

RENT DETAILS 19/20			
2807 WARBURTON HIGHWAY WESBURN			
	2050		
9/01/2020	\$1,400		Bond
9/01/2020	\$350.00	✓	Rent for week 11/1/20 to 17/1/20
15/01/2020	\$350.00	✓	Rent for week 18/1/20 to 24/1/20
22/01/2020	\$350.00	✓	Rent for week 25/1/20 to 31/1/20
30/01/2020	\$350.00	✓	Rent for week 1/2/20 to 7/2/20
5/02/2020	\$350.00	✓	Rent for week 8/2/20 to 14/2/20
12/02/2020	\$350.00	✓	Rent for week 15/2/20 to 21/2/20
19/02/2020	\$350.00	✓	Rent for week 22/2/20 to 28/2/20
26/02/2020	\$350.00	✓	Rent for week 29/2/20 to 6/3/20
4/03/2020	\$350.00	✓	Rent for week 7/3/20 to 13/3/20
11/03/2020	\$350.00	✓	Rent for week 14/3/20 to 20/3/20
18/03/2020	\$350.00	✓	Rent for week 21/3/20 to 27/3/20
25/03/2020	\$350.00	✓	Rent for week 28/3/20 to 3/4/20
1/04/2020	\$350.00	✓	Rent for week 4/4/20 to 10/4/20
8/04/2020	\$350.00	✓	Rent for week 11/4/20 to 17/4/20
16/04/2020	\$350.00	✓	Rent for week 18/4/20 to 24/4/20
22/04/2020	\$350.00	✓	Rent for week 25/4/20 to 1/5/20
30/04/2020	\$350.00	✓	Rent for week 2/5/20 to 8/5/20
7/05/2020	\$350.00	✓	Rent for week 9/5/20 to 15/5/20
14/05/2020	\$350.00	✓	Rent for week 16/5/20 to 22/5/20
20/05/2020	\$350.00	✓	Rent for week 23/5/20 to 29/5/20
27/05/2020	\$350.00	✓	Rent for week 30/5/20 to 5/6/20
3/06/2020	\$350.00	✓	Rent for week 6/6/20 to 12/6/20
11/06/2020	\$350.00	✓	Rent for week 13/6/20 to 19/6/20
17/06/2020	\$350.00	✓	Rent for week 20/6/20 to 26/6/20
25/06/2020	\$350.00	✓	Rent for week 27/6/20 to 3/7/20

$25 \times \$350. = \$8750.$   
 + Bell Real Estate \$411.43  
 \$9161.43

0700



think big think bell

(w) 03 5966 2530  
www.bellrealestate.com.au  
warburton@bellrealestate.com.au  
P.O.Box 400  
Yarra Junction Victoria 3797  
ABN: 68 007 226 048  
Licence: 026666L

Debra Halit  
PO Box 292  
Warburton VIC 3799

### Folio Summary

Folio: OWN00168  
From: 1/07/2019  
To: 30/06/2020  
Created: 1/07/2020

<b>Money In</b>	<b>Money Out</b>	<b>Balance</b>
<b>\$411.43</b>	<b>\$28.13</b>	<b>\$383.30</b>

Account	Included Tax	Money Out	Money In
<b>2807 Warburton Hwy, Wesburn VIC</b>			
Rent			\$411.43
Management fee	\$2.06	\$22.63	
Subtotal		<u>\$22.63</u>	<u>\$411.43</u>
<b>Account Transactions</b>			
Administration fee	\$0.50	\$5.50	
Subtotal		<u>\$5.50</u>	<u>\$0.00</u>
<b>Total</b>		<u>\$28.13</u>	<u>\$411.43</u>

Total Tax on Money Out: \$2.56

1991

### Residential Tenancy Agreement VIC

Date this agreement is made

08 / 01 / 2020

Between

#### PROPERTY OWNER(S)

Name of Property Owner 1

Tilah Pty Ltd atf Jacara Superfund

ACN (if applicable)

101 082 937

Address

P O Box 292 Warburton Postcode: 3799

Name of Property Owner 2

ACN (if applicable)

Address

Postcode:

#### TENANT(S)

Name of Tenant 1

Christian Lewis

ACN (if applicable)

N/A

Address

Postcode:

Name of Tenant 2

Mareike Kreilaus

ACN (if applicable)

N/A

Address

Postcode:

Name of Tenant 3

Ava Lewis

ACN (if applicable)

N/A

Address

Postcode:

Name of Tenant 4

ACN (if applicable)

Address

Postcode:

dinnybam1@hotmail.com

# landlord academy.

## Premises

Rented premises address

House and part of yard area of 2807 Warburton Highway Wesburn

Postcode: 3799

## Rent

Rent Amount

\$ 350

Date of the first rent payment due

10 / 01 / 2020

Pay period

Monthly

due on the

of each month

Eg 15th

Fortnightly

Weekly

Method and Place of Rent Payments

Direct Debit - Account Name: Tilah Pty Ltd atf Jacara Superfund BSB: 633 000 Account Number: 160 402 749

First payment on 10/01/20 covers week from 11/01/20 to 17/01/20

## Bond

The TENANT must pay the bond amount specified below.

In accordance with the Residential Tenancies Act 1997, the PROPERTY OWNER must lodge the bond with the Residential Tenancies Bond Authority (RTBA) within 10 business days after receiving the bond.

If the TENANT does not receive a bond receipt from the RTBA within 15 business days of handing over the bond money, they should telephone the RTBA on 1300 13 71 64.

Bond Amount

\$ 1400

Date the bond is due

10 / 01 / 2020

If there is more than one TENANT and they do not contribute equally to the total bond, the amounts they each contribute must be listed here. This list is for reference only and will not be recognised by the RTBA.

Name of Tenant

Bond Amount

Name of Tenant 2

Bond Amount

Name of Tenant 3

Bond Amount

Name of Tenant 4

Bond Amount

## Period

Fixed Period

 ▷

The period the agreement commences

11 / 01 / 2020

and ends on

08 / 01 / 2021

unless the agreement terminates in accordance with the Residential Tenancies Act 1997, the agreement will continue as a periodic tenancy.

OR Periodic

 ▷

The agreement will commence on

/ /

and continue until terminated in accordance with the Residential Tenancies Act 1997.

## Terms

### Condition of premises

The PROPERTY OWNER must:

- (a) ensure that the premises are maintained in good repair, and
- (b) If the PROPERTY OWNER owns or controls the common areas, take reasonable steps to ensure that the common areas are maintained in good repair.

### Damage to premises

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging the premises and any common areas.
- (c) The TENANT who becomes aware of damage to the rented premises must give notice to the PROPERTY OWNER of any damage to the premises as soon as practicable.

### Cleanliness of the premises

- (a) The PROPERTY OWNER must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.
- (b) The TENANT must keep the premises in reasonably clean condition during the period of agreement.

### Use of premises

- (a) The TENANT must not use or allow the premises to be used for any illegal purpose.
- (b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

### Quiet enjoyment

The PROPERTY OWNER must take all reasonable steps to ensure that the TENANT has quiet enjoyment of the premises.

### Assignment or sub-letting

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the PROPERTY OWNER. The PROPERTY OWNER's consent must not be unreasonably withheld.
- (b) The PROPERTY OWNER must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the PROPERTY OWNER in relation to the preparation of a written assignment or the agreement.

### Residential Tenancies Act 1997

- (a) Each party must comply with the Residential Tenancies Act 1997.
- (b) For further rights and duties refer to the Residential Tenancies Act 1997.

**Items let with the premises (if any); B. Additional terms (if any)**

This section lists any additional items and terms to this agreement. The terms listed cannot take away any of the rights and duties included in the Residential Tenancies Act 1997. If you need extra space, please attach a separate sheet. Both the PROPERTY OWNER and TENANT should sign and date any attachments. Any additional terms must also comply with the Unfair Contract Terms under the Fair Trading Act 1999. Contact Consumer Affairs Victoria on 1300 55 81 81 for further information.

This agreement is for a 12 month period (3 month probation period as agreed).
Tenants to arrange to have utilites connected.
Tenants have one (1) fully house trained dog which can stay on premises as per following terms: Dog can be inside at night but will be crated as mentioned by yourselves.
You have informed us that dog does not bark and that during the day will be outside.
If there is any complaints from neighbours dog is be removed from property immediately.
Inspection of house/property at end of 3 month probation, then as agreed between parties.
We wish to have it noted that we have raised concerns that we thought the property was unsuitable due to the fact there are no fences at present and therefore a safety issue with toddlers/young children/dogs. Due to dog on premises we would appreciate if carpets were professionally cleaned on termination of agreement.

**Signatures**

**PROPERTY OWNER(S)**

Name of Property Owner 1

Debra Halit

Signature of Property Owner 1

Name of Property Owner 2

Brendon Halit

Signature of Property Owner 2

**TENANT(S)**

Name of Tenant 1

Christian Lewis

Signature of Tenant 1

Name of Tenant 2

Mareike Kreilaus

Signature of Tenant 2

Name of Tenant 3

Ava Lewis

Signature of Tenant 3

Name of Tenant 4

Signature of Tenant 4

0716.

Yarra Ranges Contracting Pty Ltd ABN 73 075 330 077

Page 1 of 1

Ledger Entries Report for the year ending 30 June, 2020

26/03/2021

12:20

Date	Trans No	Chq/Rec	Description	Code	Debit	Credit	Total
Account number 1936 - Superannuation - Assoc persons							
30/06/2020	000000019	J	super associates		49,601.00		49,601.00
Total					<u>49,601.00</u>		

∧

Brendon \$25000

Debra \$24601.

Mr & Mrs B Halit  
Jacara Super Fund  
PO Box 292  
WARBURTON VIC 3799

**Tax Invoice**  
**013042**

Ref: JACSF01  
27 February, 2020

Description	Amount
Fee for the preparation and lodgement of your income tax return for the year ended 30th June 2019.	
Fee for the preparation of your financial statements for the year ended 30th June 2019, for:	
Jacara Super Fund	
and for annual minutes and distribution statements for the year ended 30th June 2019.	
Fee for the preparation and notification of Superannuation Contribution Information to the Australian Taxation Office for the year ended 30th June 2019.	
GST	710.00
	71.00
<b>Terms: Fourteen Days</b> <span style="float: right;"><b>Amount Due: \$ 781.00</b></span>	

*Please detach the portion below and forward with your payment*

**Remittance Advice**

Jacara Super Fund		Invoice: 013042	
Cash <input type="checkbox"/>	Dir Debit <input type="checkbox"/>	BSB: 083 125	Ref: JACSF01
		Account: 54619 9306	27 February, 2020
		Name: SA Elliott	
Cheque <input type="checkbox"/>	Visa <input type="checkbox"/>	Mastercard <input type="checkbox"/>	<b>Amount Due: \$ 781.00</b>
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security code (CCV)	<input type="text"/>	Expiry Date .....	Signature .....



**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:** 17 January 2020

**Recipient:** Jacara Super Fund

**Address:** C/- PO Box 211 LILYDALE Vic. 3140

**Description of Services**

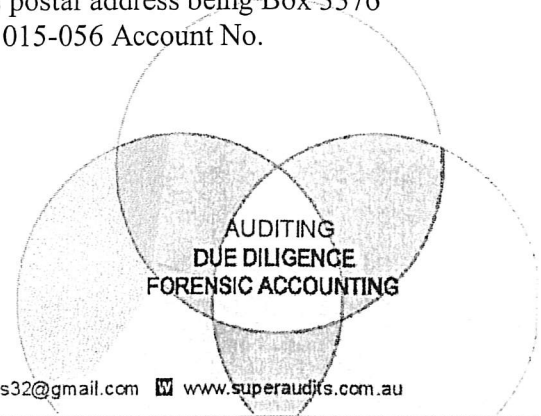
Statutory audit of the Jacara Super Fund for the financial year ending 30 June 2019.

**Fee:** \$350.00

**GST:** \$35.00

**Total:** \$385.00

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.



Liability limited by a scheme approved under Professional Standards Legislation





**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

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

TILAH PTY LTD  
ELLIOTT SHANE ASHLEY  
PO BOX 211  
LILYDALE VIC 3140

INVOICE STATEMENT

Issue date 24 Jun 19

TILAH PTY LTD

ACN 101 082 937

Account No. 22 101082937

**Summary**

Opening Balance	\$0.00
New items	\$53.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$53.00</b>

- 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	<b>\$0.00</b>
By 24 Aug 19	<b>\$53.00</b>

*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  
TILAH PTY LTD

ACN 101 082 937 Account No: 22 101082937



22 101082937

<b>TOTAL DUE</b>	<b>\$53.00</b>
Immediately	<b>\$0.00</b>
By 24 Aug 19	<b>\$53.00</b>

*Payment options are listed on the back of this payment slip*



Biller Code: 17301  
Ref: 2291010829375



\*814 129 0002291010829375 09

1970 01

# Zurich Protection Plus Policy anniversary notice



F 001546 000  
[Barcode]

Jacara Superannuation Fund  
Tilah Pty Ltd A/T/F  
15 Porters Road  
WESBURN VIC 3799

[www.zurich.com.au](http://www.zurich.com.au)  
Customer Care: 131 551  
[client.service@zurich.com.au](mailto:client.service@zurich.com.au)  
Locked Bag 994  
North Sydney NSW 2059

Policy number  
**03298446**

**PAID** 15/7/2019  
REC: 1097 31393

**Policy owner:** Jacara Superannuation Fund  
(Superannuation, held by external trustee)  
**Policy type:** Zurich Protection Plus  
**Period of cover:** 28 July 2019 to 27 July 2020  
**Payment frequency:** Yearly

	30 June 2019
Premium amount	<b>\$11,642.34</b>
Amount due:	<b>\$11,642.34</b>
Due date:	<b>28 Jul 2019</b>

Thank you for choosing Zurich

As you consider your life insurance protection for the year ahead, we wanted to say 'thank you' for continuing to entrust your financial future – and that of your loved ones – to Zurich. Our promise is that we will be there when it matters most, providing protection that represents quality and value for money. It's a commitment to Australian individuals, families and businesses that we have been honouring for more than 50 years.

This is your policy anniversary update

We are writing to tell you about changes to your insurance premium for the next policy year.

Your next premium is now due

Please arrange payment of \$11,642.34 by 28 July 2019 using one of the payment options offered.

Inflation protection – maintaining the value of your cover

This policy has in-built inflation protection to help maintain the value of your cover over time without health assessment, which is why the sum insured has been increased by a factor reflecting the inflation rate.

The cost of cover usually increases each year with age

Some or all of the benefits on this policy have a stepped premium structure, which means the cost of cover will generally increase each year based on the age of the life insured. The premium for each item of cover in the next policy year is shown in the product information table.

## Payment options

	Billers Code:	787853
	Ref:	032984460
<b>Telephone &amp; Internet Banking – Bpay®</b>		
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>		



### Pay by Direct Debit

Setting up a direct debit or updating your direct debit details is easy. Please contact us on 131 551 to arrange payment from a bank account, Visa or Mastercard, or to request a direct debit form.

AWA5-014392-2019-W1

Product information

Life Insured	Cover	Sum insured without cover increase	Sum insured	Premium without cover increase	Premium
Brendon Halit	Death & terminal illness	\$2,210,476	\$2,321,000	\$4,253.62	\$4,466.30
	TPD insurance	\$2,159,070	\$2,267,024	\$6,834.32	\$7,176.04
	<b>Total</b>			<b>\$11,087.94</b>	<b>\$11,642.34</b>

Cover	Description summary
	Refer to the policy conditions for full details.
Death & terminal illness	A lump sum payment on the life insured's death or terminal illness during the term of the policy.
TPD insurance	A lump sum payment on the life insured meeting the total and permanent disability definition relevant to your policy.

Any special conditions and exclusions which apply to this policy are outlined in the most recently issued policy schedule.

## Detailed policy breakdown

Below is a summary of the insurance benefits which apply to this policy.

Life Insured	Cover type	Current cover	Increased cover	Premium without cover increase	Premium with cover increase
Debbie Halit	Death & terminal illness	\$1,514,650	\$1,590,383	\$2,478.97	\$2,602.92
<b>Total</b>				<b>\$2,478.97</b>	<b>\$2,602.92</b>

Full terms and conditions of your cover, including any special conditions and exclusions, are outlined in the most recently issued policy schedule and PDS. If you don't have the PDS, visit [zurich.com.au/lifepds](http://zurich.com.au/lifepds) or contact us and we will send one to you.

## Inflation protection

Your policy has in-built inflation protection to help maintain the value of your cover over time. If you opt out of inflation protection, your future insurance cover might not give you the same real value as it would today. If you would like to maintain the same cover amount, please contact your local insurance specialist on 131 551 or simply pay the lower premium amount of \$2,478.97 before the due date.

## Benefits of your policy

Some of the features of your policy include:

- Guaranteed renewal of your policy terms up until the expiry date, regardless of any change in health.
- Worldwide cover 24 hours a day, seven days a week.
- Cover increase without health evidence. For example if you've had a baby, a child start secondary school or a new mortgage you may be eligible for an increase in cover.



Good news, we've made some improvements which affect the cover provided under your policy. Please refer to the information about the changes set out under the heading 'Upgrades to your policy'.

## Life insurance code of practice

As a member of the Financial Services Council of Australia (the FSC), we are bound by the Life Insurance Code of Practice, which outlines the standards that we are committed to in providing life insurance services to you. The Code can be found at [fsc.org.au](http://fsc.org.au).

## Upgrades to your policy effective from 27 May 2019

We have improved some of the terms of your policy. As your policy includes a guarantee of upgrade provision, the following improvements automatically apply to you for insured events which occur on or after 27 May 2019.

- The Future insurability provision will now allow a cover increase when the life insured's child turns 18. And exercising the benefit is now more flexible - increases can be made within 30 days of either when the event occurs or the next policy anniversary.

This is only a summary. Please refer to the Wealth Protection Policy Updates on our website: [zurich.com.au/existingcustomers](http://zurich.com.au/existingcustomers) where we provide full details.

# Zurich Protection Plus

## Your policy anniversary



002222 000



Jacara Superannuation Fund  
Tilah Pty Ltd A/T/F  
15 Porters Road  
WESBURN VIC 3799

*Superannuation*



ZURICH®

PAID

2814120

Life insured:  
**Debbie Halit**

Policy number:  
**03298452**

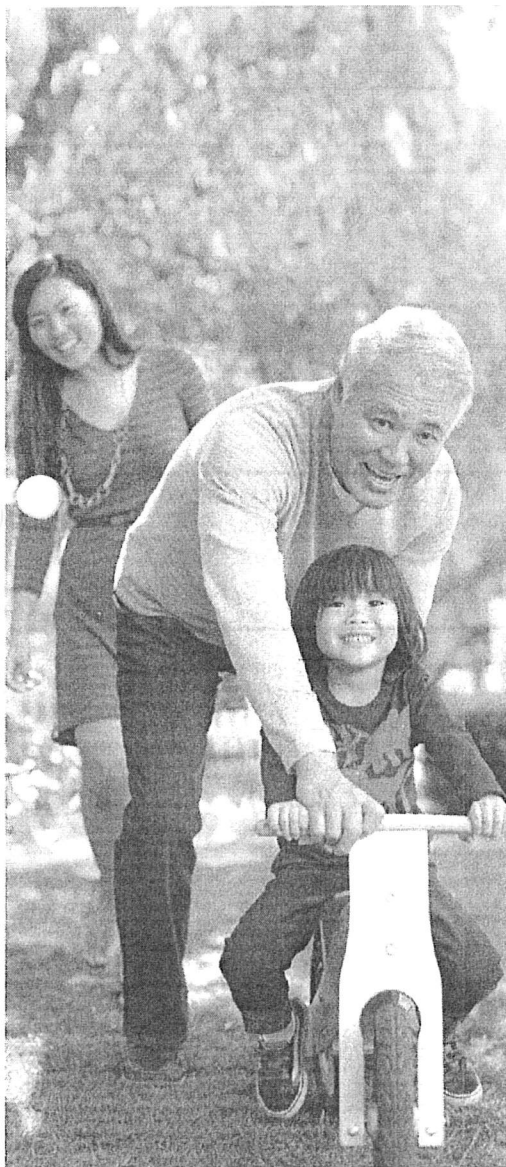
Policy type:  
**Zurich Protection Plus**  
(Superannuation, held by  
external trustee)

Policy owner:  
**Jacara Superannuation  
Fund**

13 April 2020

### Thank you for being a Zurich customer

We are writing to tell you about changes to your insurance premium for the next policy year and to let you know that your premium is due soon. Please arrange payment of \$2,602.92 by 10 May 2020 using one of the payment options offered.



### You've selected Premium with cover increase

Period of cover:  
**10 May 2020 to 9 May 2021**

With inflation protection

Your policy has in-built inflation protection to help maintain the value of your cover over time.

#### Cover summary

Your policy provides:

- a lump sum payment on the life insured's death or terminal illness during the term of the policy.

Premium yearly:  
**\$2,602.92**

Due on:  
**10 May 2020**

Your yearly premium is detailed in the policy breakdown on page 2 and will apply for the remainder of the policy year (unless you make a change to your policy).

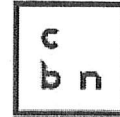


# THOMAS INSURANCE SERVICES

let us cover you...

Thomas Insurance Services  
Authorised Representative No: 256938  
ABN: 96 309 304 151  
Chris.thomas@naswg.com.au

PO Box 584,  
WARBURTON VIC 3799  
1/3395 Warburton Highway  
WARBURTON VIC 3799  
Tel: (03) 5966 2222



**AUTHORISED  
BROKER**

Community Broker  
Network Pty Ltd

ABN 60 096 916 184 | AFSL 233750

Page 1 of 8

Your policy is due for renewal for the period shown. Please review the details thoroughly to ensure all information is correct and policy coverage meets your requirements. Should you require any alterations to the particulars shown please contact your Account Manager.

Tilah Pty Ltd Atf Jacara Super Fund  
PO BOX 292  
WARBURTON VIC 3799

## TAX INVOICE

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

Invoice Date: 11/03/2020

Invoice No: 19695

Our Reference: TILAH

Should you have any queries in relation to this account, please contact your Account Manager  
Chris Thomas

## RENEWAL

Policy No: 06L6347308

Period of Cover:

From 17/04/2020

to 17/04/2021 at 4:00 pm

**Class of Policy:** Landlord Insurance

**Insurer:** Insurance Aust Limited (T/as CGU)  
Level 6, 388 George Street SYDNEY NSW 2000

ABN: 11 000 016 722

**The Insured:** Tilah Pty Ltd Atf Jacara Super Fund

**Details:** See attached schedule for a description of the risk(s) insured

Thankyou for your business we appreciate it  
2807 Warburton Highway, Wesburn

### Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$1,133.07	\$0.00	\$0.00	\$117.30	\$124.63	\$40.00
<b>TOTAL</b>					<b>\$1,415.00</b>

### YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance with an Insurer, you must disclose to the Insurer every matter that you know, or could reasonably be expected to know, that is relevant to the Insurer's decision whether to accept the risk of the insurance, and if so on what terms. You must answer the specific questions truthfully and accurately and not misrepresent the nature of the risk to the insurer. The duty also applies when you seek to renew, extend or alter a policy. It applies up to the time the policy is renewed, extended or altered.

### NON-DISCLOSURE

If you do not comply with your duty of disclosure, the Insurer may be entitled to reduce their liability under the contract in respect of a claim and/or cancel the contract. If your non-disclosure is fraudulent, the Insurer may decline the claim and may avoid the contract from its beginning. (see Important Notices attached)



Biller Code: 271072  
Ref: 563002402118744

Contact your financial institution to make this payment from your nominated account.

Our Reference: TILAH  
Invoice No: 19695  
Acct Man: Chris Thomas

PAID

12/5/2020



Mail this portion with your cheque payable to:  
Community Broker Network Pty Ltd  
PO Box 584  
WARBURTON VIC 3799



To pay with your  
VISA, Mastercard or AMEX - surcharges apply  
Call 03 5966 2222  
Visit <https://www.cbnet.com.au/pay-your-premium/>  
Client Ref: 562402X Invoice Ref: 19695

AMOUNT DUE

**\$1,415.00**

1490

# 2020 Land Tax Assessment Notice

STATE  
REVENUE  
OFFICE  
VICTORIA  
ABN 76 775 195 331

**PAID** 1516120.  
*entered*



7042166028009003571

029

TILAH PTY LTD  
15 PORTERS ROAD  
WESBURN VIC 3799



CUSTOMER NUMBER  
QUOTE IF YOU CONTACT US **106459453**

ASSESSMENT NUMBER  
THIS CHANGES EVERY YEAR **37850496**

ISSUE DATE **8 MAY 2020**

TOTAL PAYABLE **\$355.00**

INTEREST IS CHARGED ON LATE PAYMENTS

### TWO WAYS TO PAY

**1**

IN FULL

PAY BY **18 SEP 2020**

**2**

INSTALMENTS

MUST BE SET UP BY **5 JUN 2020**

Instalments are ONLY payable via the online system, AutoPay.

AutoPay allows you to set up automated payments using your credit card or transaction account.

Choose from the following options:

FOUR  
INSTALMENTS  
(EQUAL AMOUNTS)

MONTHLY  
INSTALMENTS

FORTNIGHTLY  
INSTALMENTS



[sro.vic.gov.au/autopay](http://sro.vic.gov.au/autopay)

## Paying land tax for the first time?



If you own property but you don't live in it, this may be the first time you'll be paying land tax. Find out more at [sro.vic.gov.au/first](http://sro.vic.gov.au/first)

*Paul Broderick*  
Paul Broderick  
Commissioner of State Revenue

### PAY IN FULL BY DUE DATE USING ONE OF THESE PAYMENT METHODS

**BPAY®**

**BPAY** Biller Code: 5249  
REF: 37850496

Telephone and internet banking  
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.  
[bpay.com.au](http://bpay.com.au)

**CARD**

 Customer No: 106459453  
REF: 37850496

Visa or Mastercard only  
Pay via our website or phone 13 21 61.  
A card payment fee applies.  
[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

**BRANCH**

**Westpac**  
Westpac Banking Corporation

Pay in person  
Take this notice to any Westpac branch and ensure the teller includes your reference number below as the transfer description.

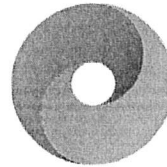
BSB: 033222 ACC: 170110  
REF: 3785049



1994

**Betterflow Plumbing & Gas Fitting**

5 Monbulk-Seville Road  
SEVILLE VIC 3139  
Australia  
Phone: 0413 358 869  
markmalan4@hotmail.com  
ABN: 27 470 615 816



**betterflow**  
PLUMBING & GAS FITTING

Invoice: IV00000278

**Tax Invoice**

Invoice date: 02/10/2019

**Bill to:**  
TILAH PTY LTD jacara super fund

**Due:**  
16/10/2019

DESCRIPTION	TAX TYPE	AMOUNT (ex GST)
Works carried out at 2807 Warburton hwy wesburn. Send jet up and locate drains located Aggie drain of septic field and lids ect cut and remove tree roots ect clean gutters and fix down pipe ect. Time on site hours 2.5 x \$72 = \$180 Jet and location invoice \$285 Septic clean out \$330	GST	795.00
	Sub-Total (ex GST):	\$795.00
	GST:	\$79.50
	Total (inc GST):	\$874.50
	Amount Paid:	\$0.00
	<b>AMOUNT DUE:</b>	<b>\$874.50</b>

PAID  
3/10/19  
Tilah #1e

**How to Pay** Due 16/10/2019

**Bank Deposit via EFT**

Bank: Commonwealth Bank of Australia  
Name: Betterflow Plumbing and Gas Fitting  
BSB: 063853  
AC#: 10242136  
Ref#: IV00000278

**Mail**

Cheques payable to:  
Betterflow Plumbing & Gas Fitting  
  
Mail to:  
5 Monbulk-Seville Road  
SEVILLE VIC 3139

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MJ & DJ FRASER PTY LTD

MJ & DJ Fraser P/L  
PO Box 339  
Warburton VIC 3799  
Australia

# Tax Invoice

Tax Date	Invoice No.
6/10/2019	1545

Jacara

Invoice To
TILAH PTY LTD atf JACARA SUPERFUND

# PAID

REC : 162727106

14/10/2019

P.O. Number	Terms	Project

Description	Qty	Price	TAX	TAX AMT	Amount
TRUCK AND TRAILER LOAD OF 20MM CRUSHED ROCK. 26.18t	1	921.53	GST	83.78	921.53
TANDEM LOAD OF 20MM CRUSHED ROCK. 11.80t	1	415.36	GST	37.76	415.36
Please make payment to MJ & DJ Fraser PTY LTD by cheque or EFT to: BSB 633-108 A/C 118098284					

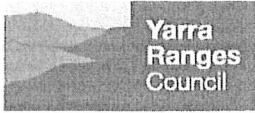
<b>Tax Summary</b> GST 121.54;	<b>Subtotal</b>	\$1,215.35
	<b>Tax</b>	\$121.54
	<b>Total</b>	\$1,336.89

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Company Business Number	57 102 588 189
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Super

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# 2019-2020 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



Issue Date 09 August 2019

Tilah Pty Ltd  
15 Porters Road  
WESBURN VIC 3799



029  
1049177  
R6\_3061

## Your property details & valuation

Assessment Number: 47660/3  
2807 Warburton Highway, Wesburn VIC 3799  
Lot 1 LP67370 Sec A Ca PT8 PWarburton  
Ward: O'Shannassy

Capital improved value is used for rating purposes  
Capital improved value includes site value  
Capital improved value: \$400,000  
Site value: \$290,000  
Net annual value: \$20,000  
Valuation date: 1 January 2019  
Value first used: 1 July 2019  
Valuations are now undertaken annually

## Rates & charges 1 July 2019 - 30 June 2020

Residential Rate (0.002894 x \$400,000)	\$1,157.60
Organic Waste 240L Bin Service (81 x 1)	\$81.00
Residential Waste 120L Bin Service (238 x 1)	\$238.00



REC: 110852459.

\$1,614.00

26/08/2019.

### State Government Levy

Fire Services Property Levy Classification: Residential  
Fire Services Property Levy CFA \$111 + (0.000066 x \$400,000)

\$137.40

**Total \$1,614.00**

### Monthly

**\$182.00**

pay by

**30 September 2019**

**POST billpay**



\*335 476603

Followed by 8 monthly payments detailed overleaf

### Instalments

**\$405.00**

pay by

**30 September 2019**

**POST billpay**



\*335 476603

Followed by 3 additional payments detailed overleaf

**\$1,614.00**

Pay in full by  
**30 September 2019**  
for your chance to win!  
or pay by  
**17 February 2020** at  
the latest.

**POST billpay**



\*335 476603

# PROBE COLLECTIONS

03 9021 6010 03 9500 9057  
theprobegroup.com.au  
P.O. Box 2196, Caulfield Junction, VIC 3161

12-Nov-19

029 1385 - 09053

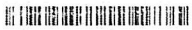


TILAH PTY LTD  
15 PORTERS Road  
WESBURN VIC 3799

*10/11/2019 YVW  
9/11/2020  
to check they had  
have updated and no they had not  
10/11/19 3:05pm*

## YARRA VALLEY WATER OVERDUE ACCOUNT

*returned phone call @ 345  
YVW been emailing to wgm email*



**Customer No** : 3427485079  
**Reference No** : DT6761353  
**Balance Due** : \$100.87  
**Property** : 2807 WARBURTON Highway, WESBURN VIC 3799

We have been instructed by YARRA VALLEY WATER to effect immediate recovery of your outstanding debt in relation to the above account. We now demand payment of Balance Due to be made within 7 days from the date of this letter, using one of the payment options below.

If payment is not received, further recovery activity will continue and our client will consider all options available to recover the Balance Due.

If you are unable to pay this account within the timeframe specified (and to avoid further consequences), please contact us on 03 9021 6010, quoting reference number DT6761353.

If payment has already been made, please disregard this letter and accept our thanks.

To access your Yarra Valley Water account details, check the current balance of your account, view recent charges and payments or switch to email bills, login to your online account at [yvwm.com.au/online](http://yvwm.com.au/online).

Yours Faithfully,

Per:  
Probe Operations Pty Ltd

PAID

*18/11/2019*

*REC: 113048037*

### Payment Options:



**Billers Code:** 344366  
**Ref:** 34274850796



**Billers Code:** 3042  
**Ref:** 3422582335132

Pay by credit card on 1300 362 332, or at [www.yvwm.com.au](http://www.yvwm.com.au) 24/7 Mastercard and VISA accepted

Pay In Person at any post office (Cash or Cheque), phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)

Pay online visit: [yvwm.com.au/paying](http://yvwm.com.au/paying)

Account Number: 3427485079 Invoice Number: 3422582335132

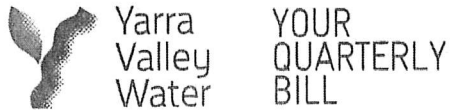
Amount Due \$100.87

YARRA VALLEY WATER ONLINE

Manage your account easier, faster and more securely than ever before. Register your account at [yvwm.com.au/online](http://yvwm.com.au/online)

*PAY BY 18/11/19 to not have additional fines*

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Emailed to: wgm@wgm.com.au  
TILAH PTY LTD  
15 PORTERS RD  
WESBURN VIC 3799

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

Account number	34 2748 5079
Invoice number	3422 4291 06667
Issue date	24 Dec 2019

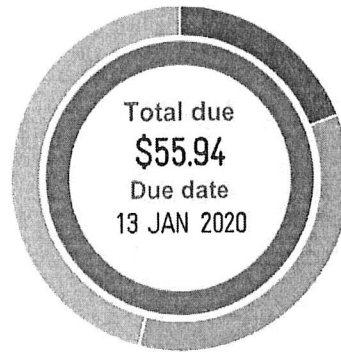
Property address	2807 WARBURTON HWY WESBURN
Property reference	1427466, LP 67370

Fax Invoice Yarra Valley Water A&M 31 066 902 001

yvw.com.au

### SUMMARY

Previous bill	\$100.87
Payment received thank you	-\$100.87
Balance carried forward	\$0.00
<b>This bill</b>	
Usage charges	
Water usage	\$10.65
Service charges	
Water supply system	\$19.63
Other authority charges	
Waterways and drainage	\$25.66
Total this bill (GST does not apply)	\$55.94
<b>Total balance</b>	<b>\$55.94</b>

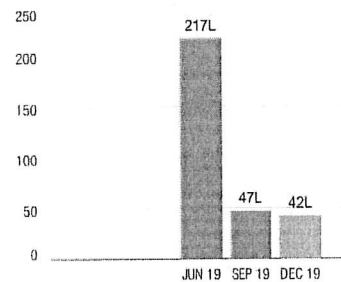


- Usage charges
- Service charges
- Other authority charges

PAID  
9/1/20  
Tilak Dil Aik

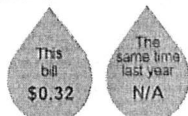
### YOUR HOUSEHOLD'S DAILY WATER USE

TARGET 155L OF WATER USE PER PERSON, PER DAY.



Average use in litres per day.

### YOUR DAILY SPEND



Excludes other authority charges.



### 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 342242910666 7

Yarra Valley Water A&M 31 066 902 001

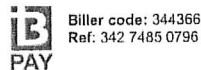
Yarra Valley Online Water Manage your account online 24/7 when it suits you. Register or log in at [yvw.com.au/online](http://yvw.com.au/online).

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

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

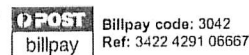
Centrepay Arrange regular deductions from your Centrelink payments - use your myGov account online or contact Centrelink. Ref: 555 054 118T.

BPAY® Make this payment by telephone or internet banking.



Billers code: 344366  
Ref: 342 7485 0796

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: 3422 4291 06667

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

TILAH PTY LTD	
Account number	34 2748 5079
Invoice number	3422 4291 06667
Total due	\$55.94
Due date	13 Jan 2020
Amount paid	\$ _____

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Yarra Valley Water

YOUR QUARTERLY BILL

Emailed to: YRC2@BIGPOND.COM  
TILAH PTY LTD  
15 PORTERS RD  
WESBURN VIC 3799

Enquiries	1300 304 688
Faults (24/7)	13 2762
Payment assistance	1800 994 789
Account number	34 2748 5079
Invoice number	3428 0815 13612
Issue date	24 Mar 2020
Property address	2807 WARBURTON HWY WESBURN
Property reference	1427466, LP 67370

Tax Invoice Yarra Valley Water ABN 93 066 562 511

yvw.com.au

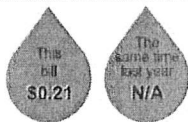
### SUMMARY

Previous bill	\$55.94
Payment received thank you	-\$55.94
Balance carried forward	\$0.00
<b>This bill</b>	
Service charges	
Water supply system	\$19.42
Other authority charges	
Waterways and drainage	\$25.38
<b>Total this bill (GST does not apply)</b>	<b>\$44.80</b>
<b>Total balance</b>	<b>\$44.80</b>



■ Service charges  
■ Other authority charges

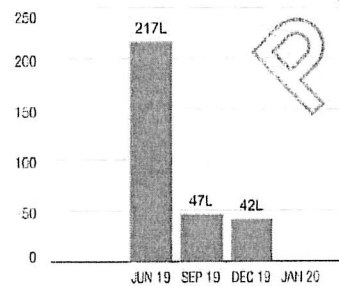
### YOUR DAILY SPEND



Excludes other authority charges.

### YOUR HOUSEHOLD'S DAILY WATER USE

TARGET 155L OF WATER USE PER PERSON, PER DAY.



Average use in litres per day.

PAID  
26/3/20  
Tilahn Pty



Yarra Valley Water

### 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 342808151361 2

Yarra Valley Water ABN 93 066 562 511

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.



Billers code: 344366  
Ref: 342 7485 0796

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: 3428 0815 13612

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

TILAH PTY LTD	
Account number	34 2748 5079
Invoice number	3428 0815 13612
Total due	\$44.80
Due date	14 Apr 2020
Amount paid	\$ _____

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Yarra Valley Water ABN 93 066 902 501

### Quarterly Bill

Enquiries 1300 304 688

Faults 13 2762 (24hrs)

Account Number	34 2748 5079
Invoice Number	3427 5301 13231

TILAH PTY LTD  
15 PORTERS RD  
WESBURN VIC 3799

Total Due	\$44.81
Due Date	14 July 2020

Need more time to pay?  
Request online or call 1300 304 688.

Tax Invoice emailed to YRC2@BIGPOND.COM 23 Jun 2020

#### ACCOUNT SUMMARY

2807 WARBURTON HWY, WESBURN  
Property Number 1427 466, LP 67370

Product/Service	Amount
Water Supply System Charge	\$19.43
<b>Yarra Valley Water Total</b>	<b>\$19.43</b>
<b>Other Authority Charges</b>	
Waterways and Drainage Charge on behalf of Melbourne Water	\$25.38
<b>TOTAL (GST does not apply)</b>	<b>\$44.81</b>

PAID  
24/6/20  
Tilah A/c

#### PAYMENT SUMMARY

Last Account	\$44.80
Paid/Adjusted	-\$44.80
Balance	\$0.00
Total this Account	+\$44.81
<b>Amount Due</b>	<b>\$44.81</b>

#### WATER USAGE

No Water Usage  
has been charged  
on this account.



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

### Payment Slip

Account Number	34 2748 5079
Invoice Number	3427 5301 13231

Total Due	\$44.81
Due Date	14 July 2020