

McGrath

McGrath Ballina/Byron Bay

176 River Street

Ballina NSW 2478

Phone: 02 6618 3399

Fax: 02 6618 3388

fomballina@mcgrath.com.au

www.mcgrath.com.au

Riverwalk Realty Pty Ltd Atf Riverwalk
Realty Unit

ABN: 83 672 598 067

John Yew Hong Teh and Margaret Ann Teh ATF
J&M Superannuation Fund
4 Seahaven Court
CLEVELAND QLD 4163

Period from: 01/01/2021

to: 31/01/2021

GST STATEMENT

TAX INVOICE

1/317 River Street, Ballina

INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	5,160.00	5,676.00	516.00
TOTAL RECEIVED	\$5,160.00	\$5,676.00	\$516.00

EXPENSE

Description	Amount	GST Inc Amt	GST Amt
Professional Fees			
Admin Fee	3.00	3.30	0.30
Management Fee	258.00	283.80	25.80
Outgoings			
Strata Management Services	2,018.75	2,018.75	0.00
TOTAL PAID	\$2,279.75	\$2,305.85	\$26.10

	Amount	GST Inc Amt	GST Amt
NET FOR PERIOD	\$2,880.25	\$3,370.15	\$489.90
		Tax Liability	\$489.90

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 176 River Street,
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Statement / Tax Invoice to Owner

John Yew Hong Teh and Margaret Ann Teh
 ATF J&M Superannuation Fund
 4 Seahaven Court
 CLEVELAND QLD 4163

Statement date: 29/01/2021
Statement no.: 6
Prepared for: John Yew Hong Teh and Margaret Ann Teh
 ATF J&M Superannuation Fund
Property manager: Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	\$5,676.00	\$2,305.85	\$0.00	\$0.00	\$3,370.15

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
1/317 River Street, Ballina	Northern NSW Local Health District	\$5544.00 per month	5,676.00	01/02/21	28/02/21	\$0.00

Income and Expenses Summary for 1/317 River Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr		Cr	
		GST		GST	
Rent - 01/02/21 - 28/02/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Rent	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			132.00	12.00
Management fees	McGrath Ballina/Byron Bay	283.80	25.80		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Strata Management Services - 1/3 Levy	Strata North - Levy payments	2,018.75	0.00		
		\$2,305.85	\$26.10	\$5,676.00	\$516.00

Payments to You

Date	Property	Details	Amount
29/01/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXXFund	3370.15

Notes: \$3,370.15

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

Notice of Levies Due in March 2021

Issued 14/01/2021 on behalf of:

The Owners - Strata Plan 79368
 ABN 15581311626
 317 River Street
 Ballina NSW 2478

John Yew Hong Teh and Margaret Ann Teh as
 c/- McGrath Ballina/Byron Bay
 PO Box 910
 BALLINA NSW 2478

for Lot 1 Unit 1
 John Yew Hong Teh and Margaret Ann Teh as
 trustees for J & M Teh Superannuation Fund

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/03/2021	Quarterly Admin/Capital Works Levy	1,643.75	375.00	2,018.75
	Total levies due in month	1,643.75	375.00	2,018.75

Total of this levy notice	2,018.75
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	2,018.75
Prepaid	0.00
Total amount due	\$2,018.75
Payment due 01/03/2021	

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 'The Owners - Strata Plan 79368'

NOTE: The Payment Due Date noted on this levy notice is for the next levy amount only. Debt recovery action to recover levies in arrears, interest on levies in arrears and outstanding owner invoices has or may be commenced and are due and payable IMMEDIATELY.



*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.

McGrath Ballina/Byron Bay

Strata Plan 79368

Lot 1

Unit 1



*442 208743203 62703385961



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 6232 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

SMS Byron Bay/Ballina Pty Ltd T/A Str

DEFT Reference Number

208743203 62703385961

Amount Due

\$2,018.75

Due Date

01/03/2021

Amount Paid

\$

+208743203 62703385961<

000201875<2+

Strata
North



Return undelivered mail to:
PO BOX 888,
BALLINA NSW 2478



018 R 1
619921752

John Yew Hong Teh and Margaret Ann Teh as
c/- McGrath Ballina/Byron Bay
PO BOX 910
BALLINA NSW 2478



McGrath

McGrath Ballina/Byron Bay

176 River Street
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Phone: 02 6618 3399

Fax: 02 6618 3388

Riverwalk Realty Pty Ltd Atf Riverwalk
Realty Unit

ABN: 83 672 598 067

fomballina@mcgrath.com.au

www.mcgrath.com.au

John Yew Hong Teh and Margaret Ann Teh ATF
J&M Superannuation Fund
4 Seahaven Court
CLEVELAND QLD 4163

Period from : 01/02/2021

to : 28/02/2021

GST STATEMENT

TAX INVOICE

1/317 River Street, Ballina

INCOME

Description	Amount	GST Inc Amt	GST Amt
Council Rates and Taxes	515.00	515.00	0.00
Water Usage	52.25	52.25	0.00
TOTAL RECEIVED	\$567.25	\$567.25	\$0.00

EXPENSE

Description	Amount	GST Inc Amt	GST Amt
Professional Fees			
Admin Fee	3.00	3.30	0.30
Management Fee	2.61	2.87	0.26
Outgoings			
Building & Structural Maintenance	361.90	361.90	0.00
Plumbing	181.50	181.50	0.00
TOTAL PAID	\$549.01	\$549.57	\$0.56

	Amount	GST Inc Amt	GST Amt
NET FOR PERIOD	\$18.24	\$17.68	-\$0.56
		Input Tax Credit of	\$0.56

Statement / Tax Invoice to Owner

John Yew Hong Teh and Margaret Ann Teh
 ATF J&M Superannuation Fund
 4 Seahaven Court
 CLEVELAND QLD 4163

Statement date: 28/02/2021
 Statement no.: 7
 Prepared for: John Yew Hong Teh
 and Margaret Ann Teh
 ATF J&M
 Superannuation Fund
 Property manager: Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	+\$567.25	-\$549.57	-\$0.00	-\$17.68	=\$0.00

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
1/317 River Street, Ballina	Northern NSW Local Health District	\$5544.00 per month	0.00		28/02/21	\$0.00

Income and Expenses Summary for 1/317 River Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Management fees	McGrath Ballina/Byron Bay	2.87	0.26		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Council Rates and Taxes - 30/09/20 - 31/12/20	Northern NSW Local Health District			515.00	
Water Usage - 30/09/20 - 31/12/20	Northern NSW Local Health District			52.25	
Plumbing - Fix broken toilet	Half tide Plumbing and roofing	181.50	0.00		
Building & Structural Maintenance - Lift Repairs	Liftonic	361.90	0.00		
		\$549.57	\$0.56	\$567.25	\$0.00

Unpaid Invoices for 1/317 River Street

Description	Supplier	Ref.	Date Due	Amount
Council Rates and Taxes	Ballina Shire Council		22/02/2021	567.25
				\$567.25

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.



Liftronic Pty Ltd
 PO Box 75
 Botany NSW
 1455
 Ph: 02 9666 3922
 Fax: 02 9666 4507
 A.B.N. 99 002 886 213

Tax Invoice 224224

Date 11-Feb-2021
 Account # 7778
 Job Ref 3RDSERV-005209-A
 Cust Order #
 Contract # 3RDSERV-005209-A

Invoice To :

McGrath Ballina
 176 River Street
 C/O- McGrath Ballina
 ALSTONVILLE
 Ballina NSW 2478

Job Address :

317 RIVER STREET
 BALLINA NSW

Code	Description	Quantity	Unit Price	Linetotal
AMC	AM Call Out Fee	1.00	\$448.00	\$448.00
CSUN	Material	1.00	\$210.00	\$210.00

Call out 16/12/2020 - 398620
 Call out. replaced broken semantic door operator belt
 Tested ok

FOR DIRECT CREDIT CBA DETAILS
BSB: 062-000 Account: 11428447

SubTotal \$658.00
GST \$65.80
Amount **\$723.80**

This is a Payment claim made under the Building and Construction Industry Security Of Payment Act 1999 NSW

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Realty Unit

ABN: 83 672 598 067

fomballina@mcgrath.com.au

www.mcgrath.com.au

John Yew Hong Teh and Margaret Ann Teh ATF
J&M Superannuation Fund
4 Seahaven Court
CLEVELAND QLD 4163

Period from : 01/03/2021
to : 31/03/2021

GST STATEMENT

TAX INVOICE

1/317 River Street, Ballina

INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	10,080.00	11,088.00	1,008.00
TOTAL RECEIVED	\$10,080.00	\$11,088.00	\$1,008.00

EXPENSE

Description	Amount	GST Inc Amt	GST Amt
Professional Fees			
Admin Fee	3.00	3.30	0.30
Management Fee	504.00	554.40	50.40
Outgoings			
Carpet Cleaning	90.00	99.00	9.00
Council Rates and Taxes	567.25	567.25	0.00
Strata Management Services	454.55	500.00	45.45
TOTAL PAID	\$1,618.80	\$1,723.95	\$105.15

	Amount	GST Inc Amt	GST Amt
NET FOR PERIOD	\$8,461.20	\$9,364.05	\$902.85
		Tax Liability	\$902.85

Statement / Tax Invoice to Owner

John Yew Hong Teh and Margaret Ann Teh
 ATF J&M Superannuation Fund
 4 Seahaven Court
 CLEVELAND QLD 4163

Statement date: 31/03/2021
 Statement no.: 8
 Prepared for: John Yew Hong Teh
 and Margaret Ann Teh
 ATF J&M
 Superannuation Fund
 Property manager: Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$17.68	\$11,088.00	\$1,723.95	\$0.00	\$0.00	\$9,381.73

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To ⁽⁴⁾	Carried ⁽⁵⁾
1/317 River Street, Ballina	Northern NSW Local Health District	\$5544.00 per month	11,088.00	01/03/21	30/04/21	\$0.00

Income and Expenses Summary for 1/317 River Street (All figures are GST inclusive)

Description	Paid By / Paid To	Dr	GST	Cr	GST
Rent - 01/03/21 - 31/03/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Rent - 01/04/21 - 30/04/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fund			5,544.00	504.00
Management fees	McGrath Ballina/Byron Bay	554.40	50.40		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Council Rates and Taxes	Ballina Shire Council	567.25	0.00		
Strata Management Services - A/C insurance excess	Strata North	500.00	45.45		
Carpet Cleaning - Carpet dry from water leak	Dee Jays Professional Carpet Cleaning	99.00	9.00		
		\$1,723.95	\$105.15	\$11,088.00	\$1,008.00

Payments to You

Date	Property	Details	Amount
22/03/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	4217.23
31/03/2021	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	5164.50
			\$9,381.73

MISCELLANEOUS INVOICE



Issued 15/03/2021 on behalf of:

The Owners - Strata Plan 79368
ABN 15581311626
317 River Street
Ballina NSW 2478

McGrath Ballina/Byron Bay
PO Box 910
BALLINA NSW 2478

for
Lot 1 Unit 1
John Yew Hong Teh and Margaret Ann Teh as
trustees for J & M Teh Superannuation Fund

	Total
Lot 1: Insurance Excess for Lot 1 Air Conditioning Replacement	500.00

Amount Payable: \$500.00

Cheques should be made payable to 'The Owners - Strata Plan 79368'



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McGrath Ballina/Byron Bay
Strata Plan 79368
Lot 1 Unit 1



*442 208743203 62703385961



Billter 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

SMS Byron Bay/Ballina Pty Ltd T/A Str

DEFT Reference Number

208743203 62703385961

Amount Due

\$500.00

Due Date

29/03/2021

Amount Paid

\$

+208743203 62703385961<

000050000<2+

payments 1300 276 468

40 cherry street, po box 450, ballina nsw 2478
 general enquiries 1300 864 444
 rating team 02 6686 1299
 rates@ballina.nsw.gov.au abn 53 929 887 369
 waterbilling@ballina.nsw.gov.au
 ballina.nsw.gov.au



Mr J Y & Mrs M A Teh
C/- McGrath Ballina
PO Box 910
BALLINA NSW 2478

assessment number	174215
issue date	22/01/2021
due date	28/02/2021
instalment amount due	\$567.25

details	area
1/317 River Street BALLINA NSW 2478 Lot 1 SP 79368	265.0000 Square Metres

messages	billing details				
Due to Covid-19 Council resolved 0% interest charged between 01/04/20 to 30/06/2021. Please deduct payments since 14/01/2021	<table border="1"> <tr> <td>Rates and Charges Instalment</td> <td>\$515.00</td> </tr> <tr> <td>Water Based Charges Total - PTO</td> <td>\$52.25</td> </tr> </table>	Rates and Charges Instalment	\$515.00	Water Based Charges Total - PTO	\$52.25
Rates and Charges Instalment	\$515.00				
Water Based Charges Total - PTO	\$52.25				



4078004-RUMB-ASA001-0006993

see over for further information

your payment options

Call 1300 276 468 to make payments using Visa, Mastercard only. *Service fee applies

Biller Code: 20404
Reference No: **174215**

Any Post Office throughout Australia. Cash, cheque and EFTPOS only.

***223 174215**

Biller Code: 20404
Ref: **174215**

Telephone & Internet Banking - BPAY
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

www.ballina.nsw.gov.au
Make payments online using Visa, Mastercard only

Detach slip at the perforation and post your cheque payable to Ballina Shire Council to the PO Box above, or pay at our Customer Service Centre

An authority form is available by phoning 1300 864 444 or by visiting www.ballina.nsw.gov.au



name: Mr J Y & Mrs M A Teh

assessment: 174215

total amount: \$567.25

*credit card payments will incur a surcharge of approximately 0.5% BPAY credit card payments are surcharge free

if paying by mail, receipt is required