



Valuation and rate notice 2022-2023

For the period 1 July 2022 - 30 June 2023

From unit 5091



Bunabaroo Pty Ltd
10 Waterview St
MONA VALE NSW 2103

Tax invoice

No GST has been charged

Assessment no. 202975 9

Date of issue 22 Aug 2022

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

Property Unit 519, Level 5, 55 Villiers Street, NORTH MELBOURNE VIC 3051

Legal description Lot 519 PS634252L

Valuations	Effective date	1 Jul 2022
NAV 6,500	Valued as at	1 Jan 2022
Site value 27,000	Interest rate	10%
<i>CIV CAPITAL IMPROVED VALUE</i> 130,000	Land use	Residential
AVPCC 120	-Single Strata Unit/Villa Unit/Townhouse	

Details of account

(important, please read overleaf)

	Amount
Residential Rates @ 3.6497 cents in the \$ of NAV.	\$237.23
Waste Charge	\$150.00
FSPL @ \$117 plus 5.3 cents per \$1,000 of CIV.	\$123.89

*Pd 15/2/23
D2295125622*

FSPL - Fire Services Property Levy (State Government Charge)

OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by 15 February 2023 **\$511.12** ✓

Late payments will attract interest (see over page)
***Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 30 September 2022 **\$127.77**

If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2023.

Instalment 2 30 November 2022 **\$127.77**

Instalment 3 28 February 2023 **\$127.77**

Instalment 4 31 May 2023 **\$127.81**

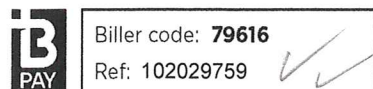
OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only. See overleaf for details.

Payment methods

Assessment no. 202975 9

Property Unit 519, Level 5, 55 Villiers Street, NORTH MELBOURNE VIC 3051



Billers code: 79616
Ref: 102029759

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 102029759
Credit cards not accepted.



Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit melbourne.vic.gov.au/rates



MasterCard or Visa
Credit card payments will attract an additional fee being the recovery of financial institution charges.



Please tick the amount you are paying in the box below.

- Option 1 **\$511.12**
 Option 2 **\$127.77**



Telephone 1300 130 453



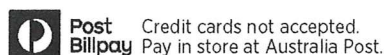
Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 2158 Melbourne 3001
Council will not be responsible for late postal deliveries.



In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.



*3397 0891 0102029759 91

+10202975900000> +000891+ <0000000000> <0000051112> +444+



Rate reminder notice 2022 - 2023

Assessment no. 202975 9

Date of issue 27 Jan 2023



003 00065

Bunabaroo Pty Ltd
10 Waterview St
MONA VALE NSW 2103

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

DUE DATE

15 Feb 2023

AMOUNT DUE

\$511.12

Property Unit 519, Level 5, 55 Villiers Street, NORTH MELBOURNE VIC 3051

Council Rates 2022-23	\$237.23
Waste Charge	\$150.00
Fire Services Property Levy	\$123.89

Payments after 19 January 2023 are not included on this notice.

Interest will be charged at 10% on late payments.

Payment methods

Assessment no. 202975 9

Property Unit 519, Level 5, 55 Villiers Street, NORTH MELBOURNE VIC 3051

B PAY
Biller code: 79616
Ref: 102029759

B PAY[®] this payment via Internet or phone banking
B PAY View[®] - View and pay this bill using internet banking.
B PAY View Registration No.: 102029759
Credit cards not accepted.



Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit
melbourne.vic.gov.au/rates



MasterCard or Visa
Credit card payments will attract an additional fee being the recovery of financial institution charges.

Please tick the amount you are paying in the box below.

Due Date **15 Feb 2023**
Amount Due **\$511.12**



Telephone 1300 130 453



Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 2158 Melbourne 3001
Council will not be responsible for late postal deliveries.



In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.

Post Billpay Credit cards not accepted.
Pay in store at Australia Post.



*3397 0891 0102029759 91

+10202975900000> +000891+ <0000000000> <0000051112> +444+

S000065Q01 000070 #86358



My account number is

1252 3090 4124

Invoice No. T631909932

Service Address Un 519/55 Villiers Street North
Melbourne
Lot 519 Plan 634252

Issue Date 12 May 2023

Water Faults & Emergencies (24 hours) 13 44 99

Enquiries & Support
(8.30am-5.00pm Mon-Fri)
Credit Card Payments &
Balances (24 hours) 13 44 99

Interpreter Service (03) 9313 8989

General Mail Locked Bag 350, Sunshine Vic 3020

Greater Western Water

ABN 70 066 902 467

gww.com.au

Thank you for choosing Direct Debit. This bill is for information purposes only. The amount due will be debited from your nominated bank or credit union account on the due date of this bill. Should you wish to postpone this transaction please phone 13 44 99 providing four (4) working days notice to the date due. If a transaction is dishonoured, bank charges may be incurred and added to your next bill.



544012-001 003259(13279) R

BUNABAROO PTY LTD
10 WATERVIEW STREET
MONA VALE NSW 2103



Account summary

	PREVIOUS BILL RECEIVED	\$138.67
	BALANCE	\$0.00
	NETWORK CHARGES	\$111.25
	OTHER CHARGES	\$27.42
	TO BE DEBITED	\$138.67

Every refill reduces plastic waste

Be a refiller, not a landfiller.
choosetap.com.au





VILLIERS

My account number is

1252 3090 4124

Invoice No. T624102367

Service Address Un 519/55 Villiers Street North Melbourne Lot 519 Plan 634252

Issue Date 9 Feb 2023

Water Faults & Emergencies (24 hours) 13 44 99

Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours) 13 44 99

Interpreter Service (03) 9313 8989

General Mail Locked Bag 350, Sunshine Vic 3020

Greater Western Water

ABN 70 066 902 467

gww.com.au

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525307-001 003446(14187) R

BUNABAROO PTY LTD 10 WATERVIEW STREET MONA VALE NSW 2103



Account summary

Table with 2 columns: Description and Amount. Rows include PREVIOUS BILL (\$138.67), RECEIVED (\$138.67), BALANCE (\$0.00), NETWORK CHARGES (\$111.25), OTHER CHARGES (\$27.42), and TO BE DEBITED (\$138.67).

Great water service from top to bottom

We make sure your water and wastewater services are reliable, affordable and secure for decades to come.

Every year we manage:

113 billion litres of drinking water

108 billion litres of wastewater

6.3 billion litres of recycled water

gww.com.au



Thank you for choosing Direct Debit. This bill is for information purposes only. The amount due will be debited from your nominated bank or credit union account on the due date of this bill. Should you wish to postpone this transaction please phone 13 44 99 providing four (4) working days notice to the date due. If a transaction is dishonoured, bank charges may be incurred and added to your next bill.



506876-001 003173(14473) R

BUNABAROO PTY LTD
10 WATERVIEW STREET
MONA VALE NSW 2103



My account number is

1252 3090 4124

Invoice No. T616366622

Service Address Un 519/55 Villiers Street North
Melbourne
Lot 519 Plan 634252

Issue Date 10 Nov 2022

Water Faults & Emergencies (24 hours) 13 44 99

Enquiries & Support
(8.30am-5.00pm Mon-Fri)
Credit Card Payments &
Balances (24 hours) 13 44 99

Interpreter Service (03) 9313 8989

General Mail Locked Bag 350, Sunshine Vic 3020

Greater Western Water

ABN 70 066 902 467

gww.com.au

Account summary

	PREVIOUS BILL RECEIVED	\$220.27
	BALANCE	\$0.00
	NETWORK CHARGES	\$111.25
	OTHER CHARGES	\$27.42
	TO BE DEBITED	\$138.67

Every refill reduces plastic waste

Be a refiller, not a landfiller.
choosetap.com.au





VILLIERS

6/2/23

My account number is

1252 3090 4124

Invoice No. T608205757

Service Address Un 519/55 Villiers Street North Melbourne Lot 519 Plan 634252

Issue Date 6 Aug 2022

Water Faults & Emergencies (24 hours) 13 44 99

Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours) 13 44 99

Interpreter Service (03) 9313 8989

General Mail Locked Bag 350, Sunshine Vic 3020

Greater Western Water

ABN 70 066 902 467

gww.com.au

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BUNABAROO PTY LTD
10 WATERVIEW STREET
MONA VALE NSW 2103

1/7/22 - 30/9/22



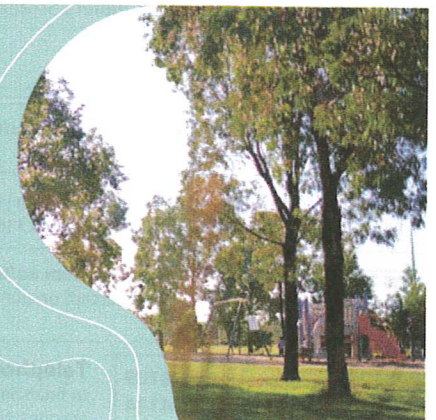
Account summary

	PREVIOUS BILL RECEIVED	\$133.92
	BALANCE	\$0.00
	NETWORK CHARGES	\$111.25
	OTHER CHARGES	\$109.02
	TO BE DEBITED	\$220.27

gww.com.au brochure

Annual Parks Charge

Each year from 1 July we collect the Parks Charge on behalf of the Department of Environment, Land, Water and Planning. These funds help Parks Victoria support the management and maintenance of Melbourne's most iconic parks, trails, zoos and waterways. Visit parks.vic.gov.au to learn more.



Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Fee Notice

Tax Invoice

Issued 24/11/2022 on behalf of:

Attention: Andrew and Joy Gough

Bunabaroo Pty Ltd atf Gough Family Super Fund
 10 Waterview Street
 MONA VALE NSW 2103

Owners Corporation on PS 634252L
 ABN 41859167193
 Unilodge on Villiers
 55 Villiers Street & 75 Flemington Road
 NORTH MELBOURNE VIC 3051
 for Lot 519 Unit 519
 Bunabaroo Pty Ltd
 519/55 Villiers Street
 NORTH MELBOURNE VIC 3051

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
 Payment is due within 28 days of the date of this Notice or by the due date specified below

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Maintenance	
01/01/2023	OC2 Contribution from 1/1/23 to 31/3/2023	124.57	100.17	224.74
01/01/2023	OC1 Contribution from 1/1/23 to 31/3/23	319.50	42.74	362.24
	Total due in month	444.07	142.91	586.98

Total of this notice 586.98 (including \$53.37 GST)
 Arrears 647.02
 Interest on arrears* 10.81 * Interest calculated to 1/01/2023
 Outstanding owner invoices 0.00
 Subtotal of amount due 1,244.81
 Prepaid 0.00
Total amount due \$1,244.81

Arrears & Interest due immediately

Levy Payment due 01/01/2023

Interest will be charged on any overdue fees/charges at an annual rate of 10%.
 The rate of interest has been calculated in accordance with the current rate under the
 Penalty Interest Rates Act 1983(Vic). This rate is subject to change.
 Cheques should be made payable to 'Owners Corporation on PS 634252L'

In the interests of receiving correspondence from our office in a more timely manner: if you are still receiving your
 Notices via mail, please consider allowing us to send your Fee Notices and/or correspondence to your email address.
 Contact us at: lreed@lreed.com.au to make this change.



DEFT
 PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings
 accounts. Please complete registration at www.deft.com.au. You do
 not need to re-register for the internet service if already registered.

Bunabaroo Pty Ltd atf Gough Family

Owners Corporation 634252L

Lot 519

Unit 519



*496 200362606 150787



Billier code 96503



Pay over the Internet from your
 Bank account. Register at
 www.deft.com.au



Pay over the phone from your
 Bank account. Register at
 www.deft.com.au



Credit card payments can be made
 over the Internet. Log onto
 www.deft.com.au or call 1300 301
 090 and follow the instructions. A
 surcharge will be applicable if you
 use this option.



Pay by mailing this payment slip with
 your cheque to:

DEFT Payment Systems
 GPO Box 2174, Melbourne VIC 3001



Pay in-store at Australia Post.

Contact your participating financial institution to make a BPAY payment
 from your cheque or savings account. Enter the biller code and your
 DEFT reference number. To use the QR code, use the reader within your
 mobile banking app. More info: www.bpay.com.au

L R Reed City

DEFT Reference Number

200362606150787

Amount Due

\$1,244.81

Due Date

01/01/2023

Amount Paid

\$

+200362606 150787 <

000124481<3+

Fee Notice

Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Tax Invoice

Issued 23/02/2023 on behalf of:

Attention: Andrew and Joy Gough

Bunabaroo Pty Ltd atf Gough Family Super Fund
 10 Waterview Street
 MONA VALE NSW 2103

Owners Corporation on PS 634252L
 ABN 41859167193
 Unilodge on Villiers
 55 Villiers Street & 75 Flemington Road
 NORTH MELBOURNE VIC 3051
 for Lot 519 Unit 519
 Bunabaroo Pty Ltd
 519/55 Villiers Street
 NORTH MELBOURNE VIC 3051

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
 Payment is due within 28 days of the date of this Notice or by the due date specified below

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Maintenance	
01/04/2023	OC2 Contribution from 1/4/23 to 30/6/23	124.57	100.17	224.74
01/04/2023	OC1 Contribution from 1/4/23 to 30/6/23	319.50	42.74	362.24
Total due in month		444.07	142.91	586.98

Total of this notice	586.98	(Including \$53.37 GST)
Arrears	0.00	
Interest on arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	586.98	
Prepaid	3.37	
Total amount due	\$583.61	

Interest will be charged on any overdue fees/charges at an annual rate of 10%.
 The rate of interest has been calculated in accordance with the current rate under the
 Penalty Interest Rates Act 1983(Vic). This rate is subject to change.
 Cheques should be made payable to 'Owners Corporation on PS 634252L'

Levy Payment due 01/04/2023

LR Reed Pty Ltd is pleased to introduce Macquarie Direct Debit as a new payment opportunity for all lot owners.
 Please refer to the enclosed letter for further information.



DEFT
 PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

Bunabaroo Pty Ltd atf Gough Family

Owners Corporation 634252L

Lot 519

Unit 519



*496 200362606 150787



Billier code 96503



Pay over the Internet from your Bank account. Register at www.deft.com.au



Pay over the phone from your Bank account. Register at www.deft.com.au



Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:

DEFT Payment Systems
 GPO Box 2174, Melbourne VIC 3001



Pay in-store at Australia Post.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

L R Reed City

DEFT Reference Number

200362606150787

Amount Due

\$583.61

Due Date

01/04/2023

Amount Paid

\$

+200362606 150787 <

000058361<3+



GPO Box 756 Melbourne VIC 3001
CustomerService@apia.com.au

Bunabaroo Pty Ltd As Trustee For The Gough
Family Superfund
10 Waterview St
Mona Vale NSW 2103

Issue Date: 17 August 2021

Dear Bunabaroo Pty Ltd As Trustee For The Gough
Family Superfund,

We are pleased to invite you to renew your **Landlord Insurance Policy** for a further 12 months. Your current policy expires at 11:59pm on 19 September 2021.

Apia specialises in meeting the Insurance needs of Australians over 50. We pride ourselves on recognising your experience and providing you with the cover and service you deserve.

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

For more information about the changes in our new PDS please visit www.apia.com.au/pds-update

We continue to debit the nominated account /card so your policy can automatically renew and to process your instalments. Please contact us before renewal if you do not want your policy to renew. This document becomes your certificate upon payment.

If you have any questions or need to make any changes to the details shown in the Certificate, please call us on 13 50 50.

Thank you and we look forward to being of further assistance in the future.

Yours sincerely,

Geoff Keogh - Executive Manager Apia

Direct Debit Confirmation Certificate

Thanks for paying by direct debit.

This confirms your direct debit details based on the information you have previously provided to us. If any of the following information is incorrect please contact us.

Deductions will continue to be made in accordance with the details shown, subject to the terms of the Direct Debit Request Service Agreement. You have authorised Apia on behalf of AAI Limited, User ID Number 367853, to debit the amounts stated and all amounts payable to Apia in relation to your above policy and subsequent renewal to the account stated via the bulk electronic clearing system.

Instalment payments that have a debit due date within 14 days of the policy expiry date will result in the premium being debited over 11 instalments rather than 12. This will not impact your total amount payable.

VILLIERS



Landlord Insurance Renewal

Policy Details

Policy Number	APL069076124
Policy Type	Contents
Period of Insurance	19 September 2021 to 11:59pm 19 September 2022
First Instalment Date	19 September 2021
Ongoing Instalment Date	On or around the 19th every month
Monthly Instalment	\$15.08
Last Year's Monthly Instalment	\$13.81
	Change on last year* 9.2%

*Why your premium may change

We appreciate that any increase in premiums can be tough. Your premium might change this year, even if your circumstances haven't. There can be many reasons for this like the claims we experience, improved data, and changes to business costs. Your premium may also change if discounts you received last year no longer apply.

For more information please visit www.apia.com.au/premium



Your premium includes: Multi-Policy Discount

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

!!IMPORTANT CHANGE!

FROM THIS RENEWAL, YOUR POLICY WILL NOT PROVIDE ANY COVER IF YOUR PROPERTY IS USED FOR SHORT TERM RENTAL, HOLIDAY LETTING OR HOUSE SHARING.

If this applies to you, please call us to cancel your direct debit payments.

Please see your certificate for more detail.



Instalment Slip

Account Name	Bunabaroo P/L
Financial Institution	NATIONAL
Account Ending In	XXX-XXX XXXXX5091
Instalments Due	On or around the 19th every month
Monthly Instalment	\$ 15.08