



# TAX INVOICE

Link Real Estate  
 15915  
 ABN  
 93 213 389 191

**Invoice Date**  
20 Sep 2022

**Invoice Number**  
INV-0896

**Reference**  
15915

**ABN**  
93 213 389 191

Mobile Work Master  
 HJ & JD Mcgown  
 364 Allawah St  
 North Albury NSW 2640  
 Australia

Description	Unit Price	GST	Amount AUD	Quantity	Unit Price	GST	Amount AUD	
To: Dianne Bowman Re: 153 Kosciuszko Rd Thurgoona								
- remove old silicon in ensuite shower walls - re seal wall to base joint - re seal movement crack in main bathroom shower - secure door stops in bathroom, toilet & laundry - go get new battery for doorbell button - return & re fit doorbell & test			150.00	1.00	150.00	10%	150.00	
** i suggest a floor stop is needed in ensuite so doors don't hit each other **								
			Subtotal				Subtotal	150.00
			TOTAL GST 10%				TOTAL GST 10%	15.00
			TOTAL AUD				TOTAL AUD	165.00

**Due Date: 1 Oct 2022**  
 HJ & JD Mcgown  
 BSB 640 0000  
 Acc no: 111 295 213

# PAYMENT ADVICE

**Customer** Link Real Estate  
**Invoice Number** INV-0896  
**Amount Due** 165.00  
**Due Date** 1 Oct 2022  
**Amount Enclosed** \_\_\_\_\_  
 Enter the amount you are paying above

To: Mobile Work Master  
 HJ & JD Mcgown  
 364 Allawah St  
 North Albury NSW 2640  
 Australia



# TAX INVOICE

Invoice Number  
INV-11757  
Link Real Estate  
7/10 Shuter Ave  
THURGOONA NSW 2640  
Reference  
153 Kosciuszko Road  
Thurgoona NSW  
ABN  
44 639 580 046

Invoice Date  
27 Sep 2022

Invoice Number  
INV-11757

Reference  
153 Kosciuszko Road  
Thurgoona NSW

ABN  
44 639 580 046

Pagowski Pty Ltd T/A  
BCMC Safety Solutions -  
Albury Wodonga  
15 Glen Avon Terrace  
WODONGA VIC 3690  
AUSTRALIA

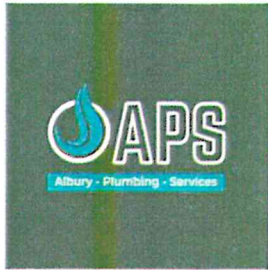
Description	Unit Price	GST	Amount AUD	Quantity	Unit Price	GST	Amount AUD
Complete Compliance + Water Efficiency Testing			135.45	1.00	135.4545	10%	135.45
		Subtotal	135.45			Subtotal	135.45
		TOTAL GST 10%	13.55			TOTAL GST 10%	13.55
		TOTAL AUD	149.00			TOTAL AUD	149.00

## Due Date: 4 Oct 2022

All invoices are addressed to the owner/s of the property mentioned in the invoice reference, care of the agent that the invoice is sent to.

Electronic Payment/Bank Account Transfers to Pagowski Pty Ltd  
BSB: 063-534 Account Number: 10784729

Please send all remittance/creditor statements to [glenn.page@bcmc.solutions](mailto:glenn.page@bcmc.solutions)



PO Box 373  
Lavington NSW 2641  
0408021620  
alburyplumbingservices@gmail.com

**Tax Invoice**  
ABN: 78 425 043 139

Tax Invoice # 1283  
16th February 2023

Ray White Albury Central - Sarah Stewart  
on behalf of the owner -  
Dianne Bowman  
153 Kosciuszko Road  
Thurgoona NSW 2640

Job number - 20826

**WORK COMPLETED:**

Supply and install new chrome plug and waste as old one was rusted up and snapped off.  
All working correctly

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Labour and Materials	1	\$175.00	\$175.00
SUBTOTAL:			\$175.00
GST:			\$17.50
TOTAL:			\$192.50
PAID:			\$0.00
<b>BALANCE DUE:</b>			<b>\$192.50</b>

**How to Pay**

Tax Invoice # 1283  
\$192.50 due by 2nd March 2023

We accept payment by: Bank Deposit, Cheque or Cash

**Bank Details** Name: APS  
BSB: 063 097  
Account Number: 4971 6014

Thank you for your business, have a great day!

NM PLUMBING & GAS

PH: 0400426837

LIC NSW # 293512C | LIC VIC # 109376

nickmitas@hotmail.com

# TAX INVOICE

INV-0866  
Reference: 30228  
ABN: 38 379 271 421

Ray White Albury Central  
4/453 Townsend St  
ALBURY NSW 2640  
AUSTRALIA

Invoice Date  
19 Apr 2023

Nick Mitas  
NM Plumbing and Gas

Invoice Number  
INV-0866

ALBURY NSW 2640  
AUSTRALIA

Reference  
30228

ABN  
38 379 271 421

Description	Quantity	Unit Price	GST	Amount AUD
153 Kosciuszko Road, Thurgoona				
Perform water compliant test, and provide certificate of compliance (See attached)				
Install water saving discs in shower heads x 2				
Labour	1.50	80.00	10%	120.00
Materials	1.00	15.00	10%	15.00
			Subtotal	135.00
			TOTAL GST 10%	13.50
			<b>TOTAL AUD</b>	<b>148.50</b>

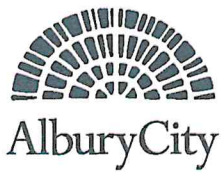
## Due Date: 5 May 2023

NM Plumbing and Gas  
BSB: 062-500  
AC: 1059 5601

PLEASE NOTE NEW BANK ACCOUNT DETAILS

Please pay this account by the due date.

"This is a payment made under the Building & Construction Industry security of payment act 2002"



# Rates & Charges 2022/2023

T 02 6023 8111  
F 02 6023 8190  
info@alburycity.nsw.gov.au  
alburycity.nsw.gov.au

PO Box 323  
553 Kiewa Street  
Albury NSW 2640  
ABN 92 965 474 349



Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163



051  
I017179  
R4\_11401

<b>Assessment Number</b>
345885
<b>Rating Year</b>
01/07/2022 - 30/06/2023
<b>Issue Date</b>
14/07/2022
<b>Valuation Date</b>
01/07/2019
<b>Rateable Value</b>
\$132,000

This notice includes transactions processed as at 08/07/2022

### Description and location of property rated by Albury City Council

153 Kosciuszko Road THURGOONA NSW 2640  
LOT 11 DP 1154283

### Particulars of Rates & Charges

Particulars of Rates & Charges	Unit	Cents in \$	Amount
Residential	132,000	0.00868255	\$1,146.10
Residential - Base Amount	1	304.00	\$304.00
Domestic Waste Mgmt Default Service	1	270.00	\$270.00
<b>Total Amount</b>			<b>\$1,720.10</b>
<b>Rates Discount</b>			<b>\$25.80</b>
<b>Discounted Rate Due by 08/08/2022</b>			<b>\$1,694.30</b>

*put in full 2/8/22  
eft*

Interest on overdue rates will be charged at 6%pa calculated daily. Discount for full payment by due date is 1.5%.

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Total Amount
\$430.10 Due 31/08/2022	\$430.00 Due 30/11/2022	\$430.00 Due 28/02/2023	\$430.00 Due 31/05/2023	<b>\$1,720.10</b>

### Rates & Charges 2022/2023

See reverse for payment information and options

Assessment Number: 345885

Name: Bowman Future Fund Pty Ltd

Discounted Rate Due by 08/08/2022 **\$1,694.30**

OR

1st Instalment Due by 31/08/2022 **\$430.10**

	Biller Code: 39289 Ref: 3458850
--	------------------------------------

BPAY this payment via Internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number.  
(next to the BPAY Logo on your notice)



Internal use only

	Billpay Code: 2153 Ref: 3458 850
--	-------------------------------------

Pay in person at any post office, phone 13 18 16  
or go to postbillpay.com.au

POST billpay



\*2153 3458850



For emailed notices:  
[alburycity.enotices.com.au](http://alburycity.enotices.com.au)  
Reference No: C440D110AW



# Policy Schedule

## Landlord Residential Building Insurance

27 July 2022

Bowman Future Fund Pty Ltd  
 47 Wanstead Street  
 NORTH COOGEE WA 6163

**POLICY NUMBER:** TS2447507RBI  
**AMOUNT DUE:** \$ 936.24  
**DUE DATE:** 15/09/2022

**Insured: Bowman Future Fund Pty Ltd**  
**Insured Address: 153 Kosciuszko Road, THURGOONA NSW 2640**

**Premium Type**  
 Renewal

**Sum Insured**  
 Building \$427,693  
 Liability to Other \$20,000,000  
 Weekly rent \$507

**Expiry Date**  
 15/09/2022. We invite you to renew your policy until 12:01am  
 15/09/2023

**Managing Agent**  
 Link Real Estate

**Excess per claim**  
 Loss of rent, Liability to others, or any Add. benefits in Sect 1 \$0  
 Tenant damage \$500  
 Earthquake or Tsunami \$500  
 Building damage \$500

**Property Details**  
 It is a permanent rental.  
 It is a House.  
 Construction type is brick veneer.  
 The land size is less than 2 acres.  
 It was built in approximately 2014.  
 There is no common ground.  
 There is no business activity operated from this property.  
 The property is kept well maintained and in good condition\*

**Annual Premium \$936.24**  
**Includes: Combined Policy Discount**  
 Last year's annual premium \$849.08  
 Change on last year 10.3 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions/Additional Information**

*not eff 2/9/22*

Please turn over for important policy information and payment details

TS00033 01/03/14 A

# Policy Schedule

## Landlord Preferred Policy

27 July 2022

Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163

**POLICY NUMBER:** TS1226524LPP  
**AMOUNT DUE:** \$ 405.00  
**DUE DATE:** 15/09/2022

**Insured: Bowman Future Fund Pty Ltd**

**Insured Address: 153 Kosciuszko Road, THURGOONA NSW 2640**

**Premium Type**  
Renewal

**Sum Insured**  
Contents/Building \$60,000  
Liability to Other \$20,000,000  
Weekly rent Up to \$1,000

**Expiry Date**  
15/09/2022. We invite you to renew your policy until 12:01am  
15/09/2023

**Managing Agent**  
Link Real Estate

**Excess per claim**  
Loss of rent \$0  
Add. benefits in Sect 1, Liability \$0  
Tenant damage \$500  
Scorching or pet damage \$250  
Earthquake or Tsunami \$200  
Other claims \$100

**Property Details**  
The land size is less than 2 acres.  
There is no business activity operated from this property.  
The property is kept well maintained and in good condition\*

**Annual Premium \$405.00**

**Includes: Multiple Property Discount**  
Last year's annual premium \$429.00  
Change on last year -5.6 %

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

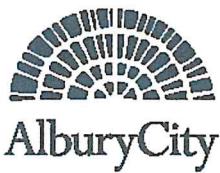
**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions/Additional Information**

*pd eft 2/9/22*

Please turn over for important policy information and payment details

TS00033 01/03/14 A



# Water Account

March 2022 to June 2022

T 02 6023 8111  
F 02 6023 8190  
info@alburycity.nsw.gov.au  
alburycity.nsw.gov.au

PO Box 323  
553 Kiewa Street  
Albury NSW 2640  
ABN 92 965 474 349



Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163

Water Account Number  
**345885**

Description/Location of Property  
153 Kosciuszko Road THURGOONA NSW  
LOT: 11 DP: 1154283



051  
I014790  
R2\_12551

Issue Date: 4/07/2022

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
11014963	20		6/02/2022	4/06/2022	2271	2335	64	133

Total Consumption for this account 64

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	64	1.4100	\$90.24
Water Access Charge	11014963		\$46.40
Sewerage Access Charge			\$237.75

*not est 2/8/22*

*emailed link 7/7/22*

This notice includes all transactions processed to 24/06/2022.

The interest charges at 0% per annum, from 01/07/2021 to 31/12/2021, and then from 01/01/2022 to 30/06/2022 at 6% per annum, calculated daily on any arrears outstanding.

**Total Due 03/08/2022** **\$374.39**

See reverse for payment information and options

## Water Account

March 2022 to June 2022

Water Account Number: 345885



Internal use only

Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163



Biller Code: 39289  
Ref: 9674757

BPAY this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number.  
(next to the BPAY Logo on your notice)

Total Due: \$374.39

Payment Due Date: 03/08/2022



Billpay Code: 2152  
Ref: 9674 757

Pay in person at any post office, phone 13 18 16  
or go to postbillpay.com.au

POST billpay

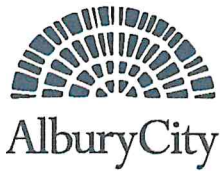


\*3452 0674757



For emailed notices:  
alburycity.enotices.com.au  
Reference No: 14EBAF031Q





# Water Account

July 2022 to October 2022

T 02 6023 8111  
F 02 6023 8190  
info@alburycity.nsw.gov.au  
alburycity.nsw.gov.au

PO Box 323  
553 Kiewa Street  
Albury NSW 2640  
ABN 92 965 474 349



Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163



051  
I014358  
R2\_11519

Water Account Number  
**345885**

Description/Location of Property  
153 Kosciuszko Road THURGOONA NSW  
LOT: 11 DP: 1154283

Issue Date: 14/11/2022

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
11014963	20		4/06/2022	9/10/2022	2335	2400	65	0

Total Consumption for this account 65

*emailed link 6/12*

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	65	1.4100	\$91.65
Water Access Charge	11014963		\$46.40
Sewerage Access Charge			\$237.75

This notice includes all transactions processed to 04/11/2022.

Interest charges at 6% per annum, calculated daily on any arrears outstanding.

**Total Due 14/12/2022** **\$375.80**

See reverse for payment information and options

## Water Account July 2022 to October 2022

Water Account Number: 345885



Internal use only

Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163



Bill Code: 39289  
Ref: 9674757

BPAY this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number.  
(next to the BPAY Logo on your notice)

Total Due: \$375.80

Payment Due Date: 14/12/2022



Billpay Code: 2152  
Ref: 9674 757

Pay in person at any post office, phone 13 18 16  
or go to postbillpay.com.au

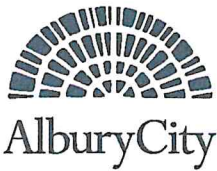
POST billpay



\*3452 0074757



For emailed notices:  
[alburycity.enotices.com.au](mailto:alburycity.enotices.com.au)  
Reference No: D6982D96CZ



# Water Account

November 2022 to February 2023

T 02 6023 8111  
F 02 6023 8190  
info@alburycity.nsw.gov.au  
alburycity.nsw.gov.au

PO Box 323  
553 Kiewa Street  
Albury NSW 2640  
ABN 92 965 474 349



Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163

Water Account Number  
**345885**

Description/Location of Property  
153 Kosciuszko Road THURGOONA NSW  
LOT: 11 DP: 1154283



051  
I014364  
R2\_11521

Issue Date: 23/03/2023

Meter Number	Size (mm)	SDF	Previous Date	Current Date	Previous Reading	Current Reading	Consumption (kL)	YTD Already Billed
11014963	20		9/10/2022	3/02/2023	2400	2453	53	65

Total Consumption for this account 53

Current Charge Details	Meter No./kL Volume	Charge Rate	Amount
Water Consumption Charge	53	1.4100	\$74.73
Water Access Charge	11014963		\$46.40
Sewerage Access Charge			\$237.75

*paid eft 17/4/23*

This notice includes all transactions processed to 17/03/2023.

Interest charges at 6% per annum, calculated daily on any arrears outstanding.

Total Due 27/04/2023 **\$358.88**

See reverse for payment information and options

## Water Account November 2022 to February 2023

Water Account Number: 345885



Internal use only

Bowman Future Fund Pty Ltd  
47 Wanstead Street  
NORTH COOGEE WA 6163



Bill Code: 39289  
Ref: 9674757

BPAY this payment via Internet or phone banking.  
BPAY View®- View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number.  
(next to the BPAY Logo on your notice)

Total Due: \$358.88

Payment Due Date: 27/04/2023



Billpay Code: 2152  
Ref: 9674 757

Pay in person at any post office, phone 13 18 16  
or go to postbillpay.com.au

POST billpay



345885 39289 9674757



For emailed notices:  
[alburycity.enotices.com.au](mailto:alburycity.enotices.com.au)  
Reference No: A29426258H