

Land Tax Assessment Notice



Land Tax in this notice has been assessed for the:
2023 Tax Year

Issue date 18 January 2023
Enquiries 1300 139 816 (8.30 am - 5.00 pm)
Website www.revenue.nsw.gov.au

000448
004
JINJA PTY LTD
22 COWAN RD
MOUNT COLAH NSW 2079

Client ID	82553614
Correspondence ID	1757532518
Due date	27/2/2023
Assessment Amount	\$19 763.45

Assessment details (please refer to the enclosed supporting information)

Payment Options

Pay in full to receive a discount	Due date	Amount due
You must pay by the due date to receive a discount of \$98.85	27/2/2023	\$19 664.60

Pay in interest-free instalments	Due date	Amount due
Pay in 3 instalments		
Total amount due is \$19 763.45		
First instalment	27/2/2023	\$6 587.85
Second instalment	29/3/2023	\$6 587.80
Third instalment	28/4/2023	\$6 587.80

Pay within a 6-month period

Go to www.revenue.nsw.gov.au/landtax prior to the 27/2/2023 to set up your payment plan. Any overdue amounts from prior years will be included in the first instalment.

You can schedule a direct debit to make repayments against your payment plan.

If your circumstances change, resulting in a reassessment, your payment plan will be cancelled.

Payment plans that extend beyond 6 months may accrue interest daily until paid in full.

Scott Johnston
Chief Commissioner of State Revenue

Payment Methods



Set up direct debit, or make online credit card* payments at www.revenue.nsw.gov.au or phone 1300 363 291.
Billers code: 3384 Ref: 1757 5325 18



BPAY: Internet or phone banking.
Billers code: 3384 Ref: 1757 5325 18

*Note: We accept MasterCard and Visa.

A card payment fee may apply. This fee is not subject to GST.

Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

PAID 16.2.23 \$ 19,664.60.

+00001757532518> +001508+ <0000000000> <0000000000> +444+

Supporting information (cont.)

Name: JINJA PTY LTD
 Client ID: 82553614
 Correspondence ID: 1757532518
 Issue date: 18 January 2023

A land tax year is based on land owned between 1 January to 31 December of the preceding year.
 Land tax is applied for the full calendar year following the taxing date of 31 December.

The assessment for the 2023 tax year is based on the following land owned as at 31 December 2022

Aggregated land

Land item no.	Land item and property ID	Notes	% Owned	Land Tax Taxable Value \$	Surcharge Taxable Value \$	Average land value - calculated from the land value(s)			
						LAND VALUE(S)			
						2021 \$	2022 \$	2023 \$	Average land value \$
1	Unit 2 31-37 SALISBURY RD ASQUITH PID - 668861		100	152 400	Not applicable	127 800	147 960	181 440	152 400
2	Unit 8 31-37 SALISBURY RD ASQUITH PID - 668867		100	177 800	Not applicable	149 100	172 620	211 680	177 800
3	Unit 11 31-37 SALISBURY RD ASQUITH PID - 668870		100	110 067	Not applicable	92 300	106 860	131 040	110 067
4	Unit 12 31-37 SALISBURY RD ASQUITH PID - 668871		100	110 067	Not applicable	92 300	106 860	131 040	110 067
5	18 COWAN RD MOUNT COLAH PID - 636359		100	898 333	Not applicable	722 000	873 000	1 100 000	898 333
6	Unit 13 31-37 SALISBURY RD ASQUITH PID - 668872		100	127 000	Not applicable	106 500	123 300	151 200	127 000
7	Unit 7 31-37 SALISBURY RD ASQUITH PID - 668866		100	194 733	Not applicable	163 300	189 060	231 840	194 733
8	Unit 9 31-37 SALISBURY RD ASQUITH PID - 668868		100	152 400	Not applicable	127 800	147 960	181 440	152 400
9	Unit 10 31-37 SALISBURY RD ASQUITH PID - 668869		100	143 933	Not applicable	120 700	139 740	171 360	143 933



Supporting information (cont.)

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 Client ID: 82553614
 Correspondence ID: 1757532518
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Aggregated land

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						LAND VALUE(S)			
				2021 \$	2022 \$	2023 \$	Average land value \$		
10	Unit 6 31-37 SALISBURY RD ASQUITH PID - 668865		100	131 233	Not applicable	110 050	127 410	156 240	131 233

Total aggregated land value

\$2 197 966

Nil

Assessment calculation: Land Tax

Aggregated taxable land value	2 197 966
Less threshold	<u>969 000</u>
Tax \$100 plus balance @ 1.6%	1 228 966
Subtotal	19 763.46
Total tax payable	\$19 763.45

Payment submitted



Paid \$19,664.60 to Land Tax Jinja 2023 3384 17 5753 2518 REVENUE NSW

Receipt no

N221638686554

From

Super Cheque

062-106 1001 8342

Ref

1757532518

Description

Trans

On

Thu 16 Feb 2023 at 08:55 PM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

JINJA PTY LTD
22 COWAN RD MOUNT COLAH NSW 2079

INVOICE STATEMENT
Issue date 12 Jun 23
JINJA PTY LTD

ACN 001 740 576
Account No. 22 001740576

Summary

Opening Balance	\$0.00
New items	\$290.00
Payments & credits	\$0.00
TOTAL DUE	\$290.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 12 Aug 23	\$290.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP
JINJA PTY LTD

ACN 001 740 576 Account No: 22 001740576



22 001740576

TOTAL DUE	\$290.00
Immediately	\$0.00
By 12 Aug 23	\$290.00

Payment options are listed on the back of this payment slip



Biller Code: 17301
Ref: 2290017405767



*814 129 0002290017405767 47

Payment submitted



Paid \$290.00 to AUSTRALIAN SECURITIE 17301 2 2900 1740 5767
AUSTRALIAN SECURITIES & INVESTMENTS COMMISSION

Receipt no
N262434506191

From
Delta
062-106 0011 1373

Ref
2290017405767

Description
Trans

On
Sat 24 June 2023 at 07:55 AM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)

JENNIFER GIBBON

ABN 11 677 324 780

Chartered Accountant
Registered Tax Agent

PO Box 65
Mount Colah NSW 2079
Ph: 0419 414 295
A/H: (02) 99871958
Email: jgibbon@bigpond.net.au

TAX INVOICE

TO JINJA PTY LTD SUPERANNUATION FUND
22 Cowan Rd
MT COLAH NSW 2079

REFERENCE HART010

DATE 26 August, 2022

FUND JINJA PTY LTD SUPERANNUATION FUND

Professional services rendered:

Processing and reconciling financial information provided for the year ended 30 June 2022.

Preparation of financial statements and reports, including notes to the accounts and detailed profit and loss statement and the schedule to the accounts for the year ended 30 June 2022.

Actuarial Certificate for Pension Exempt %.

Preparation of the 2022 SMSF income tax return for the year ended 30 June 2022.
Preparation of schedules required with income tax return.

Attending to lodgment of the income tax return with the Australian Taxation Office.

Total amounts invoiced	5500.00
Plus GST	550.00
Credit for amounts received	0.00

Total amount to pay	\$6050.00
	=====

Please make cheque payable to **Jennifer Gibbon**
Or pay direct into bank account: **BSB 012266 Account No 347644809**
& please forward your payment within 7 days



Transfer to other Bank NetBank Trans

-\$6,050.00

To

Jennifer Gibbon 012-266 3476 44809
Australia & New Zealand Banking Group Limited

From

Super Cheque 062-106 1001 8342

On

Sun 28 Aug 2022, 10:09:07 AM (Syd/Melb Time)

Your description

Trans

Recipient's description

Jinja Super Fund

Receipt number

1282824339769

SUPER AUDITS

TAX INVOICE

Supplier: Super Audits

Auditor: A.W. Boys
SMSF Auditor Number (SAN) 100014140
Registered Company Auditor (67793)

Address: Box 3376
Rundle Mall 5000

ABN: 20 461 503 652

Services: Auditing

Date: 25 August 2022

Recipient: Jinja Pty Ltd Super Fund

Address: C/- PO Box 65 MOUNT COLAH NSW 2079

Description of Services

Statutory audit of the Jinja Pty Ltd Super Fund for the financial year ending 30 June 2022.

Fee: \$800.00

GST: \$80.00

Total: \$880.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

Payment submitted



Paid \$880.00 to Super Audits

015-056 3873 92386

Receipt no

N282824354282

From

Super Cheque

062-106 1001 8342

Description on your statement

Trans

Description on recipient's statement

Jinja Super Fund

On

Sun 28 Aug 2022 at 10:10 AM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)

Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



004-00412-
JINJA PTY LTD SUPERANNUATION FUND
22 COWAN RD
MOUNT COLAH NSW 2079

Dear Policy Holder,

Thank you for insuring your Property with GIO. Your current policy expires at 11:59pm on 2 April 2023 and we would like to invite you to renew with us for a further 12 months.

We have enclosed your renewal documents. Please read the information on the following pages.

It is important to review the information in your renewal Certificate carefully to ensure all details are correct. Some policy details such as your excess and sum insured may have changed. Some details about the insured address may no longer appear on your Certificate of Insurance as we can determine the information from other sources. For more information please visit www.gio.com.au/sum-insured. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

Regards,

The GIO Team



Landlord Insurance
Account

Payment details

Policy number	HGL004470139
Period of insurance	02-04-2023 to 02-04-2024
Total amount payable	\$877.25
Due date	02-04-2023

Your discounts

GIO offers a Multi-policy discount when you have 3 or more eligible products. If you believe you may qualify and it is not listed above, please contact us.

For full info on ways to save go to gio.com.au/save

Payment slip

Policy number: **HGL004470139**

Reference number: **14220004470139**

Amount due: **\$877.25**

Due date: **02-04-2023**



Billor Code: 655746
Ref: 14220004470139

Telephone & Internet Banking - BRAY
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



Direct Debit
Call 13 10 10 to arrange payment by instalments of \$87.72. It costs more to pay by the month.



In person
At any Post Office



*4055 02042023 HGL004470139



Internet
To pay by VISA, Mastercard or American Express visit gio.com.au/payments



Phone
To pay via our automated credit card payment system call 1300 749 658 VISA, Mastercard, American Express



Mail
Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGL004470139



Enquiries: 13 10 10
 Claims: 13 14 16 (24/7 for new claims)
 gio.com.au

Certificate of Insurance

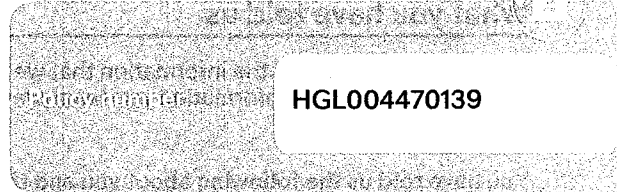
Please read the information on your Certificate of Insurance carefully.

Please also check the amount of cover meets your needs.

If any of the information below is incorrect or incomplete, please visit our website at www.gio.com.au to manage your policy online or contact us on 13 10 10.

Insured: Jinja PTY LTD Superannuation Fund

Type of cover: Landlord Property Insurance



Insured address 18 COWAN RD, MOUNT COLAH NSW 2079
Property sum insured \$600,000
Legal liability up to \$20 million
Period of insurance From 2 April 2023 until 11:59pm 2 April 2024

Optional covers

If you've just enjoyed a year's free optional cover, or a free upgrade, for your last period of insurance, you may have recently received a letter to let you know that this offer is coming to an end. Unless you have told us otherwise, the option or upgrade you had last year will be offered in this renewal and included in the premium amount payable. The following options indicated with a ✓ are included in your policy.

Please check your Certificate of Insurance to see what options and level of cover your policy has and contact us if you would like to make any changes. Options indicated with a ✗ have not been selected.

Home options:

Accidental damage

Motor burnout

Excess details

You may be able to reduce your premium if you choose a higher standard excess.

Property Standard excess \$5,000
Loss of rent - tenant default excess \$500

You will have to pay the following excesses in addition if they apply in the circumstances of your claim:

Unoccupied excess	\$1,000
Earthquake and tsunami excess	\$300
Theft or burglary by tenants or their guests excess	\$500
Malicious acts or vandalism by tenants or their guests excess	\$500



062G11A2205704PR/E-412/S-1669/I-33371



Enquiries: 13 10 10
Claims: 13 14 46 (24/7 for new claims)
gio.com.au



062GI1A2205704PR/E-412/S-1670/I-3339/

For complaints concerning GIO products or services, you can phone us on 1300 264 094; write to us at: GIO Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on idr@gio.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 GIO (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.

SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT

Landlord Insurance

This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859, trading as GIO. This SPDS was prepared on 18 May 2022.

This SPDS supplements the GIO Landlord Insurance Product Disclosure Statement (PDS), prepared on 25 November 2020, and must be read together with the PDS that you hold and any other SPDS we may give you for the PDS.

The purpose of this SPDS is to:

- update information about how we will pay claims under the additional cover 'Lock replacement (after theft of keys)' and under the optional cover 'Motor burnout';
- Update information about how we will settle claims under 'How we settle contents claims' and add a new section 'For additional covers or optional covers' to update information about how we will settle claims under those covers; and
- update information about what we cover under 'Loss of rent - tenant default: Tenant stops paying rent and permanently leaves'.

Changes to the PDS

1. In 'Loss of rent - tenant default: Tenant stops paying rent and permanently leaves' on page 56, under the heading 'We cover' remove:

Cover will commence from the date the tenant until the earliest of the following times:

- the date you re-let the property;
- the date the tenant's rental agreement comes to an end;
- the 14 weeks or 2 week limit (whichever applies) is reached.

and replace it with:

Cover will commence from the date the tenant stops paying any rent until the earliest of the following times:

- the date you re-let the property;
- the date the tenant's rental agreement comes to an end;
- the 14 weeks or 2 week limit (whichever applies) is reached.

2. In 'Motor burnout' on page 64, above the heading 'Replacing the whole appliance' add:

Paying you

If you have already had the motor repaired or replaced when you lodge a claim, this means we are not able to repair or replace the motor or arrange for someone to do this and we will pay you the reasonable cost of the repair or replacement of the motor. This also means the second dot point under the heading 'What you must not do' on page 70 does not apply to motor burnout.

3. The paragraphs below the heading 'How we settle contents claims' on page 73 and above the heading 'When we settle your contents claims we will not' on page 74 are deleted and replaced with:

When your claim for loss, theft or damage to your contents is covered, your contents may be replaced, repaired or we may pay you.

We will aim to use a member of our supplier network to repair or replace damaged contents.

Sometimes this is not always possible or practical and this will determine how your contents claim will be settled.

This will not be possible or practical where:

- there is pre-existing damage to your contents item(s) or it is unsafe to repair them;



Payment submitted



Paid \$877.25 to House 18 Cowan Rd 655746 14 2200 0447 0139
AAI LIMITED T/A GIO

Receipt no
N231931034371

From
Super Cheque
062-106 1001 8342

Ref
14220004470139

Description
Trans

On
Sun 19 Mar 2023 at 10:05 AM (Syd/Melb)

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

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