



Insurance and Risk Solutions



Advice you can trust

Insurance Advisernet Australia Pty Ltd
AFSL No. 219519 ABN: 15 001 896 657
www.insuranceadviser.net

*Paid
4-7-20*

TAX INVOICE

V Maude
4/211
Ben Boyd Road
NEUTRAL BAY NSW 2089

INVOICE NO 602199051

Invoice Date: 11/05/2020

For all enquiries, please contact:

Justin Young
Talos Insurance and Risk Solutions Pty Ltd
P: (02) 8999 8044
M: 0478 111 013
E: justin.young@talosinsurance.com.au

Insured:	The Trustee for Bertinetti Maude Super Fund, Victoria Anne Maude and Victoria & Maude Pty Ltd	Premium:	\$704.53
Class:	Commercial Property Owner - The Trustee for Bertinetti Maude Super Fund, Victoria Anne Maude and Victoria & Maude Pty Ltd	Emergency/Fire Services Levies:	\$49.10
Policy No:	30U580045BPK	Stamp Duty:	\$74.60
Ref No:	246-C600091543-P602280321/1	Adviser Service Fee:	\$100.00
Period:	21/01/2020 to 21/01/2021	Administration Fee:	\$50.00
Insurer:	QBE Insurance (Australia) Limited 78 003 191 035	Total GST:	\$90.36

Total Amount Due: \$1,068.59
Payment Due Date: 21/01/2020

(Upon payment of the Premium, this invoice will act as your Tax Invoice)

Details

In accordance with your instructions please find invoice and schedule for your new 2020-21 Annual Business Pack Insurance policy.

BPAY



Biller Code: 485326
Ref: 6021990517

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

INSTALLMENTS

You can pay your insurance Premium by monthly instalments directly debited from your bank account. Charges apply.

Please contact us for full details.

CREDIT CARD

Visit: www.insuranceadviser.net or call **1300 301 448** and use reference **602199051**

Internet - Visa, Mastercard or Amex
Phone - Visa, Mastercard
(Surcharge applies)

CHEQUE

Please make cheques payable to:
IA P/L Trust Account
and mail to:
Insurance Advisernet Pty Ltd
PO Box 633 NORTH SYDNEY NSW 2060

Client Name: Victoria Anne Maude t/as Victoria & Maud
Invoice No: 602199051
Client Code: C600091543
Adviser: Justin Young

Total Amount Due: \$1,068.59
Payment Due Date: 21/01/2020

Notice of Levies Due in July 2020

Tax Invoice

Issued 26/06/2020 on behalf of:

SP86690
ABN 47597262295
90-96 Bourke Road
ALEXANDRIA NSW 2015

Bertinetti Maude Property Holdings Pty td
PO Box 1068
STRAWBERRY HILLS NSW 2012

for Lot 74 Unit 2.30
Bertinetti Maude Property Holdings Pty LTD ACN
618 450 196

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/07/2020	Standard Levy from 01/07/20 to 30/09/20	558.42	73.15	631.57
	Total levies due in month	558.42	73.15	631.57

Total of this levy notice	631.57	(including \$57.42 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	631.57	
Prepaid	0.00	
Total amount due	\$631.57	
Payment due 01/07/2020		

Paid.
4-7-20

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'SP86690'

PLEASE PAY BY THE 31/7/20



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Bertinetti Maude Property Holdings Pty td
Strata Plan 86690
Lot 74 Unit 2.30



*442 224833467 139807



Billers code 96503



Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

PRD Nationwide Norwest

DEFT Reference Number

224833467 139807

Amount Due

\$631.57

Due Date

01/07/2020

Amount Paid

\$

Last bill	Payments	Balance	This bill	Total amount due
\$23.66	\$23.66	\$0.00	\$19.28	\$19.28

009285 015

 BERTINETTI MAUDE PROPERTY HOLDINGS PTY
 LTD
 PO BOX 1068
 STRAWBERRY HILLS NSW 2012

Please pay by

22/07/20

Account number

5560 329

Account for commercial property

Se 230/90-96 Bourke Rd Alexandria

Fixed charges - GST free	1 Jul 20 - 30 Sep 20	\$
Water service		1.24
Wastewater (sewerage) service		11.79
Stormwater drainage area		6.25
Total amount due		\$19.28

Paid. 7-7-20.

240062_NORMAL_DLX_270009285/011450/1

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 July 2020

Account for Se 230/90-96 Bourke Rd Alexandria



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5560 329 0002

Online ID: 8011394

Card payments:
 0.4% fee applies



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

Payment number

5560 329 0002



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

Please pay by

22/07/20



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

Total amount due

\$19.28

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
 831 066859 000055603290002

<000000 1928> <066859> <000055603290002> >



Australian Government
Australian Taxation Office

Enquiries: 1800 815 886
 Monday to Friday 8.00am to 6.00pm

PAYMENT SLIP

Income Tax Superannuation Fund - 77

Client name: THE TRUSTEE FOR BERTINETTI MAUDE
 SUPER FUND

Client ID: 455 810 620

EFT code: 455 81062 000 018 3377

Payment methods

Please pay by BPAY

Paid. 7-9-20

	Billers Code: 75556
	Customer Reference Number: 455 81062 000 018 3377

BPAY: contact your financial institution to make this payment from your cheque or savings account.

Credit card: payments can be made online or by phone, a card payment fee applies. Go to www.ato.gov.au/howtopay or phone **1300 898 089**.

Direct credit: you can electronically transfer funds to the ATO's direct credit bank account using online banking facilities. Use BSB 093 003, account number 316 385 and your EFT code. Phone **1800 815 886** for assistance if required.

Direct debit: have your payment deducted from your financial institution account (not credit cards). Phone **1800 802 308** for a direct debit request form and/or details.

Post office: payments can be made at any post office by cash, cheque or EFTPOS (where available and subject to daily limits). A \$3,000 limit applies to cash payments. Your payment slip must be presented with your payment.

Mail payments: mail the payment slip together with your cheque or money order to:

WA, SA, NT, TAS or VIC residents
 Australian Taxation Office
 Locked Bag 1936
 ALBURY NSW 1936

NSW, ACT or QLD residents
 Australian Taxation Office
 Locked Bag 1793
 PENRITH NSW 1793

Do **not** send cash. See below for cheque information.
 Do not use pins, staples, paper clips or adhesive tape.
 Please allow sufficient time for your payment to reach us on or before its due date.

Cheques/money orders should be for amounts in Australian dollars and payable to 'Deputy Commissioner of Taxation'. Cheques should be crossed 'Not Negotiable'. **Payments cannot be made in person at any ATO branch or shopfront.**

NAT 70948-03.2012

Australian Taxation Office

PAYMENT SLIP
Income Tax Superannuation Fund - 77
 THE TRUSTEE FOR BERTINETTI MAUDE SUPER
 FUND

ATO code 0001 8157 77

Client ID 455 810 620

Amount paid \$ 1,834.00

EFT code 455 81062 000 018 3377



*182 0001815777 00455810620 000

<455810620> < > 18< 000000> 15770< >



Australian Government
Australian Taxation Office

Enquiries: 1800 815 886
 Monday to Friday 8.00am to 6.00pm

PAYMENT SLIP

Activity Statement - 60

Client name: THE TRUSTEE FOR BERTINETTI MAUDE
 SUPER FUND

Client ID: 60 711 252 357/004

EFT code: 4 60711 252 357 2760

Payment methods

Please pay by BPAY

Paid 7-9-20



Billers Code: 75556

Customer Reference Number: 4 60711 252 357 2760

BPAY: contact your financial institution to make this payment from your cheque or savings account.

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Australian Taxation Office
 Locked Bag 1936
 ALBURY NSW 1936

NSW, ACT or QLD residents

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 PENRITH NSW 1793

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NAT 70948-03.2012

Australian Taxation Office

PAYMENT SLIP

Activity Statement - 60
 THE TRUSTEE FOR BERTINETTI MAUDE SUPER
 FUND

ATO code 0000 0156 03

Client ID 60 711 252 357/004

Amount paid \$ 999.00

EFT code 4 60711 252 357 2760



Notice of Levies Due in October 2020

Tax Invoice

Issued 26/08/2020 on behalf of:

SP86690
ABN 47597262295
90-96 Bourke Road
ALEXANDRIA NSW 2015

Bertinetti Maude Property Holdings Pty td
PO Box 1068
STRAWBERRY HILLS NSW 2012

for Lot 74 Unit 2.30
Bertinetti Maude Property Holdings Pty LTD ACN
618 450 196

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/10/2020	Standard Levy from 01/10/20 to 31/12/20	558.42	73.15	631.57
Total levies due in month		558.42	73.15	631.57

Total of this levy notice	631.57	(including \$57.42 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	631.57	
Prepaid	0.00	
Total amount due	\$631.57	
Payment due 01/10/2020		

Paid

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'SP86690'



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Bertinetti Maude Property Holdings Pty td
Strata Plan 86690
Lot 74 Unit 2.30



*442 224833467 139807



Billers code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au



Pay over the Internet by DEFT
Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account.
Call 1300 301 090 or International +612 8232 7395



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DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

PRD Nationwide Norwest

DEFT Reference Number

224833467 139807

Amount Due

\$631.57

Due Date

01/10/2020

Amount Paid

\$

RATE NOTICE FOR 01/07/20 TO 30/06/21

Cheque Payments
GPO Box 5112
SYDNEY NSW 2001

City of Sydney
Telephone: 02 9265 9333
cityofsydney.nsw.gov.au

ABN: 22 636 550 790

Correspondence
GPO Box 1591
Sydney NSW 2001

Please see the back of this notice for Customer Service details

As the owner, holder or tenant or any other person liable to pay rates and charges in respect of the below mentioned land (or the agent to any such person) you are hereby notified that such land has been rated by Council as shown hereunder.

POSTING DATE

DUE DATE

24/07/2020

30/09/2020

ASSESSMENT NUMBER

222530-8

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



015

BERTINETTI MAUDE PROPERTY HOLDINGS PTY LTD
PO BOX 1068
STRAWBERRY HILLS NSW 2012



Billers Code: 7500

Ref: 2225308

CITY OF SYDNEY



Go to www.cityofsydney.nsw.gov.au/changeofaddress
to change the mailing address



DESCRIPTION AND SITUATION OF LAND RATED

Unit 230/90 Bourke Road, ALEXANDRIA NSW 2015
Lot 74 SP 90285

RATING CATEGORY: Ordinary Business

PARTICULARS OF RATES AND CHARGES	RATE	RATEABLE VALUE BASE DATE 1/7/2019	AMOUNT
Business Rate Min	0.00364950	70255	750.95
Stormwater Charge	5.0000	1	5.00

Paid 16-9-20
in full.

Go paperless!
Receive your rate notice by email. Sign up at cityofsydney/e-rates
PLEASE DEDUCT ANY PAYMENTS MADE SINCE 20/07/20.

1st INSTALMENT \$189.25 30-Sep-20	2nd INSTALMENT \$188.90 30-Nov-20	3rd INSTALMENT \$188.90 28-Feb-21	4th INSTALMENT \$188.90 31-May-21	TOTAL AMOUNT DUE \$755.95
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For important information and payment methods, please see reverse.

- INTEREST ON ARREARS (IF ANY) HAS BEEN CALCULATED TO 30-JUNE-20.

4076131-Run1-V1-BASA4-014355

Detach and return deposit slip only when paying by mail

Please do not attach cheques with staples or pins

Name: BERTINETTI MAUDE PROPERTY HOLDINGS PTY LTD

Assessment Number: 222530-8
Instalment Amount: \$189.25
Total Amount: \$755.95
Due Date: 30/09/2020



BPAY Biller Code 7500
Cust Ref No. 2225308

• BPAY this payment via internet or phone banking



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

Notice of Levies Due in January 2021

Tax Invoice

Issued 26/11/2020 on behalf of:

SP86690
ABN 47597262295
90-96 Bourke Road
ALEXANDRIA NSW 2015

Bertinetti Maude Property Holdings Pty td
PO Box 1068
STRAWBERRY HILLS NSW 2012

for Lot 74 Unit 2.30
Bertinetti Maude Property Holdings Pty LTD ACN
618 450 196

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/01/2021	Standard Levy from 01/01/21 to 31/03/21	558.42	73.15	631.57
Total levies due in month		558.42	73.15	631.57

Total of this levy notice 631.57
Levies in arrears 0.00
Interest on levies in arrears 0.00
Outstanding owner invoices 0.00
Subtotal of amount due 631.57
Prepaid 0.00
Total amount due \$631.57
Payment due 01/01/2021

(including \$57.42 GST)

Paid. 14-12-20

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'SP86690'

Due to COVID19 and delays with Australia Post, future levies will be emailed to all owners commencing 2021.

Please contact this office if you wish your levy to be sent via post.



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Bertinetti Maude Property Holdings Pty td
Strata Plan 86690
Lot 74 Unit 2.30



*442 224833467 139807



Billier code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au



Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or international +612 8232 7395



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



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DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

PRD Nationwide Norwest

DEFT Reference Number

224833467 139807

Amount Due

\$631.57

Due Date

01/01/2021

Amount Paid

\$

Last bill	Payments	Balance	This bill	Total amount due
\$19.28	\$19.28	\$0.00	\$19.28	\$19.28

01201-12 015

 BERTINETTI MAUDE PROPERTY HOLDINGS PTY LTD
 PO BOX 1068
 STRAWBERRY HILLS NSW 2012

Please pay by
22/10/20
 Account number
5560 329

Account for commercial property

Se 230/90-96 Bourke Rd Alexandria

Fixed charges - GST free	1 Oct 20 - 31 Dec 20	\$
Water service		1.24
Wastewater (sewerage) service		11.79
Stormwater drainage area		6.25
Total amount due		\$19.28

*Paid
 14-12-20*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 October 2020

Account for Se 230/90-96 Bourke Rd Alexandria



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5560 329 0002

Online ID: 8011394

Card payments:
 0.4% fee applies



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

Payment number

5560 329 0002



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

Please pay by

22/10/20



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

Total amount due

\$19.28

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000055603290002

<000000 1928> <066859> <000055603290002> >

276P5WC2DL432350NR4/E-1201/S-1324J-2647

Last bill	Payments	Balance	This bill	Total amount due
\$19.28	\$19.28	\$0.00	\$18.87	\$18.87

010689 015

 BERTINETTI MAUDE PROPERTY HOLDINGS PTY
 LTD
 PO BOX 1068
 STRAWBERRY HILLS NSW 2012

Please pay by

25/01/21

Account number

5560 329

Account for commercial property

Se 230/90-96 Bourke Rd Alexandria

Fixed charges - GST free	1 Jan 21 - 31 Mar 21	\$
Water service		1.21
Wastewater (sewerage) service		11.55
Stormwater drainage area		6.11
Total amount due		\$18.87

*Commercial
Property
Alexandria*

*Paid
25-1-21*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 4 January 2021

Account for Se 230/90-96 Bourke Rd Alexandria



BPAY®: Internet or phone banking.
Billers code: 45435 Ref no.: 5560 329 0002

Online ID: 8011394

Card payments:
0.4% fee applies



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

Payment number

5560 329 0002



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

Please pay by

25/01/21



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

Total amount due

\$18.87

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
 831 066859 000055603290002

<000000 1887> <066859> <000055603290002> >

Last bill	Payments	Balance	This bill	Total amount due
\$18.87	\$18.87	\$0.00	\$18.93	\$18.93

08108-1 015

 BERTINETTI MAUDE PROPERTY HOLDINGS PTY LTD
 PO BOX 1068
 STRAWBERRY HILLS NSW 2012

Please pay by
22/04/21
 Account number
5560 329

Account for commercial property

Se 230/90-96 Bourke Rd Alexandria

Fixed charges - GST free	1 Apr 21 - 30 Jun 21	\$
Water service		1.21
Wastewater (sewerage) service		11.54
Stormwater drainage area		6.18
Total amount due		\$18.93

Paid
15-4-20

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 1 April 2021

Account for Se 230/90-96 Bourke Rd Alexandria



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 5560 329 0002

Online ID: 8011394

Card payments:
 0.4% fee applies



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

Payment number

5560 329 0002



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

Please pay by

22/04/21



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

Total amount due

\$18.93

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000055603290002

<000000 1893> <066859> <000055603290002> >

092P-SWC2DL783769NR3/E-8108/S-9054/-18107

Notice of Levies Due in April 2021

Tax Invoice

Issued 25/02/2021 on behalf of:

SP86690
ABN 47597262295
90-96 Bourke Road
ALEXANDRIA NSW 2015

Bertinetti Maude Property Holdings Pty td
PO Box 1068
STRAWBERRY HILLS NSW 2012

for Lot 74 Unit 2.30
Bertinetti Maude Property Holdings Pty LTD ACN
618 450 196

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/04/2021	Standard Levy from 01/04/21 to 30/06/21	558.42	73.15	631.57
Total levies due in month		558.42	73.15	631.57

Paid 20-3-21.

Total of this levy notice	631.57	(including \$57.42 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	631.57	
Prepaid	0.00	
Total amount due	\$631.57	
Payment due 01/04/2021		

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Cheques should be made payable to 'SP86690'



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Bertinetti Maude Property Holdings Pty td
Strata Plan 86690
Lot 74 Unit 2.30



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Billers code 96503

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PRD Nationwide Norwest

DEFT Reference Number

224833467 139807

Amount Due

\$631.57

Due Date

01/04/2021

Amount Paid

\$



Paid.
25-5-21

14 May 2021

Victoria Maude
Bertinetti Maude Property Holdings Pty Ltd
Unit 515, 9 Archibald Avenue
Waterloo NSW 2017

INVOICE NUMBER: 0488

MARKETING TAX INVOICE - Suite 2/30, 100 Collins Street, Alexandria	
Item	Amount
realcommercial - 3 months elite lease listing	\$1,743.10
professional internal photography	\$350.00
link e-flyer + digital marketing package	\$150.00
Sub-total	\$2,243.10
GST	\$224.31
Total	\$2,467.41

Payable upon Receipt of invoice

MARKETING INVOICE

Link Property Services Pty Ltd for (ATF)
Link Property Services Unit Trust
PO Box 6926, Silverwater DC 1811

Bank Deposit Details

Bank: Westpac
Account Name: Link Property Services Trust Account
BSB: 032 070 Account Number: 444 834

Invoice No: 0488

Total Due: \$2,467.41

Please email your remittance advice to jameleh.gable@linkps.com.au when payment is made