

## Income & Expenditure Summary

Nick & Leanne Allman  
28 Hill Street  
Bulli NSW 2516

Date 1/07/2021 to 30/06/2022

From Statement: 1 (14/06/2021)  
To Statement: 12 (30/06/2022)

### Allman Property Nominee PTY LTD (ID: 1013)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$0.00

### Residential Properties

#### 1 Bywong Close, Shellharbour, NSW 2529

#### Property Income

Residential Rent	\$0.00	\$33,010.00	\$33,010.00
	<b>\$0.00</b>	<b>\$33,010.00</b>	<b>\$33,010.00</b>
			<i>(GST Total: \$0.00)</i>

#### Property Expenses

Cleaning	\$170.00	\$0.00	\$170.00
Fire Protection	\$90.00	\$0.00	\$90.00
+ GST	\$9.00	\$0.00	\$9.00
General Repairs and Maintenance	\$120.00	\$0.00	\$120.00
+ GST	\$12.00	\$0.00	\$12.00
Lease Renewal	\$30.00	\$0.00	\$30.00
+ GST	\$3.00	\$0.00	\$3.00
Letting Fee	\$590.00	\$0.00	\$590.00
+ GST	\$59.00	\$0.00	\$59.00
Plumbing	\$260.00	\$0.00	\$260.00
+ GST	\$26.00	\$0.00	\$26.00
Residential Management Fee	\$1,800.46	\$0.00	\$1,800.46
+ GST	\$180.14	\$0.00	\$180.14
Water Rates	\$829.66	\$285.60	\$544.06
	<b>\$4,179.26</b>	<b>\$285.60</b>	<b>\$3,893.66</b>
			<i>(GST Total: \$289.14)</i>

**PROPERTY BALANCE: \$29,116.34**

*(GST Balance: -\$289.14)*

Report shows all transactions reported on statements created within reporting period.

## Income & Expenditure Summary

### Ownership Summary

#### Owner Income

\$0.00	\$0.00	\$0.00
<i>(GST Total: \$0.00)</i>		

#### Owner Expenses

\$0.00	\$0.00	\$0.00
<i>(GST Total: \$0.00)</i>		

#### Owner Payments

Allman Super Fund	\$29,116.34
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**\$29,116.34**

**CLOSING BALANCE: \$0.00**

*Report shows all transactions reported on statements created within reporting period.*

# Account Statement

## Customer Enquiries 13 11 33



Nicholas Allman  
PO BOX 157 Street  
WOONONA NSW 2517

<b>Borrowers/Guarantors</b>	<b>Loan Account Number:</b>	3430380
Allman Super Fund		
Leanne Nicole Allman		
Nicholas James Allman		
<b>Start Date:</b>	1 January 2022	<b>End Date:</b> 30 June 2022
<b>Opening Rate:</b>	4.60%	<b>Closing Rate:</b> 5.35%
<b>Monthly Repayment:</b>	\$2,954.36	<b>Account Status:</b> Current
<b>Default Rate (if applicable):</b>	7.35%	<b>Payment Frequency:</b> Monthly
<b>BPAY Biller Code:</b>	64956	<b>BPAY CRN:</b> 34303800

Account Summary as at 30 June 2022

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$549,399.32		\$12,628.30		\$180.00		\$67,232.66		\$494,974.96

### Get online today!

Access your statements online. Simply log on to Liberty Online to view.  
To setup an online account in minutes, please visit [activate.liberty.com.au](https://activate.liberty.com.au).

### Building Insurance for your Property

Insurance helps you mitigate the risk of financial loss in events such as fire or storm. It is also a requirement of your loan contract that you have building insurance for your property. Please ensure a copy of your current certificate has been provided, noting Secure Funding Pty Ltd. Fees may apply if a current certificate is not on file. To update your account, send your certificate to [service@liberty.com.au](mailto:service@liberty.com.au).

# Account Statement

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Date	Transaction	Debit	Credit	Balance
23/06/22	BPay Repayment		-\$50,000.00	\$494,974.96
06/06/22	Direct Debit Repayment		-\$2,872.11	\$544,974.96
06/06/22	Service Fee	\$30.00		\$547,847.07
06/06/22	Interest Charged	\$2,202.64		\$547,817.07
06/05/22	Direct Debit Repayment		-\$2,872.11	\$545,614.43
06/05/22	Service Fee	\$30.00		\$548,486.54
06/05/22	Interest Charged	\$2,065.80		\$548,456.54
06/04/22	Direct Debit Repayment		-\$2,872.11	\$546,390.74
06/04/22	Service Fee	\$30.00		\$549,262.85
06/04/22	Interest Charged	\$2,137.42		\$549,232.85
06/03/22	Service Fee	\$30.00		\$547,095.43
06/03/22	Interest Charged	\$1,933.05		\$547,065.43
04/03/22	Direct Debit Repayment		-\$2,872.11	\$545,132.38
06/02/22	Service Fee	\$30.00		\$548,004.49
06/02/22	Interest Charged	\$2,142.97		\$547,974.49
04/02/22	Direct Debit Repayment		-\$2,872.11	\$545,831.52
06/01/22	Direct Debit Repayment		-\$2,872.11	\$548,703.63
06/01/22	Service Fee	\$30.00		\$551,575.74
06/01/22	Interest Charged	\$2,146.42		\$551,545.74
01/01/22	Opening balance			\$549,399.32
<b>Totals</b>		<b>\$12,808.30</b>	<b>-\$67,232.66</b>	

If you have a complaint, please contact our Internal Dispute Resolution (IDR) team on 13 11 33. If your complaint is not resolved to your satisfaction by the IDR team, you can contact either our External Dispute Resolution (EDR) scheme or seek legal advice. EDR is a free service established to provide an independent mechanism to resolve specific complaints. Our EDR provider is the Australian Financial Complaints Authority and can be contacted at 1800 931 678, [afca.org.au](http://afca.org.au), [info@afca.org.au](mailto:info@afca.org.au) or GPO Box 3, Melbourne VIC 3001.

# ACCOUNT STATEMENT

Customer Enquiries 13 11 33



Nicholas Allman  
PO BOX 157 Street  
WOONONA NSW 2517

<b>Borrowers/Guarantors</b>		<b>Loan Account Number:</b>	3430380
Allman Super Fund			
Leanne Nicole Allman			
Nicholas James Allman			
<b>Start Date:</b>	1 July 2021	<b>End Date:</b>	31 December 2021
<b>Opening Rate:</b>	4.60%	<b>Closing Rate:</b>	4.60%
<b>Monthly Repayment:</b>	\$2,872.11	<b>Account Status:</b>	Current
<b>Default Rate (if applicable):</b>	6.60%	<b>Payment Frequency:</b>	Monthly
<b>BPAY Biller Code:</b>	64956	<b>BPAY CRN:</b>	34303800

Account Summary as at 31 December 2021

Opening Balance	+	Interest Charged	+	Other Debits	-	Total Credits	=	Closing Balance
\$553,723.03		\$12,728.95		\$180.00		\$17,232.66		\$549,399.32

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- Withdraw funds
- Pay bills
- Make BPAY payments

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Date	Transaction	Debit	Credit	Balance
06/12/21	Direct Debit Repayment		-\$2,872.11	\$549,399.32
06/12/21	Service Fee	\$30.00		\$552,271.43
06/12/21	Interest Charged	\$2,080.06		\$552,241.43
06/11/21	Service Fee	\$30.00		\$550,161.37
06/11/21	Interest Charged	\$2,151.73		\$550,131.37
05/11/21	Direct Debit Repayment		-\$2,872.11	\$547,979.64
06/10/21	Direct Debit Repayment		-\$2,872.11	\$550,851.75
06/10/21	Service Fee	\$30.00		\$553,723.86
06/10/21	Interest Charged	\$2,085.53		\$553,693.86
06/09/21	Direct Debit Repayment		-\$2,872.11	\$551,608.33
06/09/21	Service Fee	\$30.00		\$554,480.44
06/09/21	Interest Charged	\$2,157.72		\$554,450.44
06/08/21	Direct Debit Repayment		-\$2,872.11	\$552,292.72
06/08/21	Service Fee	\$30.00		\$555,164.83
06/08/21	Interest Charged	\$2,160.38		\$555,134.83
06/07/21	Direct Debit Repayment		-\$2,872.11	\$552,974.45
06/07/21	Service Fee	\$30.00		\$555,846.56
06/07/21	Interest Charged	\$2,093.53		\$555,816.56
01/07/21	Opening balance			\$553,723.03
<b>Totals</b>		<b>\$12,908.95</b>	<b>-\$17,232.66</b>	

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OFFICE AT SHELLHARBOUR CIVIC CENTRE  
 76 CYGNET AVENUE, SHELLHARBOUR CITY CENTRE  
 OPEN MONDAY TO FRIDAY 8:30 AM TO 4:30 PM  
 Locked Bag 155, SHELLHARBOUR CITY CENTRE, NSW 2529  
 Phone: 4221 6111 Fax: 4221 6016  
 Website: www.shellharbour.nsw.gov.au  
 Email: council@shellharbour.nsw.gov.au

**POSTING DATE**

21/04/22

**DUE DATE**

31/05/22

**4TH INSTALMENT RATES & CHARGES**

1.288 141291 013

Allman Property Nominee Pty Limited  
 28 Hill Street  
 BULLI NSW 2516

PLEASE NOTIFY THE COUNCIL IN WRITING IF THIS MAILING ADDRESS IS INCORRECT

**PROPERTY ID**

141291

Credit Card Payments  
 Ref No: 1412913  
 Phone: 1300 650 627  
[www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)

**PROPERTY LOCATION AND DESCRIPTION:**

1 Bywong Close SHELLHARBOUR NSW 2529  
 Lot 439 DP 264370

**How to Pay**

Please refer to the "HOW TO PAY YOUR ACCOUNT" section below.

**Direct Debits**

We can also arrange to have your instalment deducted from your Bank, Building Society or Credit Union savings account automatically. Please telephone (02) 4221 6111 for an application form.

PAID  
 30/4/22

ACCOUNT DETAILS		TOTAL DUE	\$586.00
Overdue Rates & Charges	\$0.00		
4TH Instalment due 31/05/22	\$586.00		
		Includes payments received up to 15/04/2022	
Simple interest accrues on the overdue rates & charges at the rate of 6.00% per annum calculated daily.			

TICK  IF RECEIPT REQUIRED

Name: Allman Property Nominee Pty Limited

Property ID: 141291

Total Due: \$586.00

**HOW TO PAY YOUR ACCOUNT**

**CREDIT CARD PAYMENT (MasterCard & Visa ONLY)** • Please call: 1300 650 627 OR Log on to: [www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)  
**Please Note:** A merchant service fee will apply to credit card payments

**BPAY**

Billers Code: 18291  
 Ref: 1412913

**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)  
 BPAY® this payment via internet or phone banking.  
 BPAY View® – View and pay this bill using internet banking.  
 BPAY View Registration No.: 1412913

**DIRECT DEBIT**

You can pay your rates and charges in full, or by weekly, fortnightly, monthly or quarterly instalments automatically.  
 With your permission the amount due is deducted from your bank, credit union or building society account on the due date.  
 We issue quarterly notices to everyone who does not pay in full.  
 Please telephone us for an application form or download one from our website.

**POST OFFICE**

Take this notice to any Post Office in Australia.  
 You can pay your bill using cash, cheque, EFTPOS or credit card.  
 No fee will be charged at a Post Office.



\*887 1412913

**SHELLHARBOUR COUNCIL**

• You can pay your rates and charges to us by cash, cheque or EFTPOS at the  
 Administration Centre  
 Shellharbour Civic Centre  
 Shellharbour City Centre  
 Cashier Hours - 8.30am to 4.30pm Monday to Friday.  
**Postal Address for Cheque Payments**  
 Shellharbour City Council  
 Locked Bag 155  
 Shellharbour City Centre NSW 2529



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 Phone: 4221 6111 Fax: 4221 6016  
 Website: www.shellharbour.nsw.gov.au  
 Email: council@shellharbour.nsw.gov.au  
 ABN 78 392 627 134

**POSTING DATE**

19/01/22

**DUE DATE**

28/02/22

**3RD INSTALMENT RATES & CHARGES**

1.297 141291 013

Allman Property Nominee Pty Limited  
 28 Hill Street  
 BULLI NSW 2516

PLEASE NOTIFY THE COUNCIL IN WRITING IF THIS MAILING ADDRESS IS INCORRECT

**PROPERTY ID**  
 141291

Credit Card Payments  
 Ref No: 1412913  
 Phone: 1300 650 627  
[www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)

**PROPERTY LOCATION AND DESCRIPTION:**

1 Bywong Close SHELLHARBOUR NSW 2529  
 Lot 439 DP 264370

**How to Pay**

Please refer to the "HOW TO PAY YOUR ACCOUNT" section below.

**Direct Debits**

We can also arrange to have your instalment deducted from your Bank, Building Society or Credit Union savings account automatically. Please telephone (02) 4221 6111 for an application form.

PAID  
 28/1/22

ACCOUNT DETAILS		TOTAL DUE	\$586.00
Overdue Rates & Charges	\$0.00		
3RD Instalment due 28/02/22	\$586.00		
		Includes payments received up to 13/01/2022	
Simple interest accrues on the overdue rates & charges at the rate of 6% per annum calculated daily.			

*C. McElduff*  
 CHIEF EXECUTIVE OFFICER

TICK  IF RECEIPT REQUIRED

Name: Allman Property Nominee Pty Limited Property ID: 141291 Total Due: \$586.00

HOW TO PAY YOUR ACCOUNT			
<b>CREDIT CARD PAYMENT (MasterCard &amp; Visa ONLY)</b>		• Please call: 1300 650 627 OR Log on to: <a href="http://www.shellharbour.nsw.gov.au">www.shellharbour.nsw.gov.au</a> <b>Please Note:</b> A merchant service fee will apply to credit card payments	
<b>BPAY</b>	<b>DIRECT DEBIT</b>	<b>POST OFFICE</b>	<b>SHELLHARBOUR COUNCIL</b>
<p><b>Billers Code:</b> 18291 <b>Ref:</b> 1412913</p> <p><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>            BPAY® this payment via internet or phone banking.            BPAY View® – View and pay this bill using internet banking.            BPAY View Registration No.: 1412913</p>	<p>You can pay your rates and charges in full, or by weekly, fortnightly, monthly or quarterly instalments automatically.</p> <p>With your permission the amount due is deducted from your bank, credit union or building society account on the due date.</p> <p>We issue quarterly notices to everyone who does not pay in full.</p> <p>Please telephone us for an application form or download one from our website.</p>	<p>Take this notice to any Post Office in Australia.</p> <p>You can pay your bill using cash, cheque, EFTPOS or credit card.</p> <p>No fee will be charged at a Post Office.</p> <p>*887 1412913</p>	<ul style="list-style-type: none"> <li>You can pay your rates and charges to us by cash, cheque or EFTPOS at the Administration Centre Shellharbour Civic Centre Shellharbour City Centre</li> </ul> <p>Cashier Hours - 8.30am to 4.30pm Monday to Friday.</p> <p><b>Postal Address for Cheque Payments</b>            Shellharbour City Council            Locked Bag 155            Shellharbour City Centre NSW 2529</p>



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 Phone: 4221 6111 Fax: 4221 6016  
 Website: www.shellharbour.nsw.gov.au  
 Email: council@shellharbour.nsw.gov.au  
 ABN 78 392 627 134

**POSTING DATE**

04/10/21

**DUE DATE**

30/11/21

**2ND INSTALMENT RATES & CHARGES**

1.297 141291 013

Allman Property Nominee Pty Limited  
 28 Hill Street  
 BULLI NSW 2516

PLEASE NOTIFY THE COUNCIL IN WRITING IF THIS MAILING ADDRESS IS INCORRECT

**PROPERTY ID**  
 141291

Credit Card Payments  
 Ref No: 1412913  
 Phone: 1300 650 627  
 www.shellharbour.nsw.gov.au

**PROPERTY LOCATION AND DESCRIPTION:**

1 Bywong Close SHELLHARBOUR NSW 2529  
 Lot 439 DP 264370

**How to Pay**

Please refer to the "HOW TO PAY YOUR ACCOUNT" section below.

**Direct Debits**

We can also arrange to have your instalment deducted from your Bank, Building Society or Credit Union savings account automatically. Please telephone (02) 4221 6111 for an application form.

PAID  
 29/10/21

ACCOUNT DETAILS		TOTAL DUE	\$586.00
Overdue Rates & Charges	\$0.00		
2ND Instalment due 30/11/21	\$586.00		
		Includes payments received up to 29/09/2021	
Simple interest accrues on the overdue rates & charges at the rate of 6% per annum calculated daily.			

*C. M. ...*  
 CHIEF EXECUTIVE OFFICER

TICK  IF RECEIPT REQUIRED

Name: Allman Property Nominee Pty Limited

Property ID: 141291

Total Due: \$586.00

**HOW TO PAY YOUR ACCOUNT****CREDIT CARD PAYMENT (MasterCard & Visa ONLY)**

• Please call: 1300 650 627 OR Log on to: [www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)  
**Please Note:** A merchant service fee will apply to credit card payments

**BPAY**

Billers Code: 18291  
 Ref: 1412913

**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)  
 BPAY® this payment via internet or phone banking.  
 BPAY View® - View and pay this bill using internet banking.  
 BPAY View Registration No.: 1412913

**DIRECT DEBIT**

You can pay your rates and charges in full, or by weekly, fortnightly, monthly or quarterly instalments automatically.

With your permission the amount due is deducted from your bank, credit union or building society account on the due date.

We issue quarterly notices to everyone who does not pay in full.

Please telephone us for an application form or download one from our website.

**POST OFFICE**

Take this notice to any Post Office in Australia.

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**SHELLHARBOUR COUNCIL**

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 Shellharbour City Centre

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 Monday to Friday.

**Postal Address for Cheque Payments**

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 Shellharbour City Centre NSW 2529



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 Phone: 4221 6111 Fax: 4221 6016  
 Website: www.shellharbour.nsw.gov.au  
 Email: council@shellharbour.nsw.gov.au  
 ABN 78 392 627 134

**POSTING DATE**

19/07/21

**DUE DATE**

31/08/21

**RATES & CHARGES NOTICE 01/07/2021 TO 30/06/2022**

1.343 141291 013

Allman Property Nominee Pty Limited  
 28 Hill Street  
 BULLI NSW 2516

PLEASE NOTIFY THE COUNCIL IN WRITING IF THIS MAILING ADDRESS IS INCORRECT

**PROPERTY ID**  
 141291

Credit Card Payments  
 Ref No: 1412913  
 Phone: 1300 650 627  
[www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)

For all domestic waste service enquiries, contact Remondis Australia on 1300 121 344 and quote the Property ID above.

**PROPERTY LOCATION AND DESCRIPTION:**  
 1 Bywong Close SHELLHARBOUR NSW 2529  
 Lot 439 DP 264370

**RATE CATEGORY:** Residential**VALUATION DATE:** 01/07/19

PARTICULARS OF RATES AND CHARGES	RATE/CHARGE	VALUE FOR RATING	AMOUNT
Residential Ad Valorem Rate	0.24387 Cents/\$	417,000	\$1,016.93
Residential Rate Base Amount	732.12		\$732.12
Stormwater Charge - Residential	\$25.00		\$25.00
Domestic Waste 240L Fortnightly	\$570.00	1	\$570.00

**PAID**

30/08/21

INSTALMENT PAYMENTS				TOTAL DUE	\$2,344.05
1ST DUE	2ND DUE	3RD DUE	4TH DUE	Includes payments received up to 14/07/21	
31/08/2021	30/11/2021	28/02/2022	31/05/2022		
\$586.05	\$586.00	\$586.00	\$586.00		

Simple interest accrues on the overdue rates and charges at the rate of 6.0% per annum calculated daily.

 TICK  IF RECEIPT REQUIRED

**Due to the financial impacts of COVID-19, impacted ratepayers are encouraged to contact Council to discuss a payment arrangement.**

Name: Allman Property Nominee Pty Limited Property ID: 141291 Instalment: \$586.05 Total Due: \$2,344.05

**HOW TO PAY YOUR ACCOUNT**

**CREDIT CARD PAYMENT (MasterCard & Visa ONLY)** • Please call: 1300 650 627 OR Log on to: [www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)  
**Please Note:** A merchant service fee will apply to credit card payments

**BPAY**

Bill Code: 18291  
 Ref: 1412913

**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)  
 BPAY® this payment via internet or phone banking.

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

BPAY View Registration No.: 1412913

**DIRECT DEBIT**

You can pay your rates and charges in full, or by weekly, fortnightly, monthly or quarterly instalments automatically.

With your permission the amount due is deducted from your bank, credit union or building society account on the due date.

We issue quarterly notices to everyone who does not pay in full.

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 Shellharbour City Centre

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 Monday to Friday.

**Postal Address for Cheque Payments**

Shellharbour City Council  
 Locked Bag 155  
 Shellharbour City Centre NSW 2529

141201

Last bill	Payments	Balance	This bill	Total amount due
\$25.85	\$25.85	\$0.00	\$217.39	<b>\$217.39</b>

002533 013  
  
 ALLMAN PROPERTY NOMINEE PTY LTD  
 28 HILL ST  
 BULLI NSW 2516

Please pay by

**30/09/21**

Account number

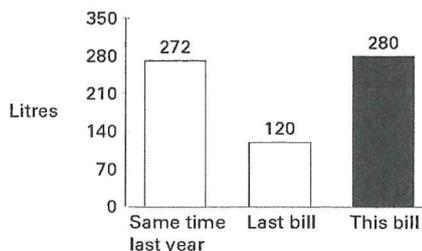
**3587 275**

**Account for residential property**

**1 Bywong CI Shellharbour**

<b>Fixed charges - GST free</b>	1 Jul 21 - 30 Sep 21	\$
Water service		12.35
Wastewater (sewerage) service		138.64
<b>Usage charges - GST free</b>	2 Jun 21 - 9 Sep 21	
Water	02/06 - 30/06	8 kL at \$2.3500 a kL 18.80
	01/07 - 09/09	20 kL at \$2.3800 a kL <i>See over for details</i> 47.60
<b>Total amount due</b>		<b>\$217.39</b>

**Your average daily usage**



1000 litres = 1 kilolitre

How much water did you use?

PAID

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

**TAX INVOICE**

Date of issue 9 September 2021

**Account for 1 Bywong CI Shellharbour**



BPAY®: Internet or phone banking.  
 Biller code: 45435 Ref no.: 3587 275 0001

Online ID: 15735164

**Card payments:**  
 0.4% fee applies



Telephone payments: MasterCard or VISA.  
 Call **1300 12 34 58** (24 hour service)

Payment number

**3587 275 0001**



Direct Debit: from your bank account or credit card.  
 Visit [sydneywater.com.au/directdebit](http://sydneywater.com.au/directdebit)

Please pay by

**30/09/21**



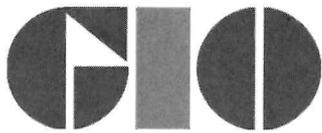
Internet payments: MasterCard, VISA or PayPal.  
 Visit [sydneywater.com.au/pay](http://sydneywater.com.au/pay)

Total amount due

**\$217.39**

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000035872750001

<000002 1739> <066859> <00003587275000 1> >



31 March 2022

Dear Sir or Madam,

**This is about your Home Landlord Insurance**

**Receipt**

Policy Number	Amount	Payment Type	Receipt Number	Date Received
HGL036472897	\$1669.98	<b>Policy Payment</b>	14220036472897	31 March 2022

Please call us on 13 10 10 if we can help you with any other insurance matters.

Take care,  
The GIO Team

Enquiries: 13 10 10  
Claims: 13 14 46 (24/7 for new claims)  
gio.com.au



ALLMAN PROPERTY NOMINEE PTY LTD  
POST OFFICE BOX 157  
WOONONA NSW 2517

Dear Policy Holder,

Thank you for insuring your Property and Landlord Contents with GIO. Your current policy expires at 11:59pm on 6 May 2022 and we would like to invite you to renew with us for a further 12 months.

We have enclosed your renewal documents. Please read the information on the following pages.

It is important to review the information in your renewal Certificate carefully to ensure all details are correct. Some policy details such as your excess and sum insured may have changed. If you have further information to tell us or if any of the details are incorrect, please call us on 13 10 10.

Please be aware that if you do not pay by the due date you will not be covered.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: [www.moneysmart.gov.au](http://www.moneysmart.gov.au)

Regards,

The GIO Team



## Landlord Insurance Account

### Payment details

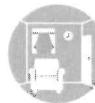
Policy number	HGL036472897
Period of insurance	06-05-2022 to 06-05-2023
Due date	06-05-2022
Total amount payable	<b>\$1,669.98</b>
Last year's annual premium	\$1,577.98
	Change on last year* 5.8%

#### \*Why your premium may change

Each year your premium is likely to change even if your circumstances haven't. Factors like the claims we experience, improved data and changes to business costs can have an impact. Changes to discounts you received last year may now impact your premium.

For more information please visit [www.gio.com.au/premium](http://www.gio.com.au/premium)

### Your discounts



Up to  
**15%**  
off

Home and contents combined discount

GIO offers a Multi-policy discount when you have 3 or more eligible products. If you believe you may qualify and it is not listed above, please contact us.

For full info on ways to save go to [gio.com.au/save](http://gio.com.au/save)

### Payment slip

Policy number: **HGL036472897**

Reference number: **14220036472897**

Amount due: **\$1,669.98**

Due date: **06-05-2022**



Biller Code: 655746  
Ref: **14220036472897**

Telephone & Internet Banking - BPAY<sup>®</sup>  
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)



Direct Debit  
Call **13 10 10** to arrange payment by instalments of \$166.99. It costs more to pay by the month.



In person  
At any Post Office



\*4055 06052022 HGL036472897



#### Internet

To pay by VISA, Mastercard or American Express visit [gio.com.au/payments](http://gio.com.au/payments)



#### Phone

To pay via our automated credit card payment system call **1300 749 658** VISA, Mastercard, American Express



#### Mail

Send this payment slip with your cheque made payable to: GIO, Reply Paid GPO Box 1453 Brisbane 4001. Reference: HGL036472897

# Your premium covers

This document will be a Tax Invoice for GST when you have made your payment. It is to enable you to claim input tax credits if they apply to your business.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Type of Cover / Insured Address	Sum Insured	Base Premium	FSL/ESL	GST	Stamp Duty	Total Amount Payable
1 BYWONG CL, SHELLHARBOUR NSW 2529						
<b>Last Year</b>						
Your Property	\$500,000	\$1,000.60	\$145.09	\$114.57	\$113.42	\$1,373.68
Landlord Contents	\$30,000	\$148.81	\$21.58	\$17.04	\$16.87	\$204.30
<b>This Year</b>						
Your Property	\$560,000	\$1,084.32	\$119.28	\$120.36	\$119.16	\$1,443.12
Landlord Contents	\$31,500	\$170.46	\$18.75	\$18.92	\$18.73	\$226.86
<b>This Year's GST / Total Amount Payable</b>				<b>\$139.28</b>		<b>\$1,669.98</b>

If you are registered for GST purposes, your input tax credit entitlement or adjustment (whichever is applicable) is or is based on the GST amount shown above.

#### When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.