

# McGrath

## McGrath Ballina/Byron Bay

176 River Street

Ballina NSW 2478

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 : 01/10/2020

to : 31/10/2020

## GST STATEMENT

## TAX INVOICE

### 1/317 River Street, Ballina

#### INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	5,000.00	5,500.00	500.00
<b>TOTAL RECEIVED</b>	<b>\$5,000.00</b>	<b>\$5,500.00</b>	<b>\$500.00</b>

#### EXPENSE

Description	Amount	GST Inc Amt	GST Amt
<b>Professional Fees</b>			
Admin Fee	3.00	3.30	0.30
Management Fee	250.00	275.00	25.00
<b>TOTAL PAID</b>	<b>\$253.00</b>	<b>\$278.30</b>	<b>\$25.30</b>

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	Amount	GST Inc Amt	GST Amt
<b>NET FOR PERIOD</b>	<b>\$4,747.00</b>	<b>\$5,221.70</b>	<b>\$474.70</b>
		<b>Tax Liability</b>	<b>\$474.70</b>

## 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: 31/10/2020  
 Statement no.: 3  
 Prepared for: John Yew Hong Teh  
 and Margaret Ann Teh  
 ATF J&M  
 Superannuation Fu  
 Property manager: Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	\$5,500.00	\$278.30	\$0.00	\$0.00	\$5,221.70

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
1/317 River Street, Ballina	Northern NSW Local Health District	\$5500.00 per month	5,500.00	01/11/20	30/11/20	\$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 - 01/11/20 - 30/11/20	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fu			5,500.00	500.00
Management fees	McGrath Ballina/Byron Bay	275.00	25.00		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
		\$278.30	\$25.30	\$5,500.00	\$500.00

### Payments to You

Date	Property	Details	Amount
31/10/2020	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	5221.70
			\$5,221.70

### 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.

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4 Seahaven Court  
CLEVELAND QLD 4163

Period from : 01/11/2020

to : 30/11/2020

## GST STATEMENT

## TAX INVOICE

### 1/317 River Street, Ballina

#### INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	5,000.00	5,500.00	500.00
Water Usage	52.25	52.25	0.00
Council Rates and Taxes	515.00	515.00	0.00
<b>TOTAL RECEIVED</b>	<b>\$5,567.25</b>	<b>\$6,067.25</b>	<b>\$500.00</b>

#### EXPENSE

Description	Amount	GST Inc Amt	GST Amt
<b>Professional Fees</b>			
Management Fee	252.61	277.87	25.26
<b>Outgoings</b>			
Strata Management Services	2,030.74	2,030.74	0.00
Council Rates and Taxes	567.25	567.25	0.00
<b>TOTAL PAID</b>	<b>\$2,850.60</b>	<b>\$2,875.86</b>	<b>\$25.26</b>

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	Amount	GST Inc Amt	GST Amt
<b>NET FOR PERIOD</b>	<b>\$2,716.65</b>	<b>\$3,191.39</b>	<b>\$474.74</b>
		<b>Tax Liability</b>	<b>\$474.74</b>

## 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:** 30/11/2020  
**Statement no.:** 4  
**Prepared for:** John Yew Hong Teh  
 and Margaret Ann Teh  
 ATF J&M  
 Superannuation Fu  
**Property manager:** Karly Thomas

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	\$6,067.25	\$2,875.86	\$0.00	\$0.00	\$3,191.39

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
1/317 River Street, Ballina	Northern NSW Local Health District	\$5500.00 per month	5,500.00	01/12/20	31/12/20	\$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 - 01/12/20 - 31/12/20	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fu			5,500.00	500.00
Management fees	McGrath Ballina/Byron Bay	277.87	25.26		
Council Rates and Taxes	Ballina Shire Council	567.25	0.00		
Council Rates and Taxes - 30/06/20 - 30/09/20	Northern NSW Local Health District			515.00	
Water Usage - 30/06/20 - 30/09/20	Northern NSW Local Health District			52.25	
Strata Management Services - Quarterly Levy	Deft Payment Systems	2,030.74	0.00		
		\$2,875.86	\$25.26	\$6,067.25	\$500.00

### Payments to You

Date	Property	Details	Amount
30/11/2020	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	3191.39
			\$3,191.39

### 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.

\*\*\* NOTE \*\*\*

Please be advised due to our Christmas office closure period, our End of Month payments for December will be processed on Monday 4th January 2021.  
 Our office will be closed from 5pm 23rd December 2020 and re-open at 8.30am on the 4th January 2021.

# Notice of Levies Due in December 2020

Issued 20/11/2020 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	
01/12/2020	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	11.99
Subtotal of amount due	2,030.74
Prepaid	0.00
<b>Total amount due</b>	<b>\$2,030.74</b>
<b>Payment due 01/12/2020</b>	

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](http://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



Pay over the Internet by DEFT  
 Online from your \*pre-registered bank account at [www.deft.com.au](http://www.deft.com.au)

Pay by DEFT Phonepay from your \*pre-registered bank account  
 Call 1300 301 090 or International +612 8232 7385

Credit card payments can be made over the Internet. Log onto [www.deft.com.au](http://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](http://www.bpay.com.au)

SMS Byron Bay/Ballina Pty Ltd T/A Str

DEFT Reference Number

208743203 62703385961

Amount Due

\$2,030.74

Due Date

01/12/2020

Amount Paid

\$

+208743203 62703385961<

000203074<2+

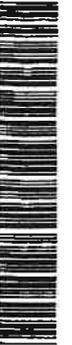
Strata  
North



Return undelivered mail to:  
PO BOX 889,  
BALLINA NSW 2478

018 R 1  
589508068

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



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



018

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

assessment number	174215
issue date	23/10/2020
due date	30/11/2020
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				
<p>Due to Covid-19 Council resolved 0% interest charged between 01/04/20 to 30/06/2021.</p> <p>Please deduct payments since 16/10/2020</p>	<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				



4077021-RuinB-ASAO01-006672

see over for further information

## your payment options

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

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

**Bill 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](http://www.bpay.com.au)



**Bill Code: 20404**  
**Reference No: 174215**



name: Mr J Y & Mrs M A Teh

[www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au)  
Make payments online using Visa, Mastercard only.  
\*Service fee applies

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](http://www.ballina.nsw.gov.au)

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, please tick if receipt is required.

# water based charges details

assessment number

174215

issue date

23/10/2020

## property details

1/317 River Street BALLINA NSW 2478  
Lot 1 SP 79368

## meter reading details

Meter No.	YTD Previous Consumption	Previous Reading Date	Previous Reading	Current Reading Date	Current Reading	Days	Consumption	Average Daily Consumption (KL)
STRATA3124	0	30/06/2020	0	30/09/2020	0	92	0	0.000
<b>SUB TOTAL</b>							0	

## water meter consumption charges

Meter Number	Step 1 Consumption	Step 1 rate	Step 1 charge	Step 2 Consumption	Step 2 rate	Step 2 charge	Total
STRATA3124	0	2.3500	\$0.00	0	3.5300	\$0.00	\$0.00
<b>SUB TOTAL</b>							

## other water billing based charges

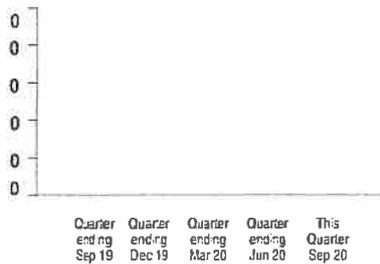
Description	Factor (%)	Units	Rate	Amount
Water Access Non Residential	0.0000	1	0.0000	\$52.25
<b>SUB TOTAL</b>				\$52.25

**Total water billing based charges \$52.25**

**This amount is included on the front page of your rates & charges notice**

## water consumption trends

Your average daily water consumption in kilolitres (all water meters)



Target consumption = 160 litres per person per day  
1 kilolitre (KL) of water = 1,000 litres

## messages

If you are an eligible pensioner, your maximum pensioner concession for water charges is included in the concession total printed on your rates & charges notice.

### Of all the water you use in your home, on average:

- 10% is used in the kitchen
- 20% is used in the laundry
- 40% is used in bathroom

### In order to reduce the amount of water used in your home please remember:

- Choose water efficient appliances. More stars = more savings
- Water your garden before 10am and after 3pm
- Use the half flush on your toilet
- Install a water saving shower head
- Fit a trigger nozzle on your hand-held hose
- Check what water saving rebates are available at [ballinawater.com.au](http://ballinawater.com.au)



## 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:** 31/12/2020  
**Statement no.:** 5  
**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 <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You
\$0.00	\$5,500.00	\$778.30	\$0.00	\$0.00	\$4,721.70

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	From	To <sup>(4)</sup>	Carried <sup>(5)</sup>
1/317 River Street, Ballina	Northern NSW Local Health District	\$5500.00 per month	5,500.00	01/01/21	31/01/21	\$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 - 01/01/21 - 31/01/21	John Yew Hong Teh and Margaret Ann Teh ATF J&M Superannuation Fu			5,500.00	500.00
Management fees	McGrath Ballina/Byron Bay	275.00	25.00		
Admin Fee	McGrath Ballina/Byron Bay	3.30	0.30		
Carpet Cleaning - dry carpet after roof leak	Chem-Dry Far North Coast	500.00	45.45		
		\$778.30	\$70.75	\$5,500.00	\$500.00

### Payments to You

Date	Property	Details	Amount
31/12/2020	1/317 River Street	BSB: 182-512 A/c No.: XXXXX0284 A/c Name: XXXXXXXXXXXXXXXXXXXXFund	4721.70
			\$4,721.70

### Notes:

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\*\*\* NOTE \*\*\*

Please be advised due to our Christmas office closure period, our End of Month payments for December will be processed on Monday 4th January 2021.  
 Our office will be closed from 5pm 23rd December 2020 and re-open at 8.30am on the 4th January 2021.

# TAX INVOICE



**To** McGrath Real Estate  
1/317 River Street  
Ballina NSW 2478

**From** Chem-Dry Far North Coast  
PO Box 200  
LENNOX HEAD NSW 2478  
0408 232 066  
carpets@cdnr.com.au  
www.cdnr.com.au

**Invoice Number** 5924  
**ABN** 96 692 478 901  
**Issued** 17/12/2020  
**Due** 17/12/2020

**Site address:** 1/317 River Street, Ballina NSW 2478

Description	Quantity	Unit Price	Discount	GST	Amount AUD
PER TECH PER HOUR - extract excess water, install drying equipment, return to monitor drying remove drying equipment. 2 hours over two visits	2	\$50.00		10%	\$100.00
Dehumidifier / Day - 1 x 2 days	2	\$81.82		10%	\$163.64
PER UNIT PER DAY - 2 Air movers x 2 days	4	\$40.91		10%	\$163.64
Non-toxic hospital grade sanitiser	1	\$27.27		10%	\$27.27
				Subtotal	\$454.55
				Total GST 10%	\$45.45
				Amount Paid	\$0.00
				<b>Amount Due</b>	<b>\$500.00</b>

Payment is due on the day of the job by cash, cheque, eftpos or credit card.

EFT and Accounts are by pre arrangement only.  
Account Name - JR and TP Peacock Pty Ltd  
Greater Building Society  
BSB: - 637000  
A/C: - 720805820

# McGrath

## McGrath Ballina/Byron Bay

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CLEVELAND QLD 4163

Period from : 01/12/2020

to : 31/12/2020

## GST STATEMENT

## TAX INVOICE

1/317 River Street, Ballina

### INCOME

Description	Amount	GST Inc Amt	GST Amt
Rent	5,000.00	5,500.00	500.00
<b>TOTAL RECEIVED</b>	<b>\$5,000.00</b>	<b>\$5,500.00</b>	<b>\$500.00</b>

### EXPENSE

Description	Amount	GST Inc Amt	GST Amt
<b>Professional Fees</b>			
Admin Fee	3.00	3.30	0.30
Management Fee	250.00	275.00	25.00
<b>Outgoings</b>			
Carpet Cleaning	454.55	500.00	45.45
<b>TOTAL PAID</b>	<b>\$707.55</b>	<b>\$778.30</b>	<b>\$70.75</b>

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	Amount	GST Inc Amt	GST Amt
<b>NET FOR PERIOD</b>	<b>\$4,292.45</b>	<b>\$4,721.70</b>	<b>\$429.25</b>
		<b>Tax Liability</b>	<b>\$429.25</b>