



Chartered Accountants

ABN: 74 620 496 111

234 Sturt Street
Adelaide SA 5000

PO Box 225 (Sturt Street)
Adelaide SA 5000
08 8211 9426

TAX INVOICE

Tiabella Pty Ltd
9 Kym Avenue
VALLEY VIEW SA 5093

Invoice Date
16 August 2019

Invoice No
19704

Client Code
1004549

To our Professional Services:

Corporate Registry Service Fee - ASIC Annual Company Statement	150.00
Our Fee Total	150.00
Plus: GST	15.00
TOTAL FEE	\$ 165.00

Remittance Advice

Payment required by - 15 September 2019

Please make EFT payments to:

BSB: 085 458 (NAB)
Account No: 273 960 074
Reference: 19704

Tiabella Pty Ltd

Client Code: 1004549
Amount Payable: \$ 165.00
Invoice Date: 16 August 2019
Invoice No: 19704

Cheque payments to be mailed with this remittance advice to:

tto. Chartered Accountants - PO Box 225 (Sturt Street) Adelaide SA 5000

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

DARKGINGER PTY LTD
 TONELLATO PTY LTD
 'STURT STR' PO BOX 225 ADELAIDE SA 5000

INVOICE STATEMENT

Issue date 28 Aug 19

DARKGINGER PTY LTD

ACN 160 105 420

Account No. 22 160105420

Summary

Opening Balance	\$0.00
New items	\$54.00
Payments & credits	\$0.00
TOTAL DUE	\$54.00

- 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 28 Oct 19	\$54.00

*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**DARKGINGER PTY LTD**

ACN 160 105 420

Account No: 22 160105420



22 160105420

TOTAL DUE	\$54.00
Immediately	\$0.00
By 28 Oct 19	\$54.00

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



Bill Code: 17301
Ref: 2291601054201



*814 129 0002291601054201 44

Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2019-08-28	Annual Review - Special Purpose Pty Co	3X2328236480P A	\$54.00
	Outstanding transactions		
2019-08-28	Annual Review - Special Purpose Pty Co	3X2328236480P A	\$54.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6010 5420 144

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841

	Biller Code: 17301
	Ref: 2291601054201
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	

**ASIC**

Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries

www.asic.gov.au/invoices

1300 300 630

DARKGINGER PROPERTY PTY LTD
9 KYM AVE VALLEY VIEW SA 5093

INVOICE STATEMENT

Issue date 12 Nov 19

DARKGINGER PROPERTY PTY LTD

ACN 161 192 374

Account No. 22 161192374

Summary

Opening Balance	\$250.00
New items	\$267.00
Payments & credits	\$0.00
TOTAL DUE	\$517.00

- 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	\$250.00
By 12 Jan 20	\$267.00

*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**DARKGINGER PROPERTY PTY LTD**

ACN 161 192 374

Account No: 22 161192374



22 161192374

TOTAL DUE	\$517.00
Immediately	\$250.00
By 12 Jan 20	\$267.00

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



Bill Code: 17301
Ref: 2291611923742



*814 129 0002291611923742 27

Transaction details:

page 2 of 2

Transactions for this period		ASIC reference	\$ Amount
2019-11-12	Annual Review - Pty Co	3X2859194480B A	\$267.00
Outstanding transactions			
2019-02-21	Late Payment Fee 2	3X0158926480B A	\$250.00
2019-11-12	Annual Review - Pty Co	3X2859194480B A	\$267.00

PAYMENT OPTIONS



Billpay Code: 8929
Ref: 2291 6119 2374 227

Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

Phone

Call 13 18 16 to pay by Mastercard or Visa

On-line

Go to postbillpay.com.au to pay by Mastercard or Visa

Mail

Mail this payment slip and cheque (do not staple) to ASIC,
Locked Bag 5000, Gippsland Mail Centre VIC 3841



Biller Code: 17301
Ref: 2291611923742

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



Chartered Accountants

ABN: 74 620 496 111

234 Sturt Street
Adelaide SA 5000

PO Box 225 (Sturt Street)
Adelaide SA 5000
08 8211 9426

TAX INVOICE

Darkginger Pty Ltd
9 Kym Avenue
VALLEY VIEW SA 5093

Invoice Date
02 September 2019

Invoice No
19826

Client Code
1007561

To our Professional Services:

Corporate Registry Service Fee - ASIC Annual Company Statement	150.00
Our Fee Total	150.00
Plus: GST	15.00
TOTAL FEE	\$ 165.00

Remittance Advice

Payment required by - 16 September 2019

Please make EFT payments to:

BSB: 085 458 (NAB)
Account No: 273 960 074
Reference: 19826

Darkginger Pty Ltd

Client Code: 1007561

Amount Payable: \$ 165.00

Invoice Date: 02 September 2019

Invoice No: 19826


Cheque payments to be mailed with this remittance advice to:

tto. Chartered Accountants - PO Box 225 (Sturt Street) Adelaide SA 5000

Liability limited by a scheme approved under Professional Standards Legislation

NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

The Emergency Services Levy working for all South Australians

DATE OF ISSUE 05/08/2019	ASSESSMENT PERIOD 01/07/2019 to 30/06/2020	FOR LAND OWNED AS AT 01/07/2019	OWNERSHIP NUMBER 70919215
 047-5093 (47407) DARKGINGER PROPERTY PTY LTD 9 KYM AVE VALLEY VIEW SA 5093			DUE DATE 17/09/2019
			TOTAL AMOUNT DUE \$106.00
			Pay by due date to avoid penalties

 To sign up to email billing or change your postal address, visit www.revenuesa.sa.gov.au/updatedetails

ASSESS. NO. TENANCY.	(CAPITAL VALUE	X	ESL FACTORS)	=	VARIABLE CHARGE	+	FIXED CHARGE	-	GENERAL REMISSIONS	-	CONCESSIONS/ REMISSIONS	+	ARREARS/ PAYMENTS	=	TOTAL
PROPERTY LOCATION		\$		AREA	LAND USE		\$		\$		\$		\$		\$		\$

443708812*	\$335,000	(R4) 1.0	(RE) 0.4	0.001267	\$169.75	\$50.00	\$113.75	\$0.00	\$0.00	\$106.00
5 / 111 KINGS RD / SALISBURY DOWNS SA 5108 / PCES 105 5 C27030 U5										

 TOTAL AMOUNT DUE **\$106.00**

 REMISSIONS AND CONCESSIONS, INCLUDING THE IMPACT OF THE GOVERNMENT'S
 DECISION TO CUT ESL BILLS BY \$90 MILLION, TALLING \$113.75 ARE REFLECTED ABOVE

 Government
 of South Australia

 TO ARRANGE MONTHLY INSTALMENTS PLEASE VISIT
WWW.REVENUESA.SA.GOV.AU/ESLINSTALMENTS PRIOR TO YOUR DUE DATE

ESLNx_0619

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

PREFERRED PAYMENT METHOD

See over for more payment options



*599 506689631600003

DARKGINGER PROPERTY PTY LTD

 Sch 4 14/9 \$106.00
 ref 15895104.

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER 70919215
DUE DATE 17/09/2019
TOTAL AMOUNT DUE \$106.00


 Biller Code: 24257
 Ref: 5066896316

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

© Registered to BPAY Pty Ltd ABN 69 079 137 518

+50668963160021> +001571+ <0550668963> <0000010600> +444+

FURTHER ENQUIRIES

More detailed information regarding the Emergency Services Levy (ESL), including an example of the method of calculation, can be found at www.revenuesa.sa.gov.au. Enquiries can be directed to:

Phone: 1300 366 150 between 8:30 am and 5:00 pm Monday to Friday (on South Australian business days)

Mail: GPO Box 1647, Adelaide SA 5001

Email: revsaesl@sa.gov.au

CONCESSIONS ON THE ESL

Eligible pensioners and concession card holders may be eligible for a concession of up to \$46 on the ESL on their principal place of residence. If you believe that you may be eligible for a concession you can complete an online application available from www.sa.gov.au/concessions.

Alternatively, contact the **Concessions Hotline on 1800 307 758** or email concessions@sa.gov.au and arrange to have a form sent to you. A text telephone service is available for people with a speech or hearing impairment on TTY: **(08) 8226 6789**.

OBJECTION TO CAPITAL VALUE

You may object to the valuation referred to in this notice by writing served personally or by post on the Valuer-General within 60 days after the date of service of this notice.

But Note:

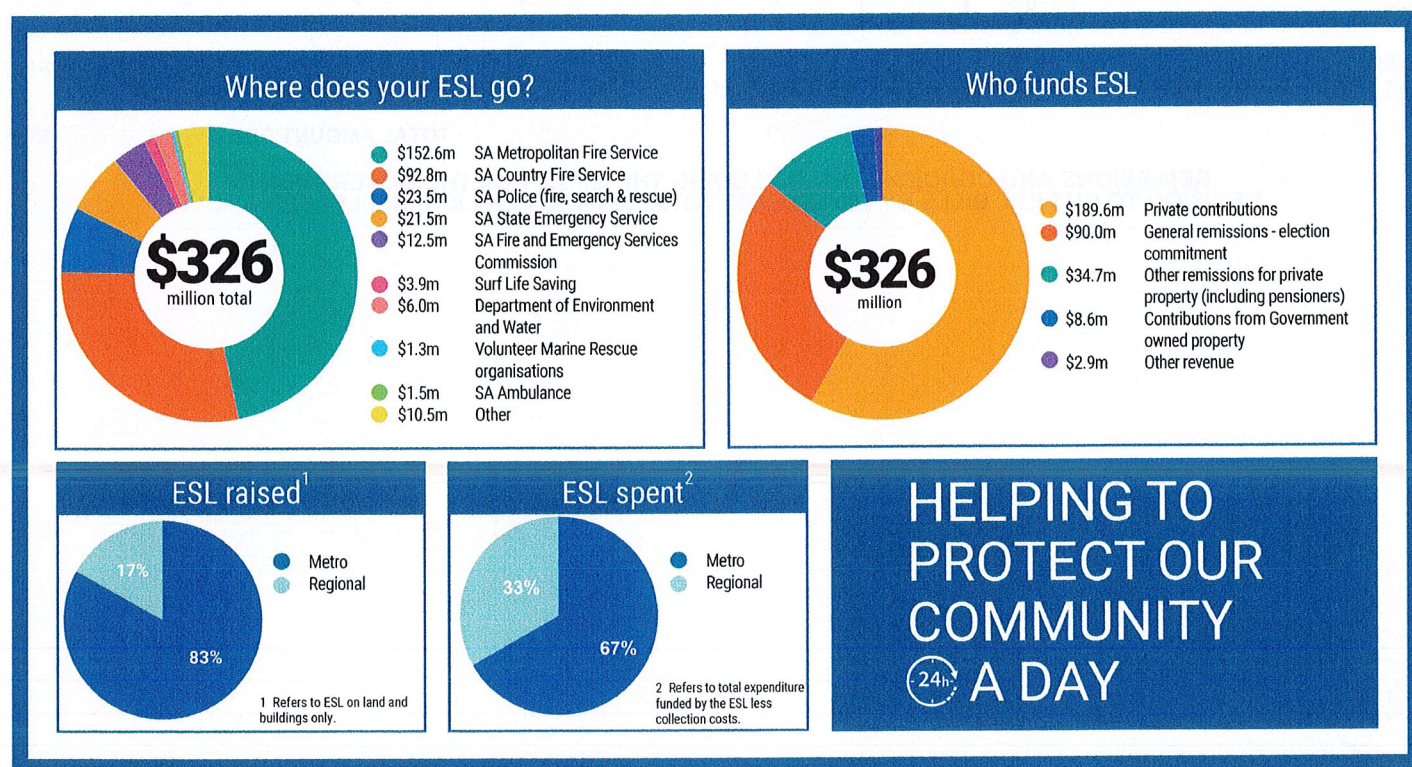
- if you have previously received a notice or notices under the *Emergency Services Funding Act 1998* referring to the valuation and informing you of a 60-day objection period, the objection period is 60 days after service of the first such notice;
- you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60 day objection period where it be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation.

A written objection to valuation must set out the full and detailed grounds for objection. Objections can also be submitted via an online form at www.sa.gov.au/landservices or email objection to LsgObjections@sa.gov.au. All valuation enquiries to 1300 653 346.

CONTIGUOUS LAND / SINGLE FARMING ENTERPRISE

Contiguous land (i.e. land that abuts or land separated only by certain types of public land) and land that is part of a single farming enterprise may also be eligible for a reduction on the fixed component of the ESL. Refer to www.revenuesa.sa.gov.au for further details.



Sensitive: SOUO-I2-A2 Pursuant to section 22I of the *Emergency Services Funding Act 1998*

PAYMENT OPTIONS: Please use the biller code and reference number shown on this Notice.



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
© Registered to BPAY Pty Ltd
ABN 69 079 137 518

Biller Code: 24257

Reference No. 5066896316



To pay via the internet go to:
www.bpoint.com.au/pay/revsaesl
Have this Notice and your **Visa** or **Mastercard** ready.

Reference No. 5066896316



TELEPHONE
1300 669 344

To pay via the telephone:
Have this Notice and your **Visa** or **Mastercard** ready.
Operates 24 hours a day, 7 days a week. Simply follow the directions.

Biller Code: 24257

Reference No. 5066896316



Pay in person with this Payment Remittance Advice at any Australia Post or Service SA outlet.
Cash, cheque, money order or credit card (**Visa** or **Mastercard**) accepted.



Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



SA Water
250 Victoria Square / Tarntanyangga
Adelaide SA 5000
ABN 69 336 525 019
www.sawater.com.au

TD

000454 - 0000

DARKGINGER PROPERTY PTY. LTD.
CT6090590
AGENCY 667072

Enquiries

General, billing and
payment difficulties **1300 650 950**
Monday to Friday 8.30am-5pm
customercare@sawater.com.au

Service difficulties 1300 883 121
7 days per week 24 hours per day

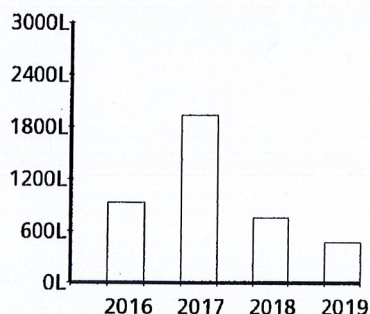
Water Wise Hotline 1800 130 952

GPO 1751
Adelaide SA 5001

RECEIVED
21/12/19

Daily water use

Your average daily water use compared with the
same quarter for previous years.



Find out more about water and wastewater
services at www.sawater.com.au.

Your account

Account number	44 37088 12 *
Invoice date	27 Nov 19
Pay by	20 Dec 19
Total due	\$269.75

Account summary

Residential property: U5 111 KINGS RD
SALISBURY DOWNS PCES 105 5 C27030 U5

Previous balance	\$310.09
Amount paid	\$310.09cr
New charges	\$269.75
Current balance	\$269.75

Date paid / /

Amount paid \$



Biller code: 8888

Ref: 44370881210

Telephone and Internet Banking - BPAY®. Call your bank
or financial institution to make this payment from your
cheque, savings, debit or transaction account.
More information: www.bpay.com.au

Trancode User code Commonwealth Bank ref

831

009915

443708812*



Payment slip

Account number	44 37088 12 *
Invoice date	27 Nov 19
Pay by	20 Dec 19
Total due	\$269.75



Please do not mark below

<0000026975>

<009915>

<000443708812013> >

Account details

Water

Meter reading

Quarterly meter reading, water use details (in kilolitres (kL) - 1kL = 1000L) and a supply charge to deliver the water

Meter	Previous reading	Current reading	Proposed next read between 20 Jan 20 and 03 Feb 20
KK1100019	02 Aug 19 2113	30 Oct 19 2155	42 kL
Total readings			42 kL

Water use	02 Aug 19 to 30 Oct 19 (89 days)	42.00 kL	29.18 kL at \$2.392	69.80	
			12.82 kL at \$3.413	43.75	\$113.55

Supply charge	01 Oct 19 to 31 Dec 19				\$75.40
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\$188.95

Sewerage

Access charge	01 Oct 19 to 31 Dec 19	Minimum charge rules apply Quarterly charges for access to SA Water's sewerage network based on your property's value as determined by the Valuer General.	\$80.80
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\$80.80

Total

\$269.75

Total GST of this invoice \$0.00

Paying your bill



BPAY

Telephone and Internet Banking - BPAY®. Call your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More information: www.bpay.com.au



Direct debit

To request a direct debit arrangement visit www.sawater.com.au/direct-debit or call us on 1300 650 950.



Paying by mail

Detach the payment slip and post it with your cheque or money order to SA Water GPO Box 4682 Melbourne Victoria 3001.
Due to banking industry changes, cheque processing now takes place in Victoria.



Paying by phone - 1300 650 870

Call us to make a payment using Visa or Mastercard - 24 hours a day, seven days a week. Customers calling from overseas can contact us on +61 8 7424 1735.



Paying online - www.billpay.sawater.com.au

Visit www.billpay.sawater.com.au to make a payment using Visa or Mastercard.



Paying in person

Present your account and payment to a Commonwealth Bank branch (excluding Express Branches) or Australia Post. No credit card payment accepted. You can also pay in person at SA Water House, 250 Victoria Square / Tarntanyangga, Adelaide.

Cheque details

Drawer

Bank

Branch

Amount \$



Smoke Alarm Solutions
PROTECTING AUSTRALIANS

Tax Invoice

Darkginger Pty Ltd,
c/-L J Hooker Flinders Park
240 Grange Road
Flinders Park SA 5025
Australia

Invoice No:

SI00315601

Invoice Date:

29/07/2019

Date Due:

28/08/2019

Property Address: 5/111-117 Kings Road, Salisbury Downs, SA 5108

IMPORTANT: SMOKE ALARM ANNUAL SERVICING EXPIRY

The Annual Smoke Alarm Service is due for renewal and should be paid by 28/08/2019

DESCRIPTION	QTY	UNIT COST
SUBSCRIPTION FEE - Platinum	1.00	\$99.00
Period 28 August 2019 until 27 August 2020		

Sub Total	\$90.00
GST	\$9.00
Total Amount	\$99.00
Amount Due	\$99.00

Payments

Please make cheques payable to Smoke Alarm Solutions Pty Limited or pay by direct deposit to Smoke Alarm Solutions, NAB, BSB 084456 Account No. 107000911. Please show SI00315601 in your reference so that we can reconcile your payment promptly.

Smoke Alarm Solutions Pty Limited ABN 97 604 793 688

HEAD OFFICE

39 Navigator Place, Hendra, QLD 4011
GPO Box 1260, ADELAIDE, SA 5001

E: sa@smokealarmsolutions.com.au
W: smokealarmsolutions.com.au

1300 852 301
smokealarmsolutions.com.au



Munro Property Group Pty Ltd ACN 007 878 079

136 The Parade, NORWOOD SA 5067

MISCELLANEOUS INVOICE

T 08 8132 2020
corporations@munroproperty.com.au
www.munropropertygroup.com.au

Issued 08/11/2019 on behalf of:

LJ Hooker - Flinders Park
240 Grange Road
FLINDERS PARK SA 5025

Community Corporation 27030 Inc.
ABN 80311201450
Kings Quarter
111-117 Kings Road
SALISBURY DOWNS SA 5108
for
Lot 5 Unit 5
Darkinger Property Pty Ltd

Lot 5: Lot insurance premium period 7/12/19 to 7/12/20

Total

435.07

Amount Payable:

\$435.07

Cheques should be made payable to 'Community Corporation 27030 Inc.'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Billers Code: 263970
Ref: 44330000012129

Pay online or by phone with your credit card using PayWay.
Go to Info www.payway.com.au or call 1300 885 175 and use the provided PayWay biller code and reference number.

Billers Code: 210823
Ref: 44330000012129

Amount Due

\$435.07

Due Date

1/12/2019

Amount Paid

\$

LJ Hooker - Flinders Park

Community Title Scheme 27030

Lot 5

Unit 5





MEMO

RE: Lot Owners CHU policy documents

From: MUNRO™ BODY CORPORATE

We are required under the obligations as an agent and the legislation to provide you with the relevant documentation regarding your policy presented.

Due to the large nature of the documents we refer you to the information located at the following URL Links as the printing would be unreasonable.

COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES

http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf

Information contained in Policy 10 Lot Owners Homes brochure is a standalone version of Policy 10 of the Community Association Insurance Plan.

KEY FACTS SHEET

http://www.chu.com.au/wp-content/uploads/2015/07/ca_QM6431-0714_CHU_policy_10_lot_owners_KFS_web.pdf

Key Facts Sheet sets out some of the events covered and not covered by this policy and other information you should consider.

COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES

http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf

Information contained in Policy 10 Lot Owners Homes brochure is a standalone version of Policy 10 of the Community Association Insurance Plan.

COMMUNITY ASSOCIATION INSURANCE PLAN & PDS

http://www.chu.com.au/wp-content/uploads/2016/02/102640-Community-Association-Strata-PDS-WEB-11_15.pdf

Our policy encompasses additional and increased benefits over the minimum required by law.

If you require hard copies the documents, please do not hesitate to contact us so we are able to provide them to you.

136 The Parade NORWOOD SA 5067
T: 8132 2020 E: corporations@munropropertygroup.com.au

LOT OWNERS HOMES

MUNRO PROPERTY GROUP
SUITE 3, 136 THE PARADE
NORWOOD SA 5067

Date: 28/10/19
Payment Reference No.: 907778701

RENEWAL INVITATION thank you for choosing CHU

Pay in 3 easy steps

1 Please check

- All documents.
- Refer to 'Important Information' overleaf.
- Advise us if anything needs changing.

2 To make changes

- Please call 08 8394 0444 or
- Email info_SA@chu.com.au

3 To pay

- Please follow the 'How to Pay' instructions
For more information please visit
www.chu.com.au. Thank you.

How to Pay - convenience of 5 options



EFT / DIRECT DEPOSIT
Macquarie Bank BSB: 182-222
Account No.: 301926960
Payment Reference No.: 907778701



Billers Code: 667154
BPAY Reference: 30192696000907778701

Pay this bill online via internet banking.



CHEQUE Send your cheque, together with the Payment Slip below
Payable to: **CHU Underwriting Agencies Pty Ltd**
Mail to: **GPO Box 4571 Sydney NSW 2001**



CREDIT CARD at www.chu.com.au
Please quote payment reference 907778701
Payments by credit card may attract a surcharge



POST OFFICE Present the payment slip below with
your payment at any Australia Post outlet or agent.



CHU PAYMENT SLIP

Please complete this slip for cheque
and post office payments ONLY

DEFT
PAYMENT SYSTEMS

Darkginger Property Pty Ltd
UNIT 5 111-117 KINGS ROAD
SALISBURY DOWNS SA 5108

Please choose and tick box

PREMIUM	
Current Cover	Suggested Cover
<input type="checkbox"/> \$435.07	<input type="checkbox"/> \$454.33

Amount Paid

\$

Please add amount and turn over
for further instructions



*453 301926960 00907778701

CHU Underwriting Agencies Pty Ltd

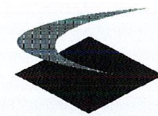
Claims History

Strata Plan: Darkginger Property Pty Ltd
Policy Number: ST503403 - 5
Situation of Risk: UNIT 5 111-117 KINGS ROAD
 SALISBURY DOWNS
 SA 5108

Date of Occurrence	Claim Number	Claim Type	Outstanding Claim Estimate	Excess	Amount Paid	Date Reported
Outstanding Claims						

Paid Claims

GROUND FLOOR, 208 GREENHILL ROAD EASTWOOD SA 5063
Phone: (08) 8394 0444 Fax: (08) 8394 0445



CHU

Strata Insurance

Policy Number: ST503403 - 5
Payment Reference No.: 907778701
Period of Insurance:
From: 07/12/19
To: 07/12/20

MUNRO PROPERTY GROUP
SUITE 3, 136 THE PARADE
NORWOOD SA 5067

The Insured & Situation
Darkinger Property Pty Ltd
UNIT 5 111-117 KINGS ROAD
SALISBURY DOWNS
SA 5108

COMMUNITY ASSOCIATION INSURANCE PLAN - POLICY 10 LOT OWNERS HOMES INVITATION TO RENEW

Cover Selected	Current	Suggested
PART A INSURED PROPERTY (Building) Loss of Rent/Temp Accommodation (15%) Excess 5 Any event of any kind. \$300	280,900 42,135	294,945 44,242
PART B LIABILITY TO OTHERS	20,000,000	20,000,000
PART C MACHINERY BREAKDOWN	Not selected	Not selected
PART D CATASTROPHE (Lot Owners Home) Extended cover – Rent/Temp Accommodation	Not selected Not selected	Not selected Not selected
FLOOD Excess FLOOD EXCESS \$300 Exclusion 1a does not apply.	Selected	Selected

Interested Parties

BANK OF SOUTH AUSTRALIA

Base Premium:	329.30	Base Premium:	345.07
Levies:	0.00	Levies:	0.00
GST:	35.93	GST:	37.51
Stamp Duty:	39.84	Stamp Duty:	41.75
CHU Admin Fee:	30.00	CHU Admin Fee:	30.00
TOTAL:	435.07	TOTAL:	454.33
Darkinger Property Pty Ltd Authorised Rep Comm	65.86	Darkinger Property Pty Ltd Suggested Authorised Rep Comm	69.01
Authorised Rep Comm GST	6.59	Suggested Authorised Rep Comm GST	6.90
	435.07		454.33

Refer to Important Information for Duty of Disclosure and Excess Descriptions.
Please refer to Product Disclosure Statement and Policy Wording QM563-0619

Date of Issue: 28/10/19

Our Ref: L007695

Your current cover expires at 4.00 pm on 07/12/19.

To ensure continuation of cover, payment must be made before this date. Our recommendations are based on general trends and information. We have not considered your particular circumstances. Before taking out this insurance, consider whether our recommendation is appropriate to your needs, objectives and financial situation and consult the Product Disclosure Statement. This document becomes a Tax Invoice if paid in full.

IMPORTANT INFORMATION

insurers

Policies issued by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261 on behalf of the insurers:-
QBE Insurance (Australia) Limited ABN 78 003 191 035 of 8 Chifley Square Sydney NSW 2000 (AFS Licence No: 239545)

your duty of disclosure

Before you renew or vary this contract of insurance, you have a duty of disclosure under the *Insurance Contracts Act 1984*.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed. If we do this, you must tell us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

if you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

excesses - explanatory notes

Whenever an Excess Number and amount is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that numbered Event.

The Event to which the number refers is:

1. Damage by water or liquid, including exploratory costs incurred in locating the source of damage, caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
2. Damage by water or liquid, other than that caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
3. Breakage of or damage to glass or mirrors.
4. Storm and/or tempest.
5. Any Event of any kind.
6. Damage to electric motors.
7. Malicious acts, vandalism, graffiti.
8. Impact caused by road Vehicles or animals.
9. Burglary or theft or any attempt thereat.



Workers compensation wages declaration - (applicable in WA, TAS and ACT only)

Number of employees: _____ Total wages paid (not including those paid to contractors): \$ _____

Signed: _____ Date: _____

Policy No: ST503403 - 5 Plan No: Darkginger Property Pty Ltd



MISCELLANEOUS INVOICE

Munro Property Group Pty Ltd ACN 007 878 079

136 The Parade, NORWOOD SA 5067

T 08 8132 2020
corporations@munroproperty.com.au
www.munropropertygroup.com.au

Issued 08/11/2019 on behalf of:

LJ Hooker - Flinders Park
240 Grange Road
FLINDERS PARK SA 5025

Community Corporation 27030 Inc.
ABN 80311201450
Kings Quarter
111-117 Kings Road
SALISBURY DOWNS SA 5108
for
Lot 5 Unit 5
Darkginger Property Pty Ltd

Lot 5: Lot insurance premium period 7/12/19 to 7/12/20

Total

435.07

Amount Payable:

\$435.07

Cheques should be made payable to 'Community Corporation 27030 Inc.'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Bill Code: 263970
Ref: 44330000012129

Pay online or by phone with your credit card using PayWay.
Go to www.payway.com.au or call 1300 885 175 and use the provided PayWay biller code and reference number:

Bill Code: 210823
Ref: 44330000012129

Amount Due

\$435.07

Due Date

1/12/2019

Amount Paid

\$

LJ Hooker - Flinders Park

Community Title Scheme 27030

Lot 5

Unit 5





MEMO

RE: Lot Owners CHU policy documents

From: MUNRO™ BODY CORPORATE

We are required under the obligations as an agent and the legislation to provide you with the relevant documentation regarding your policy presented.

Due to the large nature of the documents we refer you to the information located at the following URL Links as the printing would be unreasonable.

COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES

http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf

Information contained in Policy 10 Lot Owners Homes brochure is a standalone version of Policy 10 of the Community Association Insurance Plan.

KEY FACTS SHEET

http://www.chu.com.au/wp-content/uploads/2015/07/ca_QM6431-0714_CHU_policy_10_lot_owners_KFS_web.pdf

Key Facts Sheet sets out some of the events covered and not covered by this policy and other information you should consider.

COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES

http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf

Information contained in Policy 10 Lot Owners Homes brochure is a standalone version of Policy 10 of the Community Association Insurance Plan.

COMMUNITY ASSOCIATION INSURANCE PLAN & PDS

http://www.chu.com.au/wp-content/uploads/2016/02/102640-Community-Association-Strata-PDS-WEB-11_15.pdf

Our policy encompasses additional and increased benefits over the minimum required by law.

If you require hard copies the documents, please do not hesitate to contact us so we are able to provide them to you.

136 The Parade NORWOOD SA 5067

T: 8132 2020 E: corporations@munropropertygroup.com.au

**NOTICE OF RATES INSTALMENT
FOR YEAR ENDING 30 JUNE 2020
SECOND QUARTER**

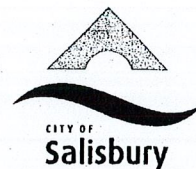
Postal Address:

PO Box 8, Salisbury SA 5108

Location:

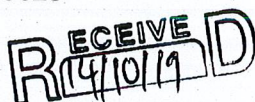
12 James Street, Salisbury SA 5108

ABN 82 615 416 895



046-5025 (1288)

Darkinger Property Pty Ltd
240 Grange Rd
FLINDERS PARK SA 5025



Arrears:

\$0.00

**Current Quarterly
Amount:**

\$365.70

**Total Due this Quarter
including any Arrears:**

\$365.70

Due Date:

02-Dec-2019

Full Year's Balance:

\$1,097.10

eServices ID: 359702

Council Rates exempt from GST

**General Enquiries to
City of Salisbury**

08 8406 8222

08 8281 5466

city@salisbury.sa.gov.au

salisbury.sa.gov.au

**Valuation Enquiries to the
Office of the Valuer-General**

1300 653 346

GPO Box 1354,
Adelaide, SA 5001

101 Grenfell St
Adelaide, SA 5001

ls objections@sa.gov.au

Assessment Number: 682150

Ward: 05 Para

Property Location: Unit 5 / 111 Kings Road , Salisbury Downs SA 5108

Description: Piece 5 C 27030, Piece 105 C 27030

Capital Value: 335,000

Date Rate Declared: 24-Jun-2019

Date of Rate Notice: 08 October 2019

Valuation Number: 443708812*

DETAILS OF CHARGES	RATE IN \$	RATEABLE VALUE	AMOUNT
NRM Levy - State Govt	0.00009666	335,000	32.40
General Residential	0.00427000	335,000	1,430.45
Payments			-365.75

Payment Options:



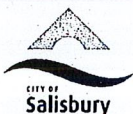
Pay Online

Pay your rates with ease. Simply
visit www.salisbury.sa.gov.au for
Online Payments (min \$10).



Pay by Phone

Phone payments 1300 401 578
Follow the prompts



Name: Darkinger Property Pty Ltd

Property Location: Unit 5 / 111 Kings Road
Salisbury Downs SA 5108

Assessment Number: 682150



Bill code: 8649
Assess No: 682150



BPAY® this payment via internet or phone banking or
use the QR code reader within your mobile banking app.

BPAY View® - View and pay this bill using internet
banking.



*541 000000000682150

**Total Due this Quarter
including any Arrears**

\$365.70

or

Full Year's Balance

\$1,097.10

Due Date

02-Dec-2019

GROUND FLOOR, 208 GREENHILL ROAD EASTWOOD SA 5063
Phone: (08) 8394 0444 Fax: (08) 8394 0445



Policy Number: ST503403 - 5
Payment Reference No.: 907778701
Period of Insurance:
From: 07/12/19
To: 07/12/20

MUNRO PROPERTY GROUP
SUITE 3, 136 THE PARADE
NORWOOD SA 5067

The Insured & Situation
Darkginger Property Pty Ltd
UNIT 5 111-117 KINGS ROAD
SALISBURY DOWNS
SA 5108

COMMUNITY ASSOCIATION INSURANCE PLAN - POLICY 10 LOT OWNERS HOMES INVITATION TO RENEW

Cover Selected	Current	Suggested
PART A INSURED PROPERTY (Building) Loss of Rent/Temp Accommodation (15%) Excess 5 Any event of any kind. \$300	280,900 42,135	294,945 44,242
PART B LIABILITY TO OTHERS	20,000,000	20,000,000
PART C MACHINERY BREAKDOWN	Not selected	Not selected
PART D CATASTROPHE (Lot Owners Home) Extended cover – Rent/Temp Accommodation	Not selected Not selected	Not selected Not selected
FLOOD Excess FLOOD EXCESS \$300 Exclusion 1a does not apply.	Selected	Selected

Interested Parties

BANK OF SOUTH AUSTRALIA

Base Premium:	329.30	Base Premium:	345.07
Levies:	0.00	Levies:	0.00
GST:	35.93	GST:	37.51
Stamp Duty:	39.84	Stamp Duty:	41.75
CHU Admin Fee:	30.00	CHU Admin Fee:	30.00
TOTAL:	435.07	TOTAL:	454.33
Darkginger Property Pty Ltd Authorised Rep Comm	65.86	Darkginger Property Pty Ltd Suggested Authorised Rep Comm	69.01
Authorised Rep Comm GST	6.59	Suggested Authorised Rep Comm GST	6.90
	435.07		454.33

Refer to Important Information for Duty of Disclosure and Excess Descriptions.
Please refer to Product Disclosure Statement and Policy Wording QM563-0619

Date of Issue: 28/10/19

Our Ref: L007695

Your current cover expires at 4.00 pm on 07/12/19.

To ensure continuation of cover, payment must be made before this date. Our recommendations are based on general trends and information. We have not considered your particular circumstances. Before taking out this insurance, consider whether our recommendation is appropriate to your needs, objectives and financial situation and consult the Product Disclosure Statement. This document becomes a Tax Invoice if paid in full.

IMPORTANT INFORMATION

insurers

Policies issued by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261 on behalf of the insurers:-
QBE Insurance (Australia) Limited ABN 78 003 191 035 of 8 Chifley Square Sydney NSW 2000 (AFS Licence No: 239545)

your duty of disclosure

Before you renew or vary this contract of insurance, you have a duty of disclosure under the *Insurance Contracts Act 1984*.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed. If we do this, you must tell us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

if you do not tell us something

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excesses - explanatory notes

Whenever an Excess Number and amount is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that numbered Event.

The Event to which the number refers is:

1. Damage by water or liquid, including exploratory costs incurred in locating the source of damage, caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
2. Damage by water or liquid, other than that caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
3. Breakage of or damage to glass or mirrors.
4. Storm and/or tempest.
5. Any Event of any kind.
6. Damage to electric motors.
7. Malicious acts, vandalism, graffiti.
8. Impact caused by road Vehicles or animals.
9. Burglary or theft or any attempt thereat.



Workers compensation wages declaration - (applicable in WA, TAS and ACT only)

Number of employees: _____ Total wages paid (not including those paid to contractors): \$ _____

Signed: _____ Date: _____

Policy No: ST503403 - 5 Plan No: Darkginger Property Pty Ltd



SA Water
250 Victoria Square / Tarntanyangga
Adelaide SA 5000
ABN 69 336 525 019
www.sawater.com.au

000446 - 0000

DARKGINGER PROPERTY PTY. LTD.
CT6090590
AGENCY 667072

RECEIVED
4th Sep 19

Enquiries

General, billing and
payment difficulties **1300 650 950**
Monday to Friday 8.30am-5pm
customercare@sawater.com.au

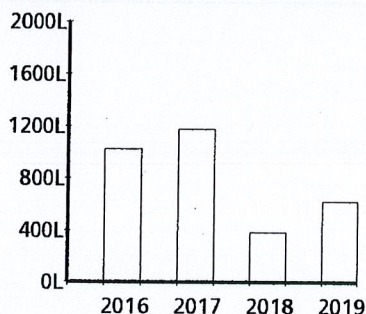
Service difficulties 1300 883 121
7 days per week 24 hours per day

Water Wise Hotline 1800 130 952

GPO 1751
Adelaide SA 5001

Daily water use

Your average daily water use compared with the
same quarter for previous years.



Find out more about water and wastewater
services at www.sawater.com.au.

Your account

Account number	44 37088 12 *
Invoice date	28 Aug 19
Pay by	20 Sep 19
Total due	\$310.09

Account summary

Residential property: U5 111 KINGS RD
SALISBURY DOWNS PCES 105 5 C27030 U5

Previous balance	\$278.51
Amount paid	\$278.51cr
New charges	\$310.09
Current balance	\$310.09

Date paid / /

Amount paid \$



Bill code: 8888
Ref: 44370881210

Telephone and Internet Banking - BPAY®. Call your bank
or financial institution to make this payment from your
cheque, savings, debit or transaction account.
More information: www.bpay.com.au

Trancode	User code	Commonwealth Bank ref
831	009915	443708812*



Payment slip

Account number	44 37088 12 *
Invoice date	28 Aug 19
Pay by	20 Sep 19
Total due	\$310.09



Please do not mark below

<0000031009>

<009915>

<000443708812013> >

Account details

Water

Meter reading

Quarterly meter reading, water use details (in kilolitres (kL) - 1kL = 1000L) and a supply charge to deliver the water

Meter	Previous reading	Current reading	Proposed next read between 18 Oct 19 and 04 Nov 19		
KK1100019	07 May 19	2059	02 Aug 19	2113	54 kL
Total readings					54 kL
Water use	07 May 19 to 30 Jun 19 (55 days)		34.13 kL	18.08 kL at \$2.362 16.05 kL at \$3.370	42.70 54.09 \$96.79
Water use	01 Jul 19 to 02 Aug 19 (32 days)		19.87 kL	10.49 kL at \$2.392 9.38 kL at \$3.413	25.09 32.01 \$57.10
Supply charge	01 Jul 19 to 30 Sep 19				\$75.40
					\$229.29

Sewerage

Access charge	01 Jul 19 to 30 Sep 19	Minimum charge rules apply Quarterly charges for access to SA Water's sewerage network based on your property's value as determined by the Valuer General.	\$80.80
			\$80.80

Total

\$310.09

Total GST of this invoice \$0.00

Paying your bill



BPAY

Telephone and Internet Banking - BPAY®. Call your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More information: www.bpay.com.au



Direct debit

To request a direct debit arrangement visit www.sawater.com.au/direct-debit or call us on 1300 650 950.



Paying by mail

Detach the payment slip and post it with your cheque or money order to SA Water GPO Box 4682 Melbourne Victoria 3001.
Due to banking industry changes, cheque processing now takes place in Victoria.



Paying by phone - 1300 650 870

Call us to make a payment using Visa or Mastercard - 24 hours a day, seven days a week. Customers calling from overseas can contact us on +61 8 7424 1735.



Paying online - www.billpay.sawater.com.au

Visit www.billpay.sawater.com.au to make a payment using Visa or Mastercard.



Paying in person

Present your account and payment to a Commonwealth Bank branch (excluding Express Branches) or Australia Post. No credit card payment accepted. You can also pay in person at SA Water House, 250 Victoria Square / Tarntanyangga, Adelaide.

Cheque details

Drawer

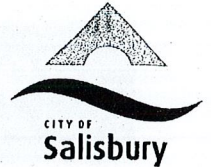
Bank

Branch

Amount \$

NOTICE OF RATES FOR YEAR ENDING 30 JUNE 2020

Correspondence:
PO Box 8, Salisbury SA 5108
Location:
12 James Street, Salisbury SA 5108
ABN 82 615 416 895



046-5025 (1520)

Darkginger Property Pty Ltd
240 Grange Rd
FLINDERS PARK SA 5025

23/01/19

Arrears:

\$0.00

Current Quarterly
Amount:

\$365.75

Total Due this Quarter
including any Arrears:

\$365.75

Due Date:

02-Sep-2019

Full Year's Balance:

\$1,462.85

eServices ID: 359702

Council Rates exempt from GST

General Enquiries to City of Salisbury

08 8406 8222
08 8281 5466
city@salisbury.sa.gov.au
salisbury.sa.gov.au

Assessment Number: 682150

Ward: 05 Para

Property Location: Unit 5 / 111 Kings Road , Salisbury Downs SA 5108

Description: Piece 5 C 27030, Piece 105 C 27030

Capital Value: 335,000

Date Rate Declared: 24-Jun-2019

Date of Rate Notice: 12-Jul-2019

Valuation Number: 443708812*

Valuation Enquiries to the Office of the Valuer-General

1300 653 346
GPO Box 1354,
Adelaide, SA 5001
101 Grenfell St
Adelaide, SA 5001
lsgobjections@sa.gov.au

DETAILS OF CHARGES

NRM Levy - State Govt
General Residential

RATE IN \$

0.00009666
0.00427000

RATEABLE VALUE

335,000
335,000

AMOUNT

32.40
1,430.45

Payment Options:



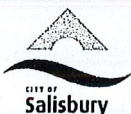
Pay Online

Pay your rates with ease. Simply
visit www.salisbury.sa.gov.au for
Online Payments (min \$10).



Pay by Phone

Phone payments 1300 401 578
Follow the prompts (min \$10)



Name: Darkginger Property Pty Ltd

Property Location: Unit 5 / 111 Kings Road
Salisbury Downs SA 5108

Assessment Number: 682150



Bill code: 8649
Assess No: 682150



BPAY® this payment via internet or phone banking or
use the QR code reader within your mobile banking app.

BPAY View® - View and pay this bill using internet
banking.



*541 00000000682150

Total Due this Quarter
including any Arrears

\$365.75

or

Full Year's Balance

\$1,462.85

Due Date

02-Sep-2019



Munro Property Group Pty Ltd ACN 007 878 079

136 The Parade, NORWOOD SA 5067

Notice of Levies Due in August 2019

T 08 8132 2020
corporations@munroproperty.com.au
www.munropropertygroup.com.au

Issued 03/07/2019 on behalf of:

Community Corporation 27030 Inc.
ABN 80311201450
Kings Quarter
111-117 Kings Road
SALISBURY DOWNS SA 5108

LJ Hooker - Flinders Park
240 Grange Road
FLINDERS PARK SA 5025

for Lot 5 Unit 5
Darkinger Property Pty Ltd

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Sinking Fund	
01/08/2019	Quarterly Admin/Sinking Levy - 01/08/2019 - 31/10/2019	267.75	39.27	307.02
	Total levies due in month	267.75	39.27	307.02

Total of this levy notice	307.02
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	307.02
Prepaid	0.26
Total amount due	\$306.76
Payment due 01/08/2019	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 15%.
Cheques should be made payable to 'Community Corporation 27030 Inc.'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Biller Code: 263970

Ref: 44330000012129



Pay online or by phone with your credit card using PayWay.
Go to Info www.payway.com.au or call 1300 885 175 and use the provided PayWay biller code and reference number:

Biller Code: 210823

Ref: 44330000012129

Amount Due

\$306.76

Due Date

01/08/2019

Amount Paid

\$

LJ Hooker - Flinders Park
Community Title Scheme 27030
Lot 5 Unit 5



Tax Invoice

Invoice No.: 00007632

DIRECT ALL INQUIRIES TO: Phil Ledgard - 0406604851
 Email - led4@bigpond.com
 Address - 59 Valley View Drive
 McLaren Vale SA 5171



Bill To:

C/- LJ Hooker Flinders Park
 240 Grange Road
 Flinders Park SA 5025
 Australia

Customer PO / Reference No. M3305856

Date: 17/01/2020

Terms: Net 14

Customer ABN:

DESCRIPTION	JOB NUMBER	JOB NAME	EX AMOUNT
Tenant reported down lights not working in living area, to match all, replaced 5 down lights with new LED7W down lights tested all.	M3305856	5-111/117Kings Rd,SalisburyDwn	\$220.36
Garage fluoro unit not working found electronic ballast had open circuited and fluoro tubes (2x), had burnt ends. Replaced ballast and two fluoro s.	M3305856	5-111/117Kings Rd,SalisburyDwn	\$59.79

PLEASE NOTE - If Payment is not received within our trading terms, it may result in future work being placed on hold until such time as payment is received in full

"All goods remain the property of LED4 Electrical Solutions until payment is received in full."

Comment:

Please note our banking details have changed

E&OE

LED4 Electrical Solutions Pty. Ltd. atf Ledgard Family Trust

A.B.N. 53 196 704 227 Contractor Licence:- PGE294162

GST: \$28.01

Total Inc GST: \$308.16

Amount Applied: \$0.00

Balance Due: \$308.16

Code	Rate	GST	Sale Amount
GST	10%	\$28.01	\$280.15

PAYABLE TO: Bendigo Bank_ Account :- LED4 Electrical Solutions Pty Ltd(BSB#633-000) (Acc# 168 516 250)



WE TAKE CREDIT
 for what we do

VISA accepted here.
 MYOB PayXpress



Find us on
 Facebook

Please pay on invoice, no statements will be issued, term conditions as per above, payment of all collection and legal costs are the responsibility of the customer.

Labour -	1	\$191.36	\$191.36
Materials -	1	\$10.57	\$11.63

Total ex GST	\$201.93
GST	\$20.20
Total inc GST	\$222.13

If paying by direct deposit, please use your Invoice number and name as it is on the invoice. Please email remittance to ar@streamlinesa.com.au

Name: LJ HOOKER FLINDERS PARK

Invoice No: 10047134

How to Pay



Credit Card (MasterCard or Visa)

Call (08) 8427 2505 to pay over phone
OR Fill out the details below and mail the section back
1.5% surcharge applies to credit card payments over \$2500



Cash

Pay onsite or at office
A digital receipt will be text or emailed to you



Cheque

Detach this section and mail cheque to:
Streamline Plumbing
99 Mooringe Ave,
Camden Park SA 5038



Direct Deposit

Acc Name: **Streamline Plumbing**
BSB: **105-010**
Acc. No: **122 134 840**

Credit Card Number: ____ / ____ / ____ / ____ (back of card) ____ Expiry Date: ____ / ____ Amount Paid: ____ Name on Card: ____

Serving You since 1952

NOTICE OF RATES INSTALMENT FOR YEAR ENDING 30 JUNE 2020 THIRD QUARTER

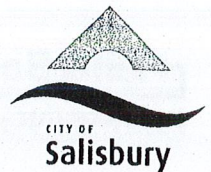
Postal Address:

PO Box 8, Salisbury SA 5108

Location:

34 Church Street, Salisbury SA 5108

ABN 82 615 416 895



046-5025 (1228)

Darkinger Property Pty Ltd
240 Grange Rd
FLINDERS PARK SA 5025

RECEIVED
16th Jan 20

Arrears:

\$0.00

Current Quarterly Amount:

\$365.70

Total Due this Quarter including any Arrears:

\$365.70

Due Date:

02-Mar-2020

Full Year's Balance:

\$731.40

eServices ID: 359702

Council Rates exempt from GST

General Enquiries to City of Salisbury

08 8406 8222

08 8281 5466

city@salisbury.sa.gov.au

salisbury.sa.gov.au

Valuation Enquiries to the Office of the Valuer-General

1300 653 346

GPO Box 1354,
Adelaide, SA 5001

101 Grenfell St
Adelaide, SA 5001

lsgobjections@sa.gov.au

Assessment Number: 682150

Ward: 05 Para

Property Location: Unit 5 / 111 Kings Road , Salisbury Downs SA 5108

Description: Piece 5 C 27030, Piece 105 C 27030

Capital Value: 335,000

Date Rate Declared: 24-Jun-19

Date of Rate Notice: 10 January 2020

Valuation Number: 443708812*

DETAILS OF CHARGES	RATE IN \$	RATEABLE VALUE	AMOUNT
NRM Levy - State Govt	0.00009666	335,000	32.40
General Residential	0.00427000	335,000	1,430.45
Payments			-731.45

Payment Options:



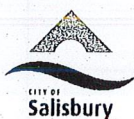
Pay Online

Pay your rates with ease. Simply visit www.salisbury.sa.gov.au for Online Payments (min \$10).



Pay by Phone

Phone payments 1300 401 578
Follow the prompts



Name: Darkinger Property Pty Ltd

Property Location: Unit 5 / 111 Kings Road
Salisbury Downs SA 5108

Assessment Number: 682150



Bill code: 8649
Assess No: 682150



BPAY® this payment via internet or phone banking or use the QR code reader within your mobile banking app.

BPAY View® - View and pay this bill using internet banking.



*541 00000000682150

Total Due this Quarter including any Arrears

\$365.70

or

Full Year's Balance

\$731.40

Due Date

02-Mar-2020

Tax Invoice: 10047134

LJ HOOKER FLINDERS PARK
240 Grange Road
Flinders Park SA 5025

Date: 14/1/2020
PO: M3302282
Job Details: (c / - Agency) Darkginger Pty Ltd, 5/111-117
Kings Road, Salisbury Downs, SA, 5108
Salisbury Downs, SA, 5108
Ref: LJ HOOKER FLINDERS PARK

Work Description

Attended site and completed the following plumbing works:

- Found toilet downstairs to be flushing brown water. Checked rain water tank connected to the toilet and found the water level too low, not allowing enough water to flush out toilet. Re-adjusted float valve in rain water tank to fill up completely again. Tested toilet and all okay.
- Found garden tap in backyard seized, causing water to leak. Removed faulty tap and replaced with new. Tested for leaks and all okay.
- Inspected garden tap in front yard and found no faults. Tested for leaks and all okay.

Job completed - 14/01/2020

Work Performed

Qty	Price Ex GST	Total Price ex GST
	Total ex GST	\$201.93
	GST	\$20.20
	Total inc GST	\$222.13

If paying by direct deposit, please use your Invoice number and name as it is on the invoice. Please email remittance to ar@streamlinesa.com.au

Name: LJ HOOKER FLINDERS PARK

Invoice No: 10047134

How to Pay



Credit Card (MasterCard or Visa)

Call (08) 8427 2505 to pay over phone
OR Fill out the details below and mail the section back
1.5% surcharge applies to credit card payments over \$2500



Cheque

Detach this section and mail cheque to:
Streamline Plumbing
99 Mooringe Ave,
Camden Park SA 5038



Cash

Pay onsite or at office
A digital receipt will be text or emailed to you



Direct Deposit

Acc Name: **Streamline Plumbing**
BSB: **105-010**
Acc. No: **122 134 840**

Credit Card Number: ____ / ____ / ____ / ____ (back of card) ____ Expiry Date: ____ / ____ Amount Paid: ____ Name on Card: ____

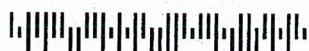
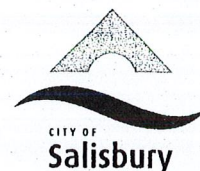
Serving You since 1952



NOTICE OF RATES INSTALMENT FOR YEAR ENDING 30 JUNE 2020 SECOND QUARTER

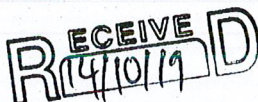
Postal Address:
PO Box 8, Salisbury SA 5108

Location:
12 James Street, Salisbury SA 5108
ABN 82 615 416 895



046-5025 (1288)

Darkinger Property Pty Ltd
240 Grange Rd
FLINDERS PARK SA 5025



Arrears:

\$0.00

Current Quarterly Amount:

\$365.70

Total Due this Quarter including any Arrears:

\$365.70

Due Date:

02-Dec-2019

Full Year's Balance:

\$1,097.10

eServices ID: 359702

Council Rates exempt from GST

General Enquiries to City of Salisbury

08 8406 8222
08 8281 5466
city@salisbury.sa.gov.au
salisbury.sa.gov.au

Valuation Enquiries to the Office of the Valuer-General

1300 653 346
GPO Box 1354,
Adelaide, SA 5001
101 Grenfell St
Adelaide, SA 5001
lsgobjections@sa.gov.au

Assessment Number: 682150

Ward: 05 Para

Property Location: Unit 5 / 111 Kings Road , Salisbury Downs SA 5108

Description: Piece 5 C 27030, Piece 105 C 27030

Capital Value: 335,000

Date Rate Declared: 24-Jun-2019

Date of Rate Notice: 08 October 2019

Valuation Number: 443708812*

DETAILS OF CHARGES	RATE IN \$	RATEABLE VALUE	AMOUNT
NRM Levy - State Govt	0.00009666	335,000	32.40
General Residential Payments	0.00427000	335,000	1,430.45
			-365.75

Payment Options:



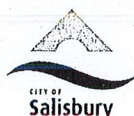
Pay Online

Pay your rates with ease. Simply visit www.salisbury.sa.gov.au for Online Payments (min \$10).



Pay by Phone

Phone payments 1300 401 578
Follow the prompts



Name: Darkinger Property Pty Ltd

Property Location: Unit 5 / 111 Kings Road
Salisbury Downs SA 5108

Assessment Number: 682150



Bill code: 8649
Assess No: 682150



BPAY® this payment via internet or phone banking or use the QR code reader within your mobile banking app.

BPAY View® - View and pay this bill using internet banking.



*541 00000000682150

Total Due this Quarter including any Arrears

\$365.70

or

Full Year's Balance

\$1,097.10

Due Date

02-Dec-2019

000454 - 0000

DARKGINGER PROPERTY PTY. LTD.
CT6090590
AGENCY 667072

RECEIVED
21/12/19

Enquiries

General, billing and
payment difficulties **1300 650 950**
Monday to Friday 8.30am-5pm
customer@saewater.com.au

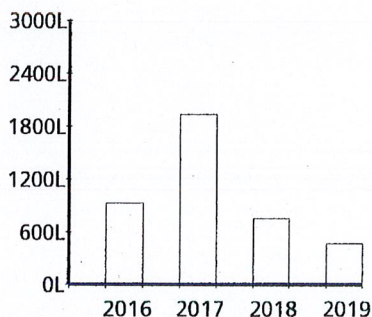
Service difficulties 1300 883 121
7 days per week 24 hours per day

Water Wise Hotline 1800 130 952

GPO 1751
Adelaide SA 5001

Daily water use

Your average daily water use compared with the
same quarter for previous years.



Find out more about water and wastewater
services at www.sawater.com.au.

Your account

Account number	44 37088 12 *
Invoice date	27 Nov 19
Pay by	20 Dec 19
Total due	\$269.75

Account summary

Residential property: U5 111 KINGS RD
SALISBURY DOWNS PCES 105 5 C27030 U5

Previous balance	\$310.09
Amount paid	\$310.09cr
New charges	\$269.75
Current balance	\$269.75

Date paid / /

Amount paid \$



Bill code: 8888
Ref: 44370881210

Telephone and Internet Banking - BPAY®. Call your bank
or financial institution to make this payment from your
cheque, savings, debit or transaction account.
More information: www.bpay.com.au

Trancode User code Commonwealth Bank ref

831

009915

443708812*



Payment slip

Account number	44 37088 12 *
Invoice date	27 Nov 19
Pay by	20 Dec 19
Total due	\$269.75

Account details

Water

Meter reading

Quarterly meter reading, water use details (in kilolitres (kL) - 1kL = 1000L) and a supply charge to deliver the water

Meter	Previous reading	Current reading	Proposed next read between 20 Jan 20 and 03 Feb 20
KK1100019	02 Aug 19 2113	30 Oct 19 2155	42 kL
Total readings			42 kL

Water use	02 Aug 19 to 30 Oct 19 (89 days)	42.00 kL	29.18 kL at \$2.392 69.80	
			12.82 kL at \$3.413 43.75	\$113.55

Supply charge	01 Oct 19 to 31 Dec 19			\$75.40
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\$188.95

Sewerage

Access charge	01 Oct 19 to 31 Dec 19	Minimum charge rules apply Quarterly charges for access to SA Water's sewerage network based on your property's value as determined by the Valuer General.		\$80.80
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\$80.80

Total

\$269.75

Total GST of this invoice \$0.00

Paying your bill



BPAY

Telephone and Internet Banking - BPAY®. Call your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More information: www.bpay.com.au



Direct debit

To request a direct debit arrangement visit www.sawater.com.au/direct-debit or call us on 1300 650 950.



Paying by mail

Detach the payment slip and post it with your cheque or money order to SA Water GPO Box 4682 Melbourne Victoria 3001.
Due to banking industry changes, cheque processing now takes place in Victoria.



Paying by phone - 1300 650 870

Call us to make a payment using Visa or Mastercard - 24 hours a day, seven days a week. Customers calling from overseas can contact us on +61 8 7424 1735.



Paying online - www.billpay.sawater.com.au

Visit www.billpay.sawater.com.au to make a payment using Visa or Mastercard.



Paying in person

Present your account and payment to a Commonwealth Bank branch (excluding Express Branches) or Australia Post. No credit card payment accepted. You can also pay in person at SA Water House, 250 Victoria Square / Tarmatyangga, Adelaide.

Cheque details

Drawer	Bank	Branch	Amount \$
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

MARKETING COSTS

Internet	\$950
Sign	\$255
Brochures/Floorplan/photos	\$440
Messenger ads TBA	

TOTAL	\$1645
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Statutory Searches Unit 482.74 plus Preparation Form1 Company \$845.74

Bill to:

Dark Ginger Properties Pty Ltd
9 Kym Avenue
Valley View SA 5093

TAX INVOICE

INVOICE: 19280

DATE: 23 January 2020

Form 1: 5/111 Kings Road Salisbury Downs**Amount**

Form 1 preparation for Strata/Community Lot	330.00
Property Interest Report	311.00
Council Search	72.25
Community Corporation Search	60.00
Lands Titles Office charge for copy of Community Plan	12.00
Lands Titles Office charge for copy of By-Laws	11.10
Lands Titles Office charge for copy of Scheme Description	11.10
Lands Titles Office charge for copy of Development Contract	11.10

*** THIS ACCOUNT IS NOT PART OF SETTLEMENT
PAYMENTS AND IS TO BE PAID SEPARATELY**

PAYMENT TERMS
STRICTLY NET 14 DAYS

Total ex GST: \$818.55
GST: \$81.86
Invoice Total: \$900.41
Paid to Date: \$0.00
Balance Due: \$900.41

----- Please return with your payment -----

☐ Payment by credit card: Processing fee of 1% applies ☐ VISA ☐ MasterCard

Card Number _____ Expiry Date ____ / ____

Card Verification No.* _____

Cardholder Name _____ Signed _____

* Please enter the card verification value, it is the 3 digit number located on the back of the card.

☐ Payment direct to The Form 1 Company Pty Ltd – BSB: 085-005 ACCT: 15297 3872
** Please use the Invoice number and your surname as reference when transferring funds **

☐ Payment by cheque to The Form 1 Company Pty Ltd

Dark Ginger Properties Pty Ltd
9 Kym Avenue
Valley View SA 5093

19280
\$900.41

The Form 1 Company

Level 8, 420 King William Street Adelaide SA 5000 • DX 58003 LTO SA
Telephone (08) 7221 4908 • Facsimile (08) 7221 4909 email: form1@form1.net.au

Tax Invoice

ABN 11 614 426 514

Cavalier Legal

Level 1, 309 Pulteney Street

Adelaide, 5000

Business Tel: +61 (8) 8470 0120

admin@cavalierlegal.com.au

ABN: 11 614 426 514

Mark Reed
9 Kym Avenue
Valley View
South Australia 5093
Australia

INVOICE # 1385
FILE REFERENCE # REE001
MATTER# 274
DATE: 2 March 2020
DUE DATE: 16 March 2020
NETT: 14 Days

CONVEYANCING - 5/111 -117 KINGS ROAD, SALISBURY DOWNS

Disbursements	\$307.02
Total ex GST	\$307.02
Total GST	\$0.00
Total inc GST	\$307.02

With Compliments

Cavalier Legal

Payment Details

Account Number: BSB: 105 900 AC: 971676340

Name: Cavalier Legal

Ref: 1385

Ref # 391094620

Please quote your invoice number 1385 on remittance and please make all cheques payable to Cavalier Legal

There are a number of avenues available to you if you have any concerns with our legal costs. Please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy or obtain it from the Law Society of South Australia (or download it from their website).

SCHEDULE

Date	Item
	Disbursements
2/03/20	Munro Body Corporate - Corporation Fees