2009.	DNC
D3.3: Parts of buildings to be accessible	The non-fire-isolated stairs are required to have double handrails, tactiles and nosing strips in accordance with AS1428.1-2009. All doors located in common areas must be repainted to ensure there is a minimum 30% luminance contrast between the door and the walls. The common area doors on the ground floor shall have their latches upgraded in accordance with AS1428.1-2009.	DNC
D3.4: Exemptions	There are no exemptions applicable to the development.	
D3.5: Accessible car parking	There is no designated parking spot provided on the allotment, however there is space made available for the parking of cars at the rear of the property. I would be required that this is made an accessible parking space if parking is made available.	DNC

SECTION D: ACCESS AND EGRESS

D3.6: Signage	Signage for exits is required in accordance with this clause.	DNC
D3.7: Hearing augmentation	-	N/A
D3.8: Tactile indicators	The building currently has no tactiles installed. Tactiles are required in the building to achieve compliance with AS1428.1-2009. Tactiles must be installed in accordance with this clause.	DNC
D3.9: Wheelchair seating spaces in Class 9b assembly buildings	-	N/A
D3.10: Swimming pools	-	N/A
D3.11: Ramps	Ramps do not have a rise more than 3.6m	N/A
D3.12: Glazing on an Accessway	The existing building does not have full height glazing or frameless glass doors.	N/A

SECTION E: SERVICES AND EQUIPMENT**PART E1 – FIRE FIGHTING EQUIPMENT**

E1.0: Deemed-to-Satisfy Provisions	Noted	
E1.3: Fire Hydrants	The building is provided with a street hydrant located out the front, it is considered that due to the size of the building that sufficient hydrant coverage will be provided throughout the sole occupancy units. The pressure and flow of the street hydrant is not known at this stage and therefore complete compliance cannot be determined.	Noted
E1.4: Fire Hose Reels	Hose reels aren't required in a Class 2 building.	N/A
E1.5: Sprinklers	The building does not have a rise in storeys more than 4, therefore sprinklers aren't required.	N/A
E1.6: Portable Fire Extinguishers	Portable fire extinguishers are provided throughout the building.	Noted
E1.8: Fire Control Centres	Due to the effective height of the building it is not required to provide a fire control centre.	N/A
E1.9: Fire Precautions During Construction	The building is already constructed	N/A
E1.10: Provision for Special Hazards	The building is not considered to be a special hazard	N/A

PART E2 – SMOKE HAZARD MANAGEMENT

E2.0: Deemed-to-Satisfy Provisions	Noted	-
E2.1: Application of Part	Noted	-
E2.2: General Requirements (including Tables E2.2a and E2.2b)	The building is required to be provided with a smoke detection and alarm system in accordance with Specification E2.2a.	Noted
E2.3: Provisions for Special Hazards	The building is not considered to be a special hazard	N/A

SPECIFICATION E2.2a – SMOKE DETECTION AND ALARM SYSTEMS

1. Scope	Noted	
2. Type of System	The building is currently provided with a Clause 4 system throughout the sole occupancy units and common areas.	Noted
3. Smoke Alarm System	No smoke alarms have been provided	Noted

SECTION E: SERVICES AND EQUIPMENT		
4. Smoke Detection System	The building was found to have an FIP located at the front entry door along with smoke detectors throughout the common areas and each of the sole occupancy units.	Noted
5. Combined Smoke Alarm and Detection System	No smoke detectors have been provided	Noted
6. Smoke Detection for Smoke Control Systems	There are no existing smoke control systems that will rely on smoke detection.	N/A
7. Building Occupant Warning System	The Clause 4 smoke detectors must be connected to a Clause 7 Building occupant warning system.	Noted
8. System Monitoring	System monitoring is not required to be provided.	N/A
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	No lifts have been provided	N/A
PART E4 – EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		
E4.0: Deemed-to-Satisfy Provisions	Noted	
E4.2: Emergency Lighting Requirements	Emergency lighting was provided throughout the common areas.	Noted
E4.3: Measurement of Distance	Informational	-
E4.4: Design and Operation of Emergency Lighting	Lighting is to be provided in accordance with AS2293.1.	Noted
E4.5: Exit Signs	Exit signs were provided to each of the exits	Noted
E4.6: Direction Signs	Directional signs	
E4.7: Class 2 and 3 Buildings and Class 4 Parts: Exemptions	-	N/A
E4.8: Design and Operation of Exit Signs	Illuminated exit signs had been provided.	Noted
E4.9: Emergency Warning and Intercom Systems	Not applicable	Noted



ANNEXURE D

Structural Engineers Report



M & G Consulting Engineers Pty Ltd (ABN 65 094 064 990)
Level 3, 50 Berry Street, North Sydney NSW 2060
PO Box 1656, North Sydney NSW 2059
T: (02) 8666 7888 Internet: www.mg.com.au

20 November 2020

Penoh Capital Land Pty Ltd
C/- Antoniades Architects
Attn: David Macready
By email:
<david@antarch.com.au>

Dear David,

Re. 1 Toxteth Road Glebe: Structural Condition Report

Our Ref. 5446

M+G Consulting has been engaged by Penoh Capital Land Pty Ltd to undertake a visual structural inspection of the residential boarding house building and provide a structural condition report for the building.

An inspection of the property was undertaken on 11th November 2020. The following areas were inspected:

- External common areas, and
- Units 1, 2, 3, 4, 8, 9 and 12.

Access to the roof framing was not possible at the time of the inspection.

Existing structural drawings of the building were not available at the time of inspection. However, the following documents were provided by the client:

- Site survey by Cibar Surveying Pty Ltd (File No 20024) dated 2nd March 2020.

1. Building Description

The existing building is a two-storey building containing 12 boarding house apartments and is bounded by Toxteth Road, Allen Street and Avenue Lane. The building is located on a moderately sloping site. The site contains low height planting along the Toxteth Road frontage. Trees are located on the council verges along Toxteth Rd and Allen Street.

The internal and external walls of the building are load-bearing brickwork. Some sub-floor ventilation vents could be observed to the external façade. At the time of the inspection,

Principals: Simon Matthews, BE, MEngSc, CPEng, NER
Zlatko Gashi, BE, CPEng, NER, RPEQ, BPPVic, BPTas
Associates: Andrew Poles, BE, CPEng, NER
Paul Kenny, BE, MEngSc, CPEng, NER



we were unable to confirm the floor framing, however it is believed to consist of timber joists, bearers, and timber flooring, as usual for a building of this type and age.

The roof framing was also concealed at the time of the inspection. The roof is believed to be a timber framed roof supporting terracotta roof tiles.

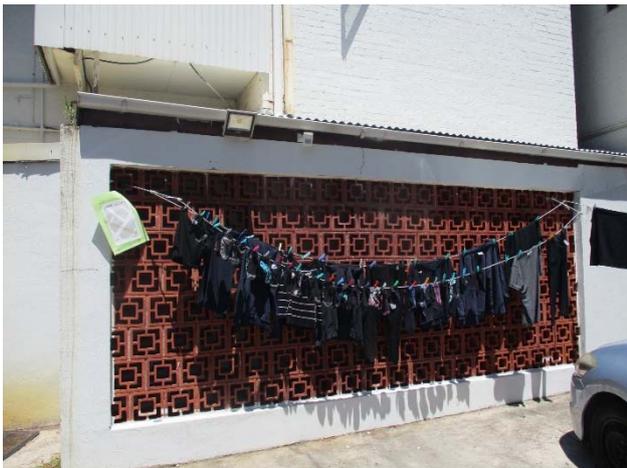
2. Observations and Comments

Based on what could be inspected, in our opinion, in general, the building is in a serviceable condition, commensurate with its age. However, due to a lack of on-going routine maintenance, many building elements appear to be in a neglected condition.

There are some items that were inspected that require repair and maintenance and are described below:

a. External Façade

No significant cracks were generally observed to the external façade. However, cracking to the brickwork over the breeze blocks to the northern wall near the laundry was noticed. Cracking to the breeze blocks was also observed. It would also appear that mortar between some of the breeze blocks has become removed over time.



b. External Roof Framing and Gutters

From what could be observed, the timber framing to the eaves, gutters and fascia board eaves lining appeared to be in a fair condition generally, however, some of the exposed timber rafters and fascia boards appeared to be rotten.

Furthermore, rusting of the galvanized steel valley flashing to the front verandah roof was also noticeable.



The balustrade to the front verandah appeared to be in a good condition commensurate with its age. The height of this balustrade was measured to be approximately 830mm above the floor level (i.e. the height would not comply with the current codes).



c. Boundary Brick Fences

Numerous cracks to the brick fences along the site boundaries were observed, on the surface and the underside of the ramp slab.

Principals: Simon Matthews, BE, MEngSc, CPEng, NER
 Zlatko Gashi, BE, CPEng, NER, RPEQ, BPBVic, BPTas
 Associates: Andrew Poles, BE, CPEng, NER
 Paul Kenny, BE, MEngSc, CPEng, NER



This was particularly evident at the corner of Toxteth Road and Allen Street. A noticeable lean and separation of wall was observed. This can be seen in the photos below.

The brick fence in this area serves as a retaining wall, and also extends above the ground level, potentially exposing it to a barrier function/loads (subject to a BCA advice). The height of this barrier was measured to be approximately 600mm above the ground level. Refer to the photos below for further detail.



Principals: Simon Matthews, BE, MEngSc, CPEng, NER
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Paul Kenny, BE, MEngSc, CPEng, NER



d. Internal Walls and Ceilings to Apartments and Common Areas

In all internal areas inspected, peeling paint and cracks to the ceilings, cornices and walls was evident. The dilapidation that was observed was more prominent in the common areas, particularly the hallways.



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 Paul Kenny, BE, MEngSc, CPEng, NER



The internal common stair linking the ground floor and level 1 floors is in fair condition. The height of the windowsill located at the mid-landing measured to be approximately 750mm above the landing (lower than present-day BCA requirements).



3. Comments and Recommendations

While the building is generally serviceable at present, many elements are in a neglected and dilapidated condition, and some repair and maintenance would be advisable.

To prolong its service life, repairs and routine maintenance is recommended as detailed below:

a. Cracked Brickwork

Repairs to the rear brick wall is recommended to ensure that the building can remain functional for residential accommodation use in the long-term. The repairs could be in form of removal of the cracked bricked and replacement with new. Alternatively, it could be more cost-effective to demolish this wall and replace it with a new wall.

We recommend that these repairs be undertaken in the short-medium term (1-5 years).

Principals: Simon Matthews, BE, MEngSc, CPEng, NER
Zlatko Gashi, BE, CPEng, NER, RPEQ, BPBVic, BPTas
Associates: Andrew Poles, BE, CPEng, NER
Paul Kenny, BE, MEngSc, CPEng, NER

b. Brick Fence and Piers

The cracking to the front brick fence, in our opinion, has occurred due to a combination of foundation movements and possibly retaining walls being over-stressed. Remediation of the brickwork in these affected areas, in our opinion, may require removal of the walls in question and replacement with new, appropriately engineered-designed walls.

These repairs will be particularly required to the section of the wall that is cracked and leaning located at the corner of Toxteth Road and Allen Street.

We recommend that these repairs be undertaken in the short-term (1-2 years).

c. Roof

To ensure that the building remain habitable and functional, in our opinion, a thorough inspection of the roof framing and roof tiles should be undertaken. This inspection should locate any damaged areas which could result in water entering the roof structure. Any damaged areas will need to be repaired or replaced by appropriately skilled roof contractors.

As part of these works, all seals to the external windows and doors should also be inspected. All poorly sealed areas should be repaired and made water-tight.

We recommend that these repairs be undertaken in the medium-long term (3-5 years).

d. Internal Walls and Ceilings

Once these repairs to the roof have been undertaken, the damaged and cracking to the ceilings, cornices and wall linings should be repaired or replaced as required, followed by repainting of the ceiling and walls.

We recommend that these repairs be undertaken in the medium-long term (3-5 years).

e. Balustrades

Strengthening and modifications of the existing balustrades are recommended to ensure that they comply with current Building Code of Australia requirements. Part of these modifications include increasing the height of the balustrades. Furthermore, as part of these works, alterations to the window opening at the mid-landing to the internal stair will be required. This may involve installing fixed glass or raising the height of the sill.

We recommend that these repairs be undertaken in the short term.

4. Conclusion

Provided that the recommended routine maintenance and repairs are undertaken, we would expect that the apartment building will continue to be serviceable in the medium to long term.

We trust this report addresses your requirements and concerns, but please do not hesitate to contact the undersigned should you wish to discuss anything.

Report Prepared by:
Andrew Poles



M&G Consulting

Report reviewed by:
Zlatko Gashi



M&G Consulting



ANNEXURE E

QS Report





MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

INDICATIVE ESTIMATE

Restoration & Upgrade Works

1 Toxteth Road, GLEBE NSW

Prepared for:

Penoh Capital Land Pty Ltd C/O:
Antoniades Architects Pty Ltd

Contact: Simon Brandtman
Phone: 02 9541 8000
Email: simon@mitbrand.com
Date: 25th November 2019
Issue: 1.0



1 Introduction

As requested, we have prepared an indicative estimate for the restoration and upgrade works to the existing group home / boarding house building located at 1 Toxteth Street, Glebe.

Based on rates set against specific areas set out in your supplied documentation, we believe a construction budget of approximately \$1,162,542.00 (Incl GST) should apply.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, profit and overheads and consultant's / Certification fees.



2 Indicative Estimate

Description	Cost
Restoration & Upgrade Works	\$ 722,086.00
Subtotal	\$ 722,086.00
Preliminaries	\$ 86,650.00
Builders Overheads & Margin	\$ 80,874.00
Subtotal	\$ 889,610.00
Consultants & Certification	\$ 71,169.00
Subtotal	\$ 960,779.00
Contingency	\$ 96,078.00
Total {Excluding GST}	\$ 1,056,857.00
GST	\$ 105,686.00
Total {Including GST}	\$ 1,162,542.00

Refer to attached Indicative Estimate for further details.



3 Documentation

The following documents have been used in the preparation of this Estimate:

-) Structural Condition report prepared by M & G Consulting dated 20th November 2020
-) Fire & Life Safety Audit Report (112745-Audit-r1) prepared by BCA Logic dated 19th November 2020

Design drawings prepared by Antoniades Architects.

DWG No.	DWG Name	Rev.
DA 1.03	Site Plan	C
DA 2.01	Lower Ground Floor – Existing	B
DA 2.02	Ground Floor – Existing	B
DA 2.03	Roof Plan – Existing	B
DA 2.04	Lower Ground Floor – Demolition Plan	D
DA 2.05	Ground Floor – Demolition Plan	D
DA 2.06	Roof Plan – Demolition plan	D
DA 2.07	Sections – Demolition	C
DA 2.08	Elevations – Demolition	C
DA 2.09	Elevations – Demolition 2	C

5 Exclusions

-) Escalation from January 2021
-) Loose furniture & equipment
-) Curtains & Blinds
-) Latent conditions other than those included in the estimate
-) Works beyond site boundaries
-) Decontamination or remediation works
-) Land costs including legal fees and stamp duty
-) Interest, holding costs & finance costs
-) Long service levy
-) Statutory fees and charges and contributions



6 Qualifications

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

Yours Sincerely

MITCHELL BRANDTMAN

Simon Brandtman
Partner

Cert QS AAIQS (#10172), Dip Bld Stdy, Bach Const Mngt

Attachment – Indicative Estimate

Trade Summary

Project: 27004 - 1 Toxteth Road, GLEBE	Details: 27004.01 - 1 Toxteth Re-Build
Building: 27004 - 1 Toxteth Rd, GLEBE - DA Cost Report	Issue: 25.11.2020

Description	Quantity	Unit	Rate	Subtotal	Factor	Total
Internal - Strip Existing Paint, Repair / Make-good Structural Cracks and Damaged Surfaces / Replace Where Necessary				34,974		34,974
Fire Compartmentisation to Each Unit				169,430		169,430
Re-paint All Internal Finishes				34,988		34,988
Replacement of Internal Stairs / Balustrade and Raise Window Sill Height				20,654		20,654
Replace Roof Lining				65,351		65,351
Sealing to External Windows and Doors				5,180		5,180
External - Strip Existing Paint, Repair / Make-good Structural / Visual Cracks and Damaged Surfaces / Replace Where Necessary				23,415		23,415
Re-paint all External Finishes				26,260		26,260
Replace Internal Floor Finish				12,337		12,337
Replace Front Veranda Area Balustrade				10,925		10,925
Replace Front Veranda Area Floor Tiles				10,962		10,962
Replace Masonry Boundary Fence / Retaining Wall				59,110		59,110
Create Compliant Access Path From Front Boundary to Ground Floor Common Area				17,250		17,250
Create New Landings to Door Thresholds				1,300		1,300
New External Fire Doors				4,491		4,491
Statuary Signage				1,800		1,800
Create Accessible Parking Space				1,900		1,900
Create Accessible Bathroom (within Unit 9)				17,182		17,182
Window Restricting Devices				1,000		1,000
Protection to Western Boundary Windows				6,200		6,200
Allow to Re-fit Bathrooms & Laundry				73,902		73,902
Allow for New Kitchenettes to Units (all except Unit 12)				70,379		70,379
Replace Electrical Services Throughout				48,596		48,596
Replace Mechanical Ventilation to Wet Areas & Laundry				4,500		4,500
Subtotal						722,086
PRELIMINARIES				86,650		86,650
Subtotal						808,736
BUILDERS PROFIT				80,874		80,874
Subtotal						889,610
CONSULTANTS & CERTIFICATION				71,169		71,169
Subtotal						960,779
CONTINGENCY				96,078		96,078
TOTAL (EXCL GST)						1,056,857
GST						105,686
TOTAL						1,162,542