



469465-001 012177 (24819) D031 H5  
 CAMELLIA MUSIC PTY LTD  
 33 GARETH AVE  
 BEAUMARIS VIC 3193

**Bill note:**  
 Under the Water Act 1989, the owner of a residential property cannot request the renter to pay usage charges until the property is separately metered.

**Account number:** 26500906  
**Date due:** 08 June 2022

Last bill	Payments received	Balance
\$246.50	- \$246.50cr =	\$0.00

Current charges	Total due
+ \$239.15	\$239.15

## Your account breakdown

## Your snapshot

Is date	20 May 2022
Property	Flat 6 43 Gladesville Boulevard PATTERSON LAKES VIC 3197
Property reference	520//12669/342
Last bill	\$246.50
Payment received	\$246.50cr
Balance brought forward	\$0.00
Our charges (no GST)	\$180.70
Other authorities' charges (no GST)	\$58.49
<b>Total due</b>	<b>\$239.15</b>

**Average daily cost** \$1.98

*PAID WORKING A/C  
2/6/22*

## Payment options

- DD** **DirectDebit**  
Set up payments at [mysoutheastwater.com.au](https://mysoutheastwater.com.au)
- B** **BPAY® (Up to \$20,000)**  
Bill code: 24208 Ref: 1002 6500 9000 005
- C** **Credit Card**  
Pay by Visa or MasterCard at [southeastwater.com.au](https://southeastwater.com.au) or call 1300 659 658.

- EFT** **EFT (Electronic Funds Transfer)**  
BSB: 033-874 Account number: 26500906  
Account name: South EastWater Corporation
- POST** **Postbillpay**  
BillpayCode: 0361 Ref: 1002 6500 9000 005  
Call 131 816 Visit: [postbillpay.com.au](https://postbillpay.com.au)  
Or visit an Australia Post store.
- Star** **Centrepay**  
Arrange regular deductions from your Centrelink payments  
visit [humanservices.gov.au/centrepay](https://humanservices.gov.au/centrepay) CRN: 555 050 397J

Property ref: 520//12669/342  
 FLAT 6 43 GLADESVILLE BOULEVARD  
 PATTERSON LAKES VIC 3197



\*361 100265009000005

PN520

**Total due:** \$239.15  
**Account number:** 26500906  
**Date paid:**   
**Receipt number:**

**Payments (Visa/MasterCard) & account balances:**  
 southeastwater.com.au or call 1300 659 658  
**Account enquiries:**  
 southeastwater.com.au/enquiries or call 131 851  
 Mon-Fri 8am to 6pm  
**Faults and emergencies (24/7):**  
 live.southeastwater.com.au or call 132 812  
**Interpreter service:**  
 For all languages 9209 0130  
 TTY users 133 677 (ask for 131 851)



449316-001 006253(12711) D031  
 CAMELLIA MUSIC PTY LTD  
 33 GARETH AVE  
 BEAUMARIS VIC 3193

**Bill note:**  
 Under the Water Act 1989, the owner of a residential property cannot request the renter to pay usage charges until the property is separately metered.

**Account number:** 26500906  
**Date due:** 04 March 2022

<b>Last bill</b>	<b>Payments received</b>	<b>Balance</b>
\$234.00	– \$234.00cr	\$0.00

<b>Current charges</b>	<b>Total due</b>
+ \$246.50	\$246.50

## Your account breakdown

Issue date	15 February 2022
Property	Flat 6 43 Gladesville Boulevard PATTERSON LAKES VIC 3197
Property reference	520//12669/342
Last bill	\$234.00
Payment received	\$234.00cr
Balance brought forward	\$0.00
Our charges (no GST)	\$188.03
Other authorities' charges (no GST)	\$58.49
<b>Total due</b>	<b>\$246.50</b>

## Your snapshot

**Average daily cost** \$2.06

## Payment options

**DirectDebit**  
 Set up payments at [mysoutheastwater.com.au](http://mysoutheastwater.com.au)

**EFT (Electronic Funds Transfer)**  
 BSB: 033-874 Account number: 26500906  
 Account name: South East Water Corporation

**BPAY® (Up to \$20,000)**  
 Biller code: 24208 Ref: 1002 6500 9000 005

**Postbillpay**  
 BillpayCode: 0361 Ref: 1002 6500 9000 005  
 Call 131 816 Visit: [postbillpay.com.au](http://postbillpay.com.au)  
 Or visit an Australia Post store.

**Credit Card**  
 Pay by Visa or MasterCard at [southeastwater.com.au](http://southeastwater.com.au)  
 or call 1300 659 658.

**Centrepay**  
 Arrange regular deductions from your Centrelink payments  
 visit [humanservices.gov.au/centrepay](http://humanservices.gov.au/centrepay) CRN: 555 050 397J

Property ref: 520//12669/342  
 FLAT 6 43 GLADESVILLE BOULEVARD  
 PATTERSON LAKES VIC 3197



\*361 100265009000005

PN520

**Total due:** \$246.50  
**Account number:** 26500906  
**Date paid:** 23/2/22  
**Receipt number:** 85145317

**Payments (Visa/MasterCard) & account balances:**  
 southeastwater.com.au or call 1300 659 658

**Account enquiries:**  
 southeastwater.com.au/enquiries or call 131 851  
 Mon-Fri 8am to 6pm

**Faults and emergencies (24/7):**  
 live.southeastwater.com.au or call 132 812

**Interpreter service:**  
 For all languages 9209 0130  
 TTY users 133 677 (ask for 131 851)



429692-001 008189(16613) D031 H1  
 CAMELLIA MUSIC PTY LTD  
 33 GARETH AVE  
 BEAUMARIS VIC 3193

**Bill note:**

Under the Water Act 1989, the owner of a residential property cannot request the renter to pay usage charges until the property is separately metered.

<b>Account number:</b>	26500906
<b>Date due:</b>	29 November 2021
<b>Current charges</b>	<b>Total due</b>
+ \$234.00	\$234.00

<b>Last bill</b>	<b>Payments received</b>	<b>Balance</b>
\$303.10	− \$303.10cr =	\$0.00

## Your account breakdown

<b>Issued date</b>	10 November 2021
<b>Property</b>	Flat 6 43 Gladesville Boulevard PATTERSON LAKES VIC 3197 520//12669/342
<b>Property reference</b>	520//12669/342
<b>Last bill</b>	\$303.10
<b>Payment received</b>	\$303.10cr
<b>Balance brought forward</b>	\$0.00
<b>Our charges (no GST)</b>	\$175.54
<b>Other authorities' charges (no GST)</b>	\$58.49
<b>Total due</b>	<b>\$234.00</b>

## Your snapshot

**Average daily cost** **\$1.92**

## Payment options

**DD** **DirectDebit**  
 Set up payments at [mysoutheastwater.com.au](http://mysoutheastwater.com.au)

**B** **BPAY® (Up to \$20,000)**  
 Biller code: 24208 Ref: 1002 6500 9000 005

**Credit Card**  
 Pay by Visa or MasterCard at [southeastwater.com.au](http://southeastwater.com.au)  
 or call 1300 659 658.

**EFT** **EFT (Electronic Funds Transfer)**  
 BSB: 033-874 Account number: 26500906  
 Account name: South EastWater Corporation

**POST billpay** **Postbillpay**  
 BillpayCode: 0361 Ref: 1002 6500 9000 005  
 Call 131 816 Visit: [postbillpay.com.au](http://postbillpay.com.au)  
 Or visit an Australia Post store.

**Centrepay**  
 Arrange regular deductions from your Centrelink payments  
 visit [humanservices.gov.au/centrepay](http://humanservices.gov.au/centrepay) CRN: 555 050 397J

Property ref: 520//12669/342  
 FLAT 6 43 GLADESVILLE BOULEVARD  
 PATTERSON LAKES VIC 3197



\*361 100265009000005

PN520

<b>Total due:</b>	\$234.00
<b>Account number:</b>	26500906
<b>Date paid:</b>	23.11.21
<b>Receipt number:</b>	9388889.

Payments (Visa/Master Card) & account balances:  
 southeastwater.com.au or call 1300 659 658  
**Account enquiries:**  
 southeastwater.com.au/enquiries or call 131 851  
 Mon-Fri 8am to 6pm  
**Faults and emergencies (24/7):**  
 live.southeastwater.com.au or call 132 812  
**Interpreter service:**  
 For all languages 9209 0130  
 TTY users 133 677 (ask for 131 851)



410218-001 017858(36451) D031 H1  
 CAMELLIA MUSIC PTY LTD  
 33 GARETH AVE  
 BEAUMARIS VIC 3193

**Account number:** 26500906  
**Date due:** 25 August 2021

<b>Current charges</b>	<b>Total due</b>
+ \$303.10	\$303.10

### Your snapshot

**Average daily cost** \$1.80

<b>Last bill</b>	<b>Payments received</b>	<b>Balance</b>
\$232.45	— \$232.45cr =	\$0.00

### Your account breakdown

Is date	06 August 2021
Property	Flat 6 43 Gladesville Boulevard PATTERSON LAKES VIC 3197
Property reference	520//12669/342
Last bill	\$232.45
Payment received	\$232.45cr
Balance brought forward	\$0.00
Our charges (no GST)	\$164.44
Other authorities' charges (no GST)	\$138.69
<b>Total due</b>	<b>\$303.10</b>

### Important note:

We're keeping our bills stable in 2021-22. Full details on prices and charges at [southeastwater.com.au/residentialprices](http://southeastwater.com.au/residentialprices)  
 This bill may seem higher as it includes the annual **parks charge**. The state government uses it for the upkeep of parks, gardens, zoos and the Shrine.

*PAID*

### Payment options

- DD** **DirectDebit**  
Set up payments at [mysoutheastwater.com.au](http://mysoutheastwater.com.au)
- B PAY** **BPAY® (Up to \$20,000)**  
Bill code: 24208 Ref: 1002 6500 9000 005
- Credit Card**  
Pay by Visa or MasterCard at [southeastwater.com.au](http://southeastwater.com.au) or call 1300 659 658.

- EFT** **EFT (Electronic Funds Transfer)**  
BSB: 033-874 Account number: 26500906  
Account name: South EastWater Corporation
- POST billpay** **Postbillpay**  
BillpayCode: 0361 Ref: 1002 6500 9000 005  
Call 131 816 Visit: [postbillpay.com.au](http://postbillpay.com.au)  
Or visit an Australia Post store.
- Centrepay**  
Arrange regular deductions from your Centrelink payments visit [humanservices.gov.au/centrepay](http://humanservices.gov.au/centrepay) CRN: 555 050 397J

Property ref: 520//12669/342  
 FLAT 6 43 GLADESVILLE BOULEVARD  
 PATTERSON LAKES VIC 3197



\*361 100265009000005

PN520

**Total due:** \$303.10  
**Account number:** 26500906  
**Date paid:** 17.8.2021  
**Receipt number:** WORKING ACC.

## Policy Renewal



031

JILL CHRISTINE TUCK TUCK AS TRUSTEES FOR  
TUCK SUPER FUND  
33 GARETH AVE  
BEAUMARIS VIC 3193

Date of Issue	30 September 2021
Policy Number	HPL018991375
Period of Insurance	3 November 2021 to 11:59pm 3 November 2022
Due Date	3 November 2021
Total Amount Payable	\$349.39
Last Year's Annual Premium	\$325.25
	Change on last year *7.4%

Page 1 of 2

### Landlord Insurance

Dear Policy Holder,

Thank you for insuring your Landlord Contents with AAMI. Your current policy expires at 11.59pm on 3 November 2021 and we would like to invite you to renew with us for a further 12 months.

A new Product Disclosure Statement (PDS) applies to your policy on renewal and is enclosed for you. There are new and changed benefits, features, options, terms, conditions and exclusions. Please read the PDS for full details.

For more information about the new PDS please visit [www.aami.com.au/pds-update](http://www.aami.com.au/pds-update)

Your Certificate of Insurance showing policy details for the new period of insurance is also enclosed.

It is important to review the information in your Certificate of Insurance carefully. If any details shown are incorrect, or there is other information you need to tell us, please call 13 22 44.

Please pay the amount payable by the due date to ensure you remain covered. If you have any questions about your insurance please call 13 22 44.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)

Take care,  
The AAMI Team

#### \*Why your premium may change

Each year your premium is likely to change even if your circumstances haven't.

Factors like the claims we experience, improved data and changes to business costs can have an impact. Changes to discounts you received last year may now impact your premium.

For more information please visit [www.aami.com.au/premium](http://www.aami.com.au/premium)

**!!IMPORTANT CHANGE!**  
FROM THIS RENEWAL, THE POLICY WILL NOT PROVIDE COVER IF YOUR PROPERTY IS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING. See certificate of insurance for details!

*WORKING ACC  
1/11/21*

### Payment Options



**Internet:** Visit [aami.com.au](http://aami.com.au)



**Phone:** To pay via our automated card payment system call 1300 764 135. We accept VISA, Mastercard and American Express.



**By Mail:** Send this payment slip with your cheque made payable to: AAMI GPO Box 5356, Sydney NSW 1176



**In Person:** At any Post Office in Australia.



**Direct Debit:**  
Call 13 22 44 to arrange payment by monthly instalments.

**BPAY** Biller Code: 655902  
Ref: 15344018991375

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)

Total Amount Payable	\$349.39
Due Date	3 November 2021
Reference Number	15344018991375

**POST billpay®**



\*4060 03112021 HPL018991375

Once payment is made this document is a Tax Invoice for GST, enabling you to claim input tax credits if applicable to your business.

## Certificate of Insurance

Date of Issue 30 September 2021  
 Policy Number HPL018991375  
 Page 1 of 2

### Landlord Insurance

Thank you for being an AAMI Landlord Contents Insurance customer.

Please have a read through the Certificate of Insurance to check all your policy details are correct and that the amount of cover meets your needs.

We do rely on you to honestly disclose all the correct details in regards to your policy.

We'd like to let you know that you can easily manage this policy online. Simply visit [aami.com.au/login](http://aami.com.au/login) to update your personal details, manage payments and view or update your policy details.

If you'd like help with something you can't take care of online, give us a call on 13 22 44.

Take care,

The AAMI Team

#### Insured Address

Unit 6,  
 43-49 GLADESVILLE BVD,  
 PATTERSON LAKES VIC 3197

#### Excess Details

You may be able to reduce your premium if you choose a higher Flexi-Premium excess.

Contents Flexi-Premiums <sup>®</sup> Excess:	\$300
Unoccupied Excess:	\$1,000

#### The Insured

Jill Christine Tuck Tuck as Trustees for Tuck Super Fund

#### Period of Insurance

3 November 2021 to 11:59pm 3 November 2022

#### Policy Type

Landlord Contents Insurance

#### What you have told us

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

#### Landlord Cover

Landlord Contents Sum Insured:	\$51,100
Legal Liability:	\$20 million
Tenant Protection Option:	Yes
Written rental agreement:	Yes

#### The Building

Dwelling Type:	Unit
Wall Construction:	Brick Veneer
Roof Construction:	Tile

For complaints concerning AAMI products or services, you can phone us on 1300 240 437; write to us at: AAMI Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@aami.com.au](mailto:idr@aami.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as AAMI (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

AAI Limited ABN 48 005 297 807 trading as AAMI.



273AA1HOMEREG212323PRE-109 S362 1723-35



SENDER

City of Kingston  
PO Box 1000 Mentone VIC 3194

TAX INVOICE  
ABN 80 640 377 247  
kingston.vic.gov.au  
1300 653 356 131 450  
info@kingston.vic.gov.au  
cityofkingston

### NOTICE SUMMARY

ASSESSMENT NUMBER **115227/9**  
DATE ISSUED **06/08/2021**

**TOTAL AMOUNT PAYABLE**  
**\$1,638.93**

INCLUDES THE FOLLOWING

**TOTAL PENSION REBATES**  
**\$0.00**

**ARREARS OUTSTANDING**  
**\$0.00**

Interest will be charged on outstanding arrears from 1 July 2022

# Rates & Valuation Notice

NOTICE FOR PERIOD 1 JULY 2021 TO 30 JUNE 2022



031 0027572

Camellia Music Pty Ltd  
ATF The Tuck Superannuation Fund  
33 Gareth Av  
BEAUMARIS VIC 3193

**Pay online**  
kingston.vic.gov.au/pay

#### WHY YOUR RATES NOTICE MAY LOOK A LITTLE DIFFERENT...

As part of our ongoing COVID-19 community support there will be no interest charged on outstanding rates until 30 June 2022. Last year residents with a residential bin service received \$118 waste discount - this year the waste charge has returned to normal.

Head to [kingston.vic.gov.au/rates](http://kingston.vic.gov.au/rates) for more information.

<b>Council Rate &amp; Charges 2021/2022</b>	
General Rate = CIV x 0.0019519 rate in \$	\$897.87
Municipal Charge	\$100.00
Quiet Lakes Special Charge- Yr 5 of 5 ends 21/22	\$173.92
Waste Choice A-120lt Bin 240lt Green & Recycle Bin	\$326.00
<b>Total Council Rate &amp; Charges 2021/2022</b>	<b>\$1,497.79</b>
<b>Victorian Government Fire Services Property Levy 2021/2022</b>	
FRV Residential Rate =CIV X .000059 rate in \$	\$27.14
FRV Residential Fire Services Property Levy-Fixed	\$114.00
<b>Total Victorian Government Fire Services Property Levy 2021/2022</b>	<b>\$141.14</b>
<b>TOTAL</b>	<b>\$1,638.93</b>

Payments and ownership changes made after 25 July 2021 may not shown on this notice.

### PROPERTY DETAILS

DESCRIPTION  
6 43-49 Gladesville Boulevard,  
PATTERSON LAKES VIC  
3197

SITE VALUE  
\$210,000

CAPITAL IMPROVED VALUE  
\$460,000

NET ANNUAL VALUE  
\$23,000

OPERATIVE VALUATION DATE  
1 July 2021

LEVEL OF VALUE DATE  
1 January 2021

LAND USE (FOR FSPL)  
Residential

AVPCC  
120 - Single Unit/Villa  
Unit/Townhouse

CONTACT DETAILS UP TO DATE? VISIT [KINGSTON.VIC.GOV.AU/CONTACTDETAILS](http://KINGSTON.VIC.GOV.AU/CONTACTDETAILS)

### PAYMENT OPTIONS

#### PAY BY INSTALMENTS

31 SEPTEMBER 2021	\$409.83
30 NOVEMBER 2021	\$409.70
29 FEBRUARY 2022	\$409.70
31 MAY 2022	\$409.70

To take up the instalment option you must make the first payment by 30 September 2021. Your first instalment will include any arrears outstanding (if any).

#### PAY A LUMP SUM

Take up this option by paying the total amount in one easy transaction.

\$1,638.93

Due date 15 February 2022

#### DIRECT DEBIT

To pay your account by direct debit, you must first notify Council by completing and returning our authorisation form found at [kingston.vic.gov.au/rates](http://kingston.vic.gov.au/rates)

Payments will be debited on the first of every month from September to June, your first payment includes outstanding arrears (if any).

1 x FIRST PAYMENT AMOUNT  
**Advised upon application**

9 x REMAINING MONTHLY AMOUNTS  
**Advised upon application**

HOW TO PAY

pay online  
quick and secure

[kingston.vic.gov.au/pay](http://kingston.vic.gov.au/pay)

Register to receive your notice via email

GO TO [KINGSTON.VIC.GOV.AU/RATES](http://KINGSTON.VIC.GOV.AU/RATES)

### Rates payment slip

IF PAYING BY MAIL, RETURN THIS SLIP WITH YOUR REMITTANCE

ASSESSMENT NUMBER:  
115227/9

RATEPAYER:  
Camellia Music Pty Ltd

PROPERTY DESCRIPTION:  
6 43-49 Gladesville Boulevard, PATTERSON LAKES VIC 3197

ENTERED BANKING 31/2/22

SEE OVERLEAF FOR OTHER PAYMENT OPTIONS AND DETAILS



1300 276 468  
BILLER CODE 8938  
REF 1152 279



Contact your bank or financial institution.

BILLER CODE 8938  
REF 1152 279



Receive, pay and store your bills in your online banking.



131 816  
BILLER CODE 0327  
REF 0011 5227 9

ARREARS ONLY \$0.00

INSTALMENT \$409.83

FULL PAYMENT \$1,638.93

INTERNAL USE ONLY



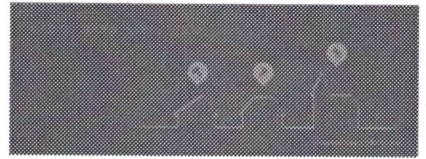
\*327 001152279



\*327 001152279



CC006# 2016300 232737



# TAX INVOICE

The Owner C/- Shannon Ogrizek, Hocking Stuart, Frankston  
11 Playne St  
FRANKSTON VIC 3199  
AUSTRALIA

**Invoice Date**  
22 Jun 2022

**Invoice Number**  
INV-9273

**Reference**  
6/43-49 Gladesville Blvd,  
Patterson Lakes

**ABN**  
66 613 519 172

Complete Property Solutions  
(AUST) PTY LTD  
13 Playne St  
FRANKSTON VIC 3199  
AUSTRALIA  
P: 0402 429 862  
E: enquiries@cpsaust.com.au

Description	Quantity	Unit Price	GST	Amount AUD
- Adjust wheels on cavity sliding door	1.00	575.00	10%	575.00
- Replace rollers on glass sliding door				
- Re-string clothesline				
- Secure loose vent				
- Sand & paint bedroom window sill				
- Fence couldn't be straightened because of palm tree. Installed a piece of plinth board to cover gap in corner				
			INCLUDES GST 10%	52.27
			<b>TOTAL AUD</b>	<b>575.00</b>

**Due Date: 22 Jul 2022**

Direct Deposit:  
Bank: National Australia Bank  
Account Name: Complete Property Solutions (AUST)  
Account Number: 23-776-7277  
BSB: 083-781

*Paid  
Working Acc  
26/6/22*



10<sup>th</sup> March 2022

Mrs G Tuck  
33 Gareth Avenue  
Beaumaris 3193

Dear Gill

Please find attached:

- 1) Renewal for Owner's Corporate Insurance for the sum \$3,258.35. The Brokers have suggested changing from CHU to Allianz (Strata Community Insurance) as they are significantly cheaper, still with a \$500 excess per claim. I haven't paid the account yet, if anyone would like to view the Policy let me know and I will arrange a copy for you. If I don't hear otherwise I will go ahead with the Broker's suggestion and pay this account. An excess of \$500 per claim of any kind, payable by the Unit Owner is still applicable.
- 2) Copy of bank statements for the past twelve months.
- 3) Breakdown of invoices for grounds

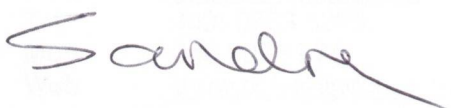
The annual Body Corporate fee of \$500.00 is now payable. Cheques can be forwarded to PO Box 66, Braeside 3195 or payments can be made online BSB: 013-472 Account No: 5049 46158. The bank balance is currently \$2469.68.

Grounds maintenance is continuing with Styal Environmental. I have attached a breakdown of invoices provided.

A reminder that it is the owner/occupant's responsibility to maintain the lot to an acceptable standard, this is not just to ensure the health and safety of others but it will also help maintain the value of each property.

Once again - should anyone else want to have a go at this admin I am more than happy to hand over! This year I have reimbursed myself \$20 for costs associated with consumables.

I can be contacted on 0413 620 951, or by email [sandrapemberton@gmail.com](mailto:sandrapemberton@gmail.com). Thank you



**Sandra Pemberton**

PAID

22/3/22