

# Harcourts Harcourts Choice

www.choice.harcourts.com.au  
 rentals.croydon@harcourts.com.au  
 67-69 Main St  
 Croydon VIC 3136  
 ABN: 13 140 875 029

Patrick Hennessey, Linsey Hennessey  
 27 Benito Ct  
 Lilydale VIC 3140

## Folio Summary

Folio: OWN00603  
 From: 1/07/2018  
 To: 30/06/2019  
 Created: 1/07/2019

Money In	Money Out	Balance
<b>\$23,240.00</b>	<b>\$2,417.44</b>	<b>\$20,822.56</b>

Account	Included Tax	Money Out	Money In
<b>29 The Eyrie, Lilydale VIC</b>			
Rent			✓ \$23,240.00
Management Fee		\$1,533.84	
Sundries	\$139.44	\$4.60	
Maintenance - Plumbing Repairs	\$0.42	\$780.00	
Smoke Alarm Maintenance	\$70.91	\$99.00	
	\$9.00		
Subtotal		<u>\$2,417.44</u>	<u>\$23,240.00</u>
<b>Account Transactions</b>			
No transactions			
<b>Total</b>		<u>\$2,417.44</u>	<u>\$23,240.00</u>
Total Tax on Money Out: \$219.77			



Yarra  
Valley  
Water

# YOUR STATEMENT

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 789

Account number	6145446586
Issue date	6 Jul 2019
Property address	29 The Eyrrie Lilydale
Property reference	5001512

Hennessey Eyries Pty Ltd  
27 Benito  
LILYDALE VIC 3140

yvw.com.au

## STATEMENT OF TRANSACTIONS

Statement period 1 Jul 2018 to 30 Jun 2019

Date	Transaction	Period	Usage	Debit	Credit	Balance
01/07/18	Balance Brought Forward					\$0.00
07/08/18	Waterways and Drainage Charge	30/06/18 - 30/09/18		\$25.39		\$25.39
07/08/18	Annual Parks Charge	30/06/18 - 30/06/19		\$77.10		\$102.49
07/08/18	Sewerage System Charge	30/06/18 - 30/09/18		\$115.14		\$217.63
07/08/18	Water Supply System Charge	30/06/18 - 30/09/18		\$19.63		\$237.26
27/08/18	Payment - BPAY				✓ \$237.26	\$0.00
07/11/18	Waterways and Drainage Charge	30/09/18 - 31/12/18		\$25.39		\$25.39
07/11/18	Sewerage System Charge	30/09/18 - 31/12/18		\$115.14		\$140.53
07/11/18	Water Supply System Charge	30/09/18 - 31/12/18		\$19.63		\$160.16
03/12/18	Payment - BPAY				✓ \$160.16	\$0.00
08/02/19	Waterways and Drainage Charge	31/12/18 - 31/03/19		\$24.84		\$24.84
08/02/19	Sewerage System Charge	31/12/18 - 31/03/19		\$112.64		\$137.48
08/02/19	Water Supply System Charge	31/12/18 - 31/03/19		\$19.20		\$156.68
26/03/19	Payment - BPAY				✓ \$156.68	\$0.00
10/05/19	Waterways and Drainage Charge	31/03/19 - 30/06/19		\$25.13		\$25.13
10/05/19	Sewerage System Charge	31/03/19 - 30/06/19		\$113.89		\$139.02
10/05/19	Water Supply System Charge	31/03/19 - 30/06/19		\$19.41		\$158.43
03/06/19	Payment - BPAY				✓ \$158.43	\$0.00
<b>Balance</b>				<b>\$712.53</b>	<b>\$712.53</b>	<b>\$0.00</b>

Download a statement anytime online

Log in or register for an online account at [yvw.com.au/online](http://yvw.com.au/online)

Go to Bills & Payments to download a detailed transaction history

Choose your preferred dates and format(PDF or Excel)



# Statement of lands for period 1 January 2019 to 31 December 2019

Assessment number: 30249791

## Lands owned as at midnight 31 December 2018

Item	Address/Municipality	Land ID/References	Single holding tax <sup>†</sup>	Proportional tax <sup>††</sup>	Taxable value
1	29 THE EYRE, LILYDALE, 3140 YARRA RANGES	037861926 2 S631761	\$285.00	\$285.00	\$255,000
<b>Total taxable value</b>					<b>\$255,000</b>

### Penalties for failing to notify of errors and omissions

You must ensure that the information contained in your land tax assessment is correct to avoid penalties. If any land you own is omitted from this assessment or is incorrectly specified as exempt, you must notify us within 60 days of the issue of this assessment. If you have not already, you must also notify us if you hold land as trustee for a trust or if you are an absentee owner. Penalties may apply if you do not make a required notification. You can request an amendment to your assessment or notify us of changes by visiting [sro.vic.gov.au/landtax](http://sro.vic.gov.au/landtax).

### Explanation of codes (for details, go to [sro.vic.gov.au/codes](http://sro.vic.gov.au/codes))

<sup>†</sup>SINGLE HOLDING TAX

This is the amount of tax you would pay on the one property.

<sup>††</sup>PROPORTIONAL TAX

This is the tax applicable to the specific land as a proportion of the total land tax liability of your assessment.



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

*Paid  
30/5/2019*

## Quarterly Bill

**Enquiries 1300 304 688**

**Faults 13 2762 (24hrs)**



238991-001 000861(1721) 0029

**HENNESSEY EYRIES PTY LTD**  
27 BENITO  
LILYDALE VIC 3140

**Account Number 61 4544 6586**

**Invoice Number 6148 3498 59693**

**Total Due \$158.43**

**Due Date 30 May 2019**

**Need more time to pay?**

Go to [yw.com.au/extend](http://yw.com.au/extend) or call 1300 304 688

**Tax Invoice** issued 10 May 2019

### ACCOUNT SUMMARY

#### 29 THE EYRIE, LILYDALE

Property Number 5001 512, PS 631761

Product/Service	Amount
Water Supply System Charge	\$19.41
Sewerage System Charge	\$113.89
<b>Yarra Valley Water Total</b>	<b>\$133.30</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$25.13
<b>TOTAL (GST does not apply)</b>	<b>\$158.43</b>

### PAYMENT SUMMARY

Last Account	\$156.68
Paid/Adjusted	-\$156.68
Balance	\$0.00
Total this Account	+\$158.43
<b>Amount Due</b>	<b>\$158.43</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 614834985969 3

29 THE EYRIE, LILYDALE

To claim an automatic concession on your account, update your details online at [yw.com.au/online](http://yw.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

**Account Number 61 4544 6586**

**Invoice Number 6148 3498 59693**

**Total Due \$158.43**

**Due Date 30 May 2019**

# Policy Schedule

## Landlord Preferred Policy

*Paid 31/5/2019*

To sign up to receive your policy documents electronically please visit [terrischeer.com.au/paperless](http://terrischeer.com.au/paperless)



23 April 2019

029  
 Linsey & Patrick Hennessey  
 27 Benito Court  
 LILYDALE VIC 3140

**POLICY NUMBER: TS0465067LPP**

**AMOUNT DUE: \$ 310.00**

**Insured: Linsey & Patrick Hennessey**

**Insured Address: 29 The Eyrie, LILYDALE VIC 3140**

**Premium Type**

Renewal

**Sum Insured**

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

**Expiry Date**

4.00pm 12/06/2019. We invite you to renew your policy until 4.00pm 12/06/2020

**Managing Agent**

Stockdale & Leggo - Lilydale

**Excess per claim**

Loss of rent	\$0
Add. benefits in Sect 1, Liability and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

**Property Details**

The land size is less than 2 acres.

**Annual Premium \$310.00**

Includes GST of \$25.63 and Stamp Duty of \$28.19 and ESL of \$0.00

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

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions**

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

Please turn over for important policy information

**Payment Slip for: Linsey & Patrick Hennessey - 29 The Eyrie, LILYDALE VIC 3140**

**Amount Payable**

\$310.00

**Due Date**

12/06/2019

**Policy Number**

TS0465067LPP

**Payment Reference No**

704650670

**Payment Options**



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



**Billers Code: 63461**

**Ref: 704650670**



**Telephone & Internet Banking - BPAY®**

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

1131S (DLX)REGULAR180016PR-E031-S995-11800-126

# Policy Schedule

## Landlord Residential Building Insurance

To sign up to receive your policy documents electronically please visit [terrischeer.com.au/paperless](http://terrischeer.com.au/paperless)



029  
 Linsey & Patrick Hennessey  
 27 Benito Court  
 LILYDALE VIC 3140

*Paid 31/5/2019*

23 April 2019

**POLICY NUMBER:** TS0323187RBI

**AMOUNT DUE:** \$ 732.43

**Insured:** Linsey & Patrick Hennessey

**Insured Address:** 29 The Eyrie, LILYDALE VIC 3140

**Premium Type**

Renewal

**Sum Insured**

Building	\$348,907
Liability to Other	\$20,000,000
Weekly rent	\$484

**Expiry Date**

4.00pm 12/06/2019. We invite you to renew your policy until 4.00pm 12/06/2020

**Excess per claim**

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$500
Earthquake or Tsunami	\$500
Building damage	\$500

**Managing Agent**

Stockdale & Leggo - Lilydale

**Property Details**

It is a permanent rental.  
 It is a House.  
 Construction type is brick veneer.  
 The land size is less than 2 acres.  
 It was built in approximately 2011.  
 There is no common ground.

**Annual Premium**

**\$732.43**

Includes GST of \$60.53 and Stamp Duty of \$66.58 and ESL of \$0.00

**Mortgagee: Bank of Melbourne**

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

**Includes: Combined Policy Discount**

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions**

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

Please turn over for important policy information

**Payment Slip for: Linsey & Patrick Hennessey - 29 The Eyrie, LILYDALE VIC 3140**

**Amount Payable**

\$732.43

**Due Date**

12/06/2019

**Policy Number**

TS0323187RBI

**Payment Reference No**

803231877

**Payment Options**



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



**Biller Code: 63461**

**Ref: 803231877**



**Telephone & Internet Banking - BPAY®**

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

113151DLXREGULAR190016PR E:332 S908 11815-146

# 2018-19 Valuation & Rate Notice

PO Box 105 Lilydale VIC 3140  
CALL 1300 368 333  
www.yarraranges.vic.gov.au  
mail@yarraranges.vic.gov.au  
ABN: 21 973 226 012

*Paid 24/8/18*

Issue Date 13 August 2018



Hennessey Eyries Pty Ltd  
27 Benito Court  
LILYDALE VIC 3140



029  
1029953  
R4\_2731

## Your property details & valuation

Assessment Number: 87319/7  
29 The Eyrie, Lilydale VIC 3140  
Lot 2 PS631761 Ca PT13&14 PYering  
Ward: Billanook

Capital improved value is used for rating purposes  
Capital improved value includes site value  
Capital improved value: \$580,000  
Site value: \$255,000  
Net annual value: \$29,000  
Valuation date: 1 January 2018  
Value first used: 1 July 2018

## Rates & charges 1 July 2018 - 30 June 2019

Residential Rate (0.002863 x \$580,000)	\$1,660.50
Residential Waste 120L Bin Service (238 x 1)	\$238.00



### State Government Levy

Fire Services Property Levy Classification: Residential  
Fire Services Property Levy CFA \$109 + (0.000058 x \$580,000) \$142.60

**Total \$2,041.10**

### Monthly

**\$233.10**

pay by

**30 September 2018**

POST billpay



\*335 873197

Followed by 8 monthly  
payments detailed overleaf

### Instalments

**\$511.10**

pay by

**30 September 2018**

POST billpay



\*335 873197

Followed by 3 additional  
payments detailed overleaf

**\$2,041.10**

Pay in full by  
**1 October 2018**

for your chance to win!  
or pay by  
**15 February 2019** at  
the latest.



\*335 873197



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

**Paid  
24/8/18**



180213-001 001038(2075) D029 H1

**HENNESSEY EYRIES PTY LTD**  
27 BENITO  
LILYDALE VIC 3140

## Quarterly Bill

**Enquiries 1300 900 229**

**Faults 13 2762** (24hrs)

**Account Number 61 4544 6586**

**Invoice Number 6145 4679 36369**

**Total Due \$237.26**

**Due Date 27 August 2018**

**Need more time to pay?**

Go to [yvwm.com.au/extend](http://yvwm.com.au/extend) or call 1300 304 688

**Tax Invoice** Issued 07 Aug 2018

### ACCOUNT SUMMARY

#### 29 THE EYRIE, LILYDALE

**Property Number 5001 512, PS 631761**

Product/Service	Amount
Water Supply System Charge	\$19.63
Sewerage System Charge	\$115.14
<b>Yarra Valley Water Total</b>	<b>\$134.77</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$25.39
Annual Parks Charge	\$77.10
<b>TOTAL (GST does not apply)</b>	<b>\$237.26</b>

### PAYMENT SUMMARY

Last Account	\$157.96
Paid/Adjusted	-\$157.96
Balance	\$0.00
<b>Total this Account</b>	<b>+\$237.26</b>
<b>Amount Due</b>	<b>\$237.26</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 614546793636 9

#### 29 THE EYRIE, LILYDALE

We are pleased to confirm that there is no increase to the average bill, with typical water use, in 2018/19. See the flyer with your bill or visit [yvwm.com.au/prices](http://yvwm.com.au/prices) for more information.

To claim an automatic concession on your account, update your details online at [yvwm.com.au/online](http://yvwm.com.au/online) or call 1800 680 824. Please see reverse for details.

### Payment Slip

**Account Number 61 4544 6586**

**Invoice Number 6145 4679 36369**

**Total Due \$237.26**

**Due Date 27 August 2018**



Colair

25 Hillcrest Road  
Gruyere 3770

# Tax Invoice

Tax Date	Invoice No.
15/05/2019	508

Invoice To
Pat Hennessey 29 The Eric Lilydale 3140

P.O. Number	Terms	Project
	Due on receipt	

Description	Qty	Price	TAX	TAX AMT	Amount
To supply and change over hot water service at 29 The Eric Lilydale		1,400.00	FRE	0.00	1,400.00

<b>Tax Summary</b>	<b>Subtotal</b>	\$1,400.00
	<b>Tax</b>	\$0.00
	<b>Total</b>	\$1,400.00

Bank acct 209355  
BSB 033397.  
Thanks

Company Business Number	
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# FINAL NOTICE



224402-001 002068(4135) D029

HENNESSEY EYRIES PTY LTD  
27 BENITO  
LILYDALE VIC 3140

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 789

Account number	61 4544 6586
Invoice number	6148 1140 47631
Issue date	7 Mar 2019
Property address	29 THE EYRIE LILYDALE
Property reference	5001512, PS 631761

yvw.com.au

## FINAL NOTICE

This account is now overdue.

Already paid in the last few days? Thanks, please disregard this notice.

What if I don't pay or contact Yarra Valley Water?

Failure to pay or contact us may result in one or more of the following:

1. Referral to a debt collector
2. Restriction of your water supply
3. Referral to the court

Further costs may be associated with these actions.

Having trouble paying? If you are having problems paying your bill, we have a variety of flexible payment options to help. Please call us on **1800 994 789** for a confidential discussion.

Forgot to pay? Pay your bill automatically by direct debit from your bank account. To set up direct debit log into your online account or call us on **1300 304 688**.



## HOW TO PAY

Need more time to pay? Go to [yvw.com.au/moretime](http://yvw.com.au/moretime) or call us on **1300 304 688**.



\*3042 614811404763 1

**Yarra Valley Online Water** Manage your account online 24/7 when it suits you. Register or log in at [yvw.com.au/online](http://yvw.com.au/online).

**Direct debit** Set up direct debit payments via your online account or call **1300 304 688**.

**Credit card** Pay online at [yvw.com.au/paying](http://yvw.com.au/paying), via your online account or call **1300 362 332**.

**Centrepay** Arrange regular deductions from your Centrelink payments – use your **myGov** account online or contact Centrelink. Ref: 555 054 118T.

**BPAY®** Make this payment by telephone or internet banking.



**Bill code:** 344366  
**Ref:** 614 5446 5864

**Post billpay** Pay in person at any post office, by phone on **13 18 16** or at [postbillpay.com.au](http://postbillpay.com.au).



**Billpay code:** 3042  
**Ref:** 6148 1140 47631

**Cheque Mail** a cheque with this portion of your bill to **Yarra Valley Water, GPO Box 2860 Melbourne VIC 3001**.

HENNESSEY EYRIES PTY LTD	
Account number	61 4544 6586
Invoice number	6148 1140 47631
Total due	\$156.68
Due date	Please pay now
Amount paid	\$ _____



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501



217799-001 001543(3085) 0029

HENNESSEY EYRIES PTY LTD  
27 BENITO  
LILYDALE VIC 3140

## Quarterly Bill

**Enquiries 1300 304 688**

**Faults 13 2762 (24hrs)**

**Account Number 61 4544 6586**

**Invoice Number 6148 1140 47631**

**Total Due \$156.68**

**Due Date 28 February 2019**

**Need more time to pay?**

Go to [yvwm.com.au/extend](http://yvwm.com.au/extend) or call 1300 304 688

**Tax Invoice** Issued 08 Feb 2019

### ACCOUNT SUMMARY

**29 THE EYRIE, LILYDALE**

**Property Number 5001 512, PS 631761**

Product/Service	Amount
Water Supply System Charge	\$19.20
Sewerage System Charge	\$112.64
<b>Yarra Valley Water Total</b>	<b>\$131.84</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$24.84
<b>TOTAL (GST does not apply)</b>	<b>\$156.68</b>

### PAYMENT SUMMARY

Last Account	\$160.16
Paid/Adjusted	-\$160.16
Balance	\$0.00
Total this Account	+\$156.68
<b>Amount Due</b>	<b>\$156.68</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



\*3042 614811404763 1

29 THE EYRIE, LILYDALE

To claim an automatic concession on your account, update your details online at [yvwm.com.au/online](http://yvwm.com.au/online) or call 1800 680 824. Please see reverse for details.

## Payment Slip

**Account Number 61 4544 6586**

**Invoice Number 6148 1140 47631**

**Total Due \$156.68**

**Due Date 28 February 2019**



**Yarra  
Valley  
Water**

Yarra Valley Water ABN 93 066 902 501

*Paid  
30/11/18*



198848-001 000906(1811) 0029 H3

HENNESSEY EYRIES PTY LTD  
27 BENITO  
LILYDALE VIC 3140

## Quarterly Bill

Enquiries 1300 304 688

Faults 13 2762 (24hrs)

Account Number 61 4544 6586

Invoice Number 6145 4406 25405

Total Due \$160.16

Due Date 27 November 2018

Need more time to pay?

Go to [yw.com.au/extend](http://yw.com.au/extend) or call 1300 304 688

**Tax Invoice** Issued 07 Nov 2018

### ACCOUNT SUMMARY

**29 THE EYRIE, LILYDALE**

Property Number 5001 512, PS 631761

Product/Service	Amount
Water Supply System Charge	\$19.63
Sewerage System Charge	\$115.14
<b>Yarra Valley Water Total</b>	<b>\$134.77</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$25.39
<b>TOTAL (GST does not apply)</b>	<b>\$160.16</b>

### PAYMENT SUMMARY

Last Account	\$237.26
Paid/Adjusted	-\$237.26
Balance	\$0.00
Total this Account	+\$160.16
<b>Amount Due</b>	<b>\$160.16</b>

### WATER USAGE

No Water Usage  
has been charged  
on this account.



29 THE EYRIE, LILYDALE

The service level guarantees you can expect from us have been updated. Go to [yw.com.au/charters](http://yw.com.au/charters) for more information.

To claim an automatic concession on your account, update your details online at [yw.com.au/online](http://yw.com.au/online) or call 1800 680 824. Please see reverse for details.

### Payment Slip

Account Number 61 4544 6586

Invoice Number 6145 4406 25405

Total Due \$160.16

Due Date 27 November 2018