



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
<b>TOTAL FEE</b>	<b>\$ 165.00</b>

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### 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
<b>TOTAL DUE</b>	<b>\$54.00</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 28 Oct 19	<b>\$54.00</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  
DARKGINGER PTY LTD

ACN 160 105 420 Account No: 22 160105420



22 160105420

<b>TOTAL DUE</b>	<b>\$54.00</b>
Immediately	<b>\$0.00</b>
By 28 Oct 19	<b>\$54.00</b>

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

	<b>Billers Code:</b> 17301
	<b>Ref:</b> 2291601054201



\*814 129 0002291601054201 44

# Transaction details:

page 2 of 2

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

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## 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](http://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

	<b>Bill Code: 17301</b> <b>Ref: 2291601054201</b>
<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>	



**ASIC**  
Australian Securities & Investments Commission

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

ABN 86 768 265 615

**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
<b>TOTAL DUE</b>	<b>\$517.00</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>\$250.00</b>
By 12 Jan 20	<b>\$267.00</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

<b>TOTAL DUE</b>	<b>\$517.00</b>
<b>Immediately</b>	<b>\$250.00</b>
<b>By 12 Jan 20</b>	<b>\$267.00</b>

**PAYMENT SLIP**

**DARKGINGER PROPERTY PTY LTD**

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



**Bill Code: 17301**  
**Ref: 2291611923742**

ACN 161 192 374      Account No: 22 161192374



22 161192374



\*814 129 0002291611923742 27

# Transaction details:

	Transactions for this period	ASIC reference	\$ Amount
2019-11-12	Annual Review - Pty Co	3X2859194480B A	\$267.00
	<b>Outstanding transactions</b>		
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](http://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

	<b>Bill Code:</b> 17301 <b>Ref:</b> 2291611923742
<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>	



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
<b>TOTAL FEE</b>	<b>\$ 165.00</b>

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### 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

ABN 19 040 349 865  
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

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

To sign up to email billing or change your postal address, visit [www.revenuesa.sa.gov.au/updatedetails](http://www.revenuesa.sa.gov.au/updatedetails)

ASSES. NO. TENANCY.	CAPITAL VALUE	X	ESL FACTORS			=	VARIABLE CHARGE	+	FIXED CHARGE	-	GENERAL REMISSIONS	-	CONCESSIONS/ REMISSIONS	+	ARREARS/ PAYMENTS	=	TOTAL
PROPERTY LOCATION	\$	AREA	LAND USE	LEVY RATE		\$		\$		\$		\$		\$		\$	
443708812* 5 / 111 KINGS RD / SALISBURY DOWNS SA 5108 / PCES 105 5 C27030 U5	\$335,000	(R4) 1.0	(RE) 0.4	0.001267		\$169.75		\$50.00		\$113.75		\$0.00		\$0.00		\$106.00	
<b>TOTAL AMOUNT DUE</b>																<b>\$106.00</b>	

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



Government of South Australia

TO ARRANGE MONTHLY INSTALMENTS PLEASE VISIT  
[WWW.REVENUESA.SA.GOV.AU/ESLINSTALMENTS](http://WWW.REVENUESA.SA.GOV.AU/ESLINSTALMENTS) PRIOR TO YOUR DUE DATE

ESLx\_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



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



\*599 506689631600003

**DARKGINGER PROPERTY PTY LTD**

Sch 4 14/9 \$106.00  
tel 15895104.

**PAYMENT REMITTANCE ADVICE**

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

© 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](http://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](mailto: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](http://www.sa.gov.au/concessions).

Alternatively, contact the **Concessions Hotline on 1800 307 758** or email [concessions@sa.gov.au](mailto: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:**

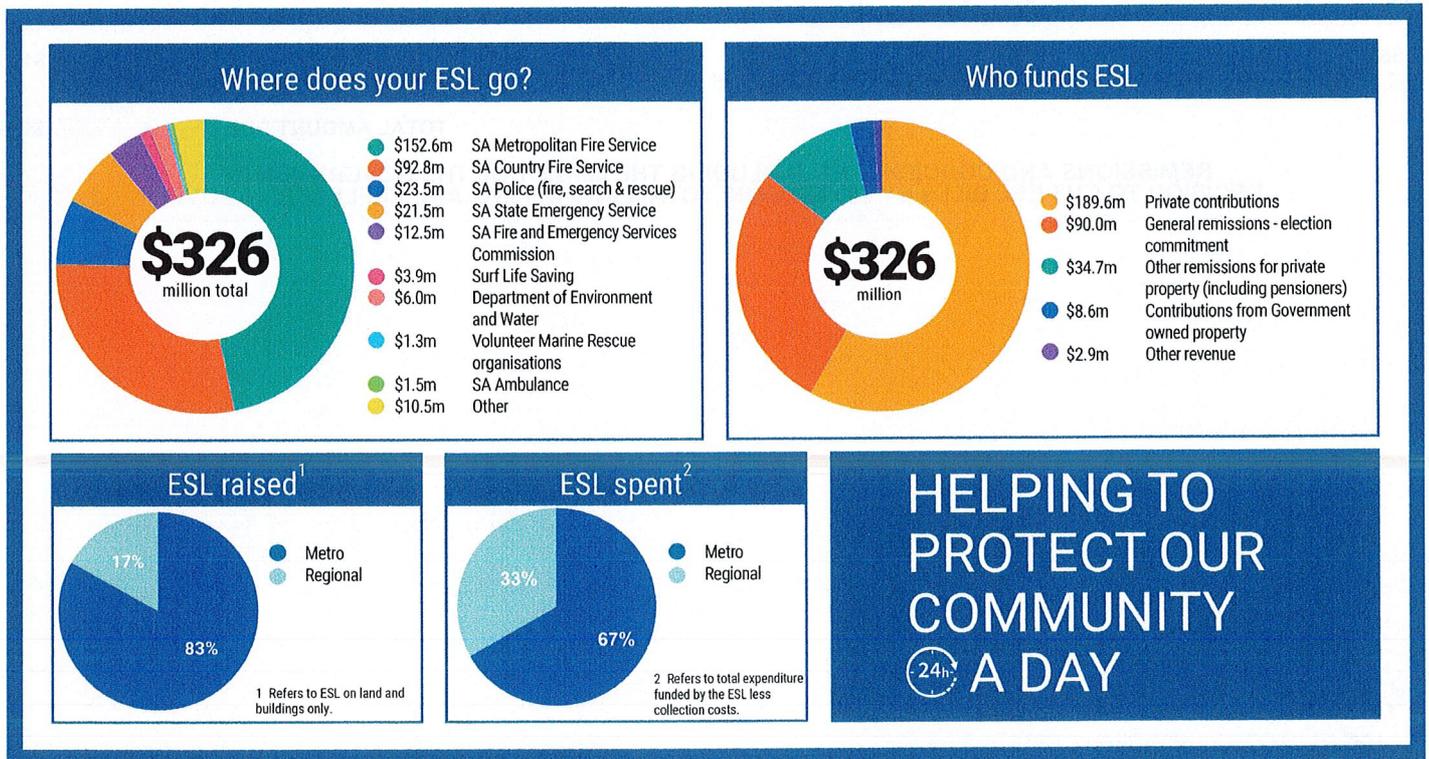
- (a) if you have previously received a notice or notices under the *Emergency Services Funding Act 1998* referring to the valuation and informing you of a 60-day objection period, the objection period is 60 days after service of the first such notice;
- (b) you may not object to the valuation if the 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](http://www.sa.gov.au/landservices) or email objection to [LsgObjections@sa.gov.au](mailto: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](http://www.revenuesa.sa.gov.au) for further details.



Sensitive: SOUO-I2-A2 Pursuant to section 221 of the *Emergency Services Funding Act 1998*

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

 <p>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> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p> <p><b>Biller Code: 24257</b> <b>Reference No. 5066896316</b></p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.bpoint.com.au/pay/revsaesl">www.bpoint.com.au/pay/revsaesl</a> Have this Notice and your <b>Visa</b> or <b>Mastercard</b> ready.</p> <p><b>Reference No. 5066896316</b></p>	 <p><b>TELEPHONE</b> 1300 669 344</p> <p><b>To pay via the telephone:</b> Have this Notice and your <b>Visa</b> or <b>Mastercard</b> ready. Operates 24 hours a day, 7 days a week. Simply follow the directions.</p> <p><b>Biller Code: 24257</b> <b>Reference No. 5066896316</b></p>	 <p><b>Pay in person with this Payment Remittance Advice</b> at any Australia Post or Service SA outlet. Cash, cheque, money order or credit card (<b>Visa</b> or <b>Mastercard</b>) accepted.</p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>RevenueSA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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SA Water TD  
 250 Victoria Square / Tarntanyangga  
 Adelaide SA 5000  
 ABN 69 336 525 019  
 www.sawater.com.au

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

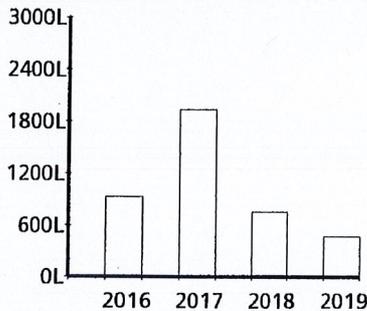
Water Wise Hotline 1800 130 952

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

Trancode **831** User code **009915** Commonwealth Bank ref **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					<b>42 kL</b>
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
					<b>\$188.95</b>

## 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
					<b>\$80.80</b>

## 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](http://www.bpay.com.au)



### Direct debit

To request a direct debit arrangement visit [www.sawater.com.au/direct-debit](http://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](http://www.billpay.sawater.com.au)

Visit [www.billpay.sawater.com.au](http://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 \$



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
<b>Total Amount</b>	<b>\$99.00</b>
<b>Amount Due</b>	<b>\$99.00</b>

**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.

**HEAD OFFICE**



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

# MISCELLANEOUS INVOICE

Issued 08/11/2019 on behalf of:

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

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

	Total
Lot 5: Lot insurance premium period 7/12/19 to 7/12/20	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](http://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](http://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](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](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](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](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](mailto:info_SA@chu.com.au)
- 3 **To pay**
  - Please follow the 'How to Pay' instructions  
For more information please visit [www.chu.com.au](http://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: 3019269600090778701

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](http://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
\$435.07	\$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:** Darkinger 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  
 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
<b>TOTAL:</b>	<b>435.07</b>	<b>TOTAL:</b>	<b>454.33</b>

Darkginger Property Pty Ltd  
 Authorised Rep Comm 65.86  
 Authorised Rep Comm GST 6.59  
 435.07

Darkginger Property Pty Ltd  
 Suggested Authorised Rep Comm 69.01  
 Suggested Authorised Rep Comm GST 6.90  
 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 \_\_\_\_\_



Munro Property Group Pty Ltd ACN 007 878 079

# MISCELLANEOUS INVOICE

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:

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

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

	Total
Lot 5: Lot insurance premium period 7/12/19 to 7/12/20	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](http://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](http://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](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](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](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](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.*

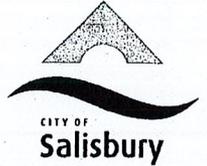
If you require hard copies the documents, please do not hesitate to contact us so we are able to provide them to you.

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)  
Darkginger Property Pty Ltd  
240 Grange Rd  
FLINDERS PARK SA 5025

**RECEIVED**  
14/10/19

<b>Arrears:</b>	\$0.00
<b>Current Quarterly Amount:</b>	\$365.70
<b>Total Due this Quarter including any Arrears:</b>	\$365.70
<b>Due Date:</b>	02-Dec-2019
<b>Full Year's Balance:</b>	\$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

**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\*

**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	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](http://www.salisbury.sa.gov.au) for Online Payments (min \$10).



**Pay by Phone**  
Phone payments 1300 401 578  
Follow the prompts



Name: Darkginger Property Pty Ltd  
Property Location: Unit 5 / 111 Kings Road  
Salisbury Downs SA 5108

**Assessment Number: 682150**



Billers 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

<b>Total Due this Quarter including any Arrears</b>	\$365.70
or	
<b>Full Year's Balance</b>	\$1,097.10
<b>Due Date</b>	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
<b>TOTAL:</b>	<b>435.07</b>	<b>TOTAL:</b>	<b>454.33</b>
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
	<b>435.07</b>		<b>454.33</b>

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

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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

**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

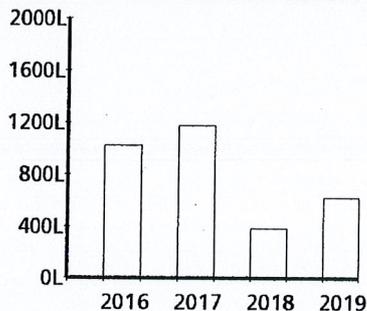
000446 - 0000

**DARKGINGER PROPERTY PTY. LTD.**  
 CT6090590  
 AGENCY 667072

**RECEIVED**  
 4th Sep 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](http://www.sawater.com.au).

**Your account**

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

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

Trancode User code Commonwealth Bank ref  
**831 009915 443708812\***



**Payment slip**

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



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					<b>54 kL</b>
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
					<b>\$229.29</b>

## 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
			<b>\$80.80</b>

## 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](http://www.bpay.com.au)



### Direct debit

To request a direct debit arrangement visit [www.sawater.com.au/direct-debit](http://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](http://www.billpay.sawater.com.au)

Visit [www.billpay.sawater.com.au](http://www.billpay.sawater.com.au) to make a payment using Visa or Mastercard.



### Paying in person

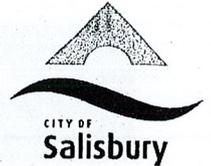
Present your account and payment to a Commonwealth Bank branch (excluding Express Branches) or Australia Post. No credit card payment accepted. You can also pay in person at SA Water House, 250 Victoria Square / Tarntanyangga, Adelaide.

### Cheque details

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

# 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

<b>Arrears:</b>	<b>\$0.00</b>
<b>Current Quarterly Amount:</b>	<b>\$365.75</b>
<b>Total Due this Quarter including any Arrears:</b>	<b>\$365.75</b>
<b>Due Date:</b>	<b>02-Sep-2019</b>
<b>Full Year's Balance:</b>	<b>\$1,462.85</b>

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](mailto:city@salisbury.sa.gov.au)
-  [salisbury.sa.gov.au](http://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](mailto:lsgobjections@sa.gov.au)

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

**Payment Options:**



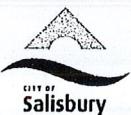
**Pay Online**

Pay your rates with ease. Simply visit [www.salisbury.sa.gov.au](http://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

<b>Total Due this Quarter including any Arrears</b>	<b>\$365.75</b>
	or
<b>Full Year's Balance</b>	<b>\$1,462.85</b>
<b>Due Date</b>	<b>02-Sep-2019</b>



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  
for Lot 5 Unit 5  
Darkinger Property Pty Ltd

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

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	<u>307.02</u>
Prepaid	0.26
<b>Total amount due</b>	<b><u>\$306.76</u></b>
<b>Payment due 01/08/2019</b>	

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](http://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](http://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



**McLAREN VALE**  
BUSINESS ASSOCIATION  
2015 Winner  
Trades Award

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."

<b>Comment:</b> Please note our banking details have changed				E&OE
LED4 Electrical Solutions Pty. Ltd. atf Ledgard Family Trust		GST: \$28.01		
A.B.N. 53 196 704 227 Contractor Licence:- PGE294162		Total Inc GST: \$308.16		
		Amount Applied: \$0.00		
		<b>Balance Due: \$308.16</b>		
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)



DOES IT COMPLY?  
SIGNATORY

**WE TAKE CREDIT** *for what we do* VISA accepted here. PayDirect

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
<b>Total inc GST</b>	<b>\$222.13</b>

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](mailto: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**

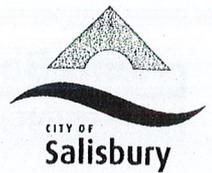
Credit Card Number: \_\_\_\_/\_\_\_\_/\_\_\_\_/\_\_\_\_ (back of card) Expiry Date: \_\_\_\_/\_\_\_\_ Amount Paid: \_\_\_\_\_ Name on Card: \_\_\_\_\_

*Serving You since 1952*



**NOTICE OF RATES INSTALMENT  
FOR YEAR ENDING 30 JUNE 2020  
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](http://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](mailto: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 Payments	0.00427000	335,000	1,430.45
			-731.45

**Payment Options:**



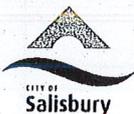
**Pay Online**

Pay your rates with ease. Simply visit [www.salisbury.sa.gov.au](http://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](mailto: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**

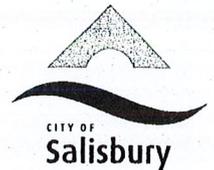
Acc Name: **Streamline Plumbing**  
 BSB: **105-010**  
 Acc. No: **122 134 840**

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

# 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)

Darkginger Property Pty Ltd  
240 Grange Rd  
FLINDERS PARK SA 5025

RECEIVED  
14/10/19

**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:**



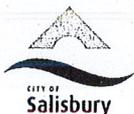
**Pay Online**

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



**Pay by Phone**

Phone payments 1300 401 578  
Follow the prompts



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** \$365.70

or

**Full Year's Balance** \$1,097.10

**Due Date** 02-Dec-2019

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

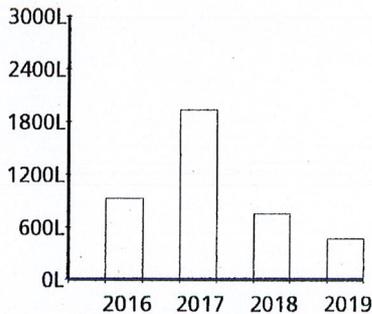
Water Wise Hotline 1800 130 952

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](http://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](http://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					<b>42 kL</b>

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

**\$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
---------------	------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	---------

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



### Direct debit

To request a direct debit arrangement visit [www.sawater.com.au/direct-debit](http://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](http://www.billpay.sawater.com.au)

Visit [www.billpay.sawater.com.au](http://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 / Tamtanyangga, 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

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**

<b>Disbursements</b>	\$307.02
Total ex GST	\$307.02
Total GST	\$0.00
<b>Total inc GST</b>	<b>\$307.02</b>

With Compliments

Cavalier Legal

*Payment Details*

Account Number: BSB: 105 900 AC: 971676340  
 Name: Cavalier Legal  
 Ref: 1385

mf# 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**

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