



## Income & Expenditure Summary

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL NSW 2565

Date 1/07/2020 to 30/06/2021

From Statement: 21 (30/06/2020)  
To Statement: 32 (30/06/2021)

### Jenny Suttie (ID: 43)

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
OPENING BALANCE: \$0.00												
Owner Contributions												
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### Residential Properties

#### 23 Edmondson Street, TURVEY PARK, NSW 2650

##### Property Income

###### Residential Rent

2100.00	1440.00	1440.00	1580.00	1540.00	1340.00	1775.00	1440.00	1520.00	1180.00	1300.00	1600.00	18255.00
Water Usage - Tenant Charge												
0.00	0.00	0.00	0.00	100.00	0.00	50.00	0.00	0.00	0.00	49.84	0.00	199.84
												<b>\$18,454.84</b>
												(GST Total: \$0.00)

##### Property Expenses

###### Bank Charges

4.50	3.00	2.50	3.00	3.50	3.50	3.50	3.00	2.50	2.50	3.50	2.50	37.50
Electrical (GST Inclusive)												
0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	0.00	0.00	70.00
General Repairs & Maintenance (GST Inclusive)												
0.00	0.00	0.00	0.00	0.00	99.00	0.00	0.00	0.00	0.00	0.00	0.00	99.00
Management Fees (GST Inclusive)												
168.78	110.88	110.88	121.66	130.89	103.18	140.53	110.88	117.04	90.86	110.01	123.20	1438.79
Water Rates												
-92.00	111.54	0.00	0.00	40.00	0.00	0.00	118.84	0.00	0.00	44.38	0.00	222.76
												<b>\$1,868.05</b>
												(GST Total: \$146.16)

PROPERTY BALANCE: \$16,586.79

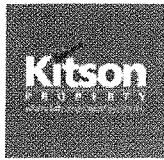
(GST Balance: -\$146.16)

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

## Income & Expenditure Summary

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
<b>Ownership Expenses &amp; Payments</b>													
<b>Owner Expenses</b>													
Administration Fee (GST Inclusive)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	26.40
													<b>\$26.40</b>
													<i>(GST Total: \$2.40)</i>
<b>Owner Payments</b>													
D & J Suttie Super Fund	2016.52	1212.38	1324.42	1453.14	1463.41	1132.12	1608.77	1205.08	1398.26	1084.44	1189.75	1472.10	16560.39
													<b>\$16,560.39</b>
													<b>CLOSING BALANCE: \$0.00</b>

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



Kitson Property  
 Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
 Ph: 0269233200 Fax:  
 reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #21 - Jenny Suttie

Mrs Jenny Suttie  
 3 Cowpastures Road  
 BOWRAL, NSW, 2565

STATEMENT PERIOD 30/06/2020 - 31/07/2020  
 OWNERSHIP ID: 43  
 OPENING BALANCE: \$0.00  
 CLOSING BALANCE: \$0.00  
 OWNERSHIP PAYMENT: **\$2,016.52**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	26/06/20 - 06/08/20	06/08/20	\$20.00	\$2,100.00
<b>Total rent for period</b>					<b>TOTAL</b>	<b>\$2,100.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
10/07/2020	23 Edmondson Street	Inv:49402, \$91.98, tenant water usage 14/1/20-8/4/20 (2044)	\$0.00		\$91.98
10/07/2020	23 Edmondson Street	Inv:40483, \$84.68, Tenant water charge 14/10/19 - 14/01/20 (1981)	\$0.00		\$0.02
<b>SUBTOTAL</b>				<b>\$0.00</b>	<b>\$92.00</b>
<b>Total for property expenses &amp; ownership contributions</b>				<b>TOTAL</b>	<b>\$92.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$4.50	
Management Fees	\$15.34	\$168.78	
<b>SUBTOTAL</b>		<b>\$175.48</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$175.48</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/07/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$2,016.52	
<b>SUBTOTAL</b>		<b>\$2,016.52</b>	<b>\$0.00</b>





Total ownership payments	TOTAL	-\$2,016.52
CLOSING (CARRIED FORWARD) BALANCE		
	TOTAL	\$0.00



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reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #22 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 31/07/2020 - 31/08/2020  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,212.38**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	07/08/20 - 03/09/20	03/09/20	\$20.00	<b>\$1,440.00</b>
<b>Total rent for period</b>					<b>TOTAL</b>	<b>\$1,440.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
14/08/2020	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) water rates 8/4/20- 10/7/20 (2093)	\$0.00	<b>\$111.54</b>	
<b>SUBTOTAL</b>				<b>\$111.54</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership contributions</b>				<b>TOTAL</b>	<b>-\$111.54</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.00</b>	
Management Fees	\$10.08	<b>\$110.88</b>	
<b>SUBTOTAL</b>		<b>\$116.08</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$116.08</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/08/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,212.38</b>	
<b>SUBTOTAL</b>		<b>\$1,212.38</b>	<b>\$0.00</b>





Total ownership payments	TOTAL	-\$1,212.38
CLOSING (CARRIED FORWARD) BALANCE		
	TOTAL	\$0.00

**SERVICE ADDRESS** 23 Edmondson Street TURVEY PARK NSW 2650



D J SUTTIE PTY LIMITED  
C/- KITSON PROPERTY  
PO BOX 126  
WAGGA WAGGA NSW 2650

019  
R2\_1433

## WATER ACCOUNT

**Account No.** 13400  
**Due Date** 28/08/2020  
**Total Due** \$111.54  
**Property Details**  
LOT: 29 DP: 37353

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL
		PRESENT 10/07/2020	PREVIOUS 08/04/2020				
3462	11105109RW	2093	2044	49	93	W1	49 1.46

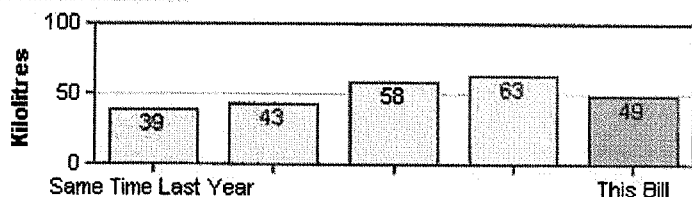
### CHARGES TABLE

Consumption \$71.54  
Availability \$40.00  
Pensioner Rebate \$0.00  
Balance Brought Fwd \$0.00  
Interest \$0.00

**TOTAL DUE \$111.54**

Interest accrues on overdue  
amounts as per Riverina  
Water's fees and charges.

### Your Water Usage in Kilolitres



Due date includes a two week extension. In hardship? Please contact our office.

## RIVERINA WATER

## WATER ACCOUNT PAYMENT SLIP



**Billers Code: 4101**  
**Ref: 0134007**

BPAY this payment via Internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: 0134007

**NAME OF OWNER:** D J SUTTIE PTY LIMITED  
**DUE DATE:** 28/08/2020  
**ACCOUNT NO:** 13400  
**AMOUNT DUE:** \$111.54



Post  
Billpay

**Billpay Code: 0254**  
**Ref: 134002**

Pay in person at any post office, phone 13 18 16  
or go to postbillpay.com.au to pay now or to  
register to receive and pay your future bills on the  
Internet



\*0254 134002



For emailed notices:  
**rwcc.enotices.com.au**  
Reference No: 8DDF6F84AF



Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #23 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 31/08/2020 - 30/09/2020

OWNERSHIP ID: 43

OPENING BALANCE: \$0.00

CLOSING BALANCE: \$0.00

OWNERSHIP PAYMENT: **\$1,324.42**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	04/09/20 - 01/10/20	01/10/20	\$20.00	\$1,440.00
<b>Total rent for period</b>					<b>TOTAL</b>	<b>\$1,440.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$10.08	\$110.88	
<b>SUBTOTAL</b>		<b>\$115.58</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$115.58</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
30/09/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,324.42	
<b>SUBTOTAL</b>		<b>\$1,324.42</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,324.42</b>

### CLOSING (CARRIED FORWARD) BALANCE

		<b>TOTAL</b>	<b>\$0.00</b>
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Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #24 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 30/09/2020 - 30/10/2020  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,453.14**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	02/10/20 - 29/10/20	01/11/20	\$160.00	<b>\$1,580.00</b>
<b>Total rent for period</b>					<b>TOTAL</b>	<b>\$1,580.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.00</b>	
Management Fees	\$11.06	<b>\$121.66</b>	
<b>SUBTOTAL</b>		<b>\$126.86</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$126.86</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
30/10/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,453.14</b>	
<b>SUBTOTAL</b>		<b>\$1,453.14</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,453.14</b>

### CLOSING (CARRIED FORWARD) BALANCE

		<b>TOTAL</b>	<b>\$0.00</b>
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Kitson Property  
 Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
 Ph: 0269233200 Fax:  
 reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #25 - Jenny Suttie

Mrs Jenny Suttie  
 3 Cowpastures Road  
 BOWRAL, NSW, 2565

STATEMENT PERIOD 30/10/2020 - 30/11/2020  
 OWNERSHIP ID: 43  
 OPENING BALANCE: \$0.00  
 CLOSING BALANCE: \$0.00  
 OWNERSHIP PAYMENT: **\$1,463.41**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	30/10/20 - 26/11/20	01/12/20	\$260.00	<b>\$1,540.00</b>
<b>Total rent for period</b>					<b>TOTAL</b>	<b>\$1,540.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
06/11/2020	23 Edmondson Street	Inv:72, \$62.02, Water Usage from 16/4/18 to 10/7/18	\$0.00		<b>\$30.80</b>
06/11/2020	23 Edmondson Street	Inv:73, \$74.88, Water Usage from 12/1/18 to 16/4/18	\$0.00		<b>\$69.20</b>
09/11/2020	23 Edmondson Street	Inv:65354, \$59.86, Water usage 10/7/20- 14/10/20 (2134)	\$0.00		<b>\$59.86</b>
13/11/2020	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) Water usage 10/7/20- 14/10/20 (2134)	\$0.00	<b>\$99.86</b>	
<b>SUBTOTAL</b>				<b>\$99.86</b>	<b>\$159.86</b>
<b>Total for property expenses &amp; ownership contributions</b>				<b>TOTAL</b>	<b>\$60.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.50</b>	
Management Fees	\$11.90	<b>\$130.89</b>	
<b>SUBTOTAL</b>		<b>\$136.59</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$136.59</b>

### OWNERSHIP PAYMENTS



Date	Description	MONEY OUT	MONEY IN
30/11/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,463.41	
SUBTOTAL		\$1,463.41	\$0.00
Total ownership payments		TOTAL	-\$1,463.41
CLOSING (CARRIED FORWARD) BALANCE			
		TOTAL	\$0.00



We're here to help

6922 0608

[rwcc.nsw.gov.au](http://rwcc.nsw.gov.au)

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D J SUTTIE PTY LIMITED  
C/- KITSON PROPERTY  
PO BOX 126  
WAGGA WAGGA NSW 2650

019

R2\_1421

## Water account

Account number 13400

Amount due \$99.86

Pay by 27/11/2020

### Charges table

Consumption	\$59.86
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$0.00

**TOTAL DUE \$99.86**

### Service address:

23 Edmondson Street  
TURVEY PARK NSW 2650  
LOT: 29 DP: 37353

**Interest accrues on overdue amounts as per Riverina Water's fees and charges.**

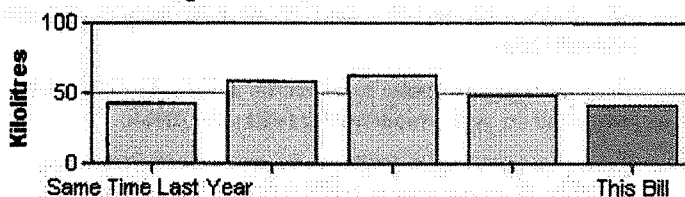
### Please advise us if:

The name or address on this account is incorrect, or you need to update your postal address.

You are having genuine difficulty paying your account

You have suggestions to improve our service

### Your water usage in kL



**Due date includes a two week extension. In hardship? Please contact our office.**

See over page for more payment details.



Bill code: 4101  
Ref: 0134007



Billpay code: 0254  
Ref: 134002

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

Pay in person at any post office, phone 13 18 16 or at [postbillpay.com.au](http://postbillpay.com.au) to pay now or to register to receive and pay your future bills online

**DUE DATE:** 27/11/2020

**ACCOUNT NO:** 13400

**AMOUNT DUE:** \$99.86



\*0254 134002

Riverina Water ABN 52 084 883 210

91 Hammond Ave (PO Box 456)  
Wagga Wagga NSW 2650

Phone: 02 6922 0608 Email: [admin@rwcc.nsw.gov.au](mailto:admin@rwcc.nsw.gov.au) [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au)

## Payment slip

**NAME OF OWNER:** D J SUTTIE PTY LIMITED

For emailed notices:

[rwcc.enotices.com.au](http://rwcc.enotices.com.au)

Reference No. A8C3E71AAF



## Water account meter readings & charges details

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL	
		PRESENT 14/10/2020	PREVIOUS 10/07/2020					
3462	11105109RW	2134	2093	41	96	W1	41	1.46

### General Information

#### Water Charges (Section 552 Local Government Act)

- Availability / Vacant Land Charge: is an annual charge divided evenly across the quarterly accounts. It applies to all properties within 225m of the nearest water main, even if there is no water meter present.
- Water Consumption: billed using a stepped tariff. The first 125 kilolitres per quarter are billed at a lower rate than subsequent usage.

Current prices and interest rates can be found in our Operation Plan, which can be found at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au).

#### Interest On Overdue Charges (Section 566 Local Government Act)

Interest accrues on charges that remain unpaid after they became due and payable. The current interest rate is listed in our Operational Plan available at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au).

#### Privacy and Personal Information Protection Notice

Riverina Water County Council holds personal information for the purpose of identifying property owners and includes their property details. The supply of this information is legally required by Council, and all information is handled in accordance with the Privacy Act 1988. Information will not be disclosed to any other party except under legislative requirements.

#### Eligible Pensioners (Section 575 Local Government Act)

If you are a pensioner you may be entitled to a rebate. The pensioner must be the owner of the property, and it must be their primary residence. Download the Rebate Application Form from [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au) or call our office.

#### Water meter information

Riverina Water reads most water meters every three months, unless you're a high use commercial customer, who may be on a monthly billing cycle. This reading is used to calculate the amount of water that has been used since the last reading.

Please clear vegetation around the water meter and provide ready access to your water meter for reading and maintenance purposes. This is a requirement under the Water Management (General) Regulation 2011, Clause 127.

#### Reading your Water Meter

To read your water meter, record the numbers from left to right. The black numbers register kilolitres (one kilolitre is one thousand litres). This is the only measure used to calculate your water account. The red numbers on the right of the dial register litres.

You can use your meter to check for a leak. To do so, turn off every tap on your property and read your meter.

Do not use any water for three hours or more (including the toilet) then read your meter again. If the reading has increased, you have a leak and should contact a plumber.

### How to pay



#### Internet

Pay at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au)

Use your account number and credit card.



#### Direct Debit

Download form at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au) Weekly, fortnightly, monthly or quarterly options from your nominated savings or cheque account. Monthly deductions on final business day of month. Quarterly deductions on Thursday after due date.



#### BPAY®

Your Biller code and Reference number is located beside the BPAY symbol on the front of your account. Phone your bank, or use internet banking to pay from you cheque, savings, or credit card account.



#### Australia Post Post Billpay

[postbillpay.com.au](http://postbillpay.com.au)

Use Biller Code 0254 and reference number from the payment slip part of your bill.



#### In person

91 Hammond Avenue  
Wagga Wagga NSW 2650

Cash, Cheque, EFTPOS (debit and credit card).  
Visa and Mastercard credit cards accepted.



#### Australia Post

Visit any Australia Post with your intact bill.



#### Mail

Detach payment slip and mail with cheque or money order made payable to Riverina Water (no pins/staples).

PO Box 456  
Wagga Wagga NSW 2650

Retain top portion of account for your records, as no receipt will be issued.



#### Telephone

Australia Post Post Billpay  
13 18 16. Quote BillPay Code 0254 and reference number from payment slip overleaf.



Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #26 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 30/11/2020 - 31/12/2020  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,132.12**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	27/11/20 - 24/12/20	27/12/20	\$160.00	<b>\$1,340.00</b>
Total rent for period					<b>TOTAL</b>	<b>\$1,340.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
15/12/2020	23 Edmondson Street	Smoke Alarms Australia (Inv: 1767281) Annual Smoke Alarm Subscription	\$9.00	<b>\$99.00</b>	
SUBTOTAL				<b>\$99.00</b>	<b>\$0.00</b>
Total for property expenses & ownership contributions				<b>TOTAL</b>	<b>-\$99.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.50</b>	
Management Fees	\$9.38	<b>\$103.18</b>	
SUBTOTAL		<b>\$108.88</b>	<b>\$0.00</b>
Total fees paid in period		<b>TOTAL</b>	<b>-\$108.88</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/12/2020	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,132.12</b>	
SUBTOTAL		<b>\$1,132.12</b>	<b>\$0.00</b>
Total ownership payments		<b>TOTAL</b>	<b>-\$1,132.12</b>

CLOSING (CARRIED FORWARD) BALANCE

**TOTAL** \$0.00





Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #27 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 31/12/2020 - 29/01/2021

OWNERSHIP ID: 43

OPENING BALANCE: \$0.00

CLOSING BALANCE: \$0.00

OWNERSHIP PAYMENT: **\$1,608.77**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	NET PAID
23 Edmondson Street	Claire Francis	\$360.00/W	25/12/20 - 28/01/21	30/01/21	\$135.00	<b>\$1,775.00</b>
Total rent for period					<b>TOTAL</b>	<b>\$1,775.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
14/01/2021	23 Edmondson Street	Inv:71, \$68.62, Tenant Water Usage 10/7/18-16/10/18	\$0.00		<b>\$18.78</b>
14/01/2021	23 Edmondson Street	Inv:72, \$62.02, Water Usage from 16/4/18 to 10/7/18	\$0.00		<b>\$31.22</b>
15/01/2021	23 Edmondson Street	Harmer's Electrical (Inv: 1828a) evap cooler service	\$6.36	<b>\$70.00</b>	
SUBTOTAL				<b>\$70.00</b>	<b>\$50.00</b>
Total for property expenses & ownership contributions				<b>TOTAL</b>	<b>-\$20.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.50</b>	
Management Fees	\$12.78	<b>\$140.53</b>	
SUBTOTAL		<b>\$146.23</b>	<b>\$0.00</b>
Total fees paid in period		<b>TOTAL</b>	<b>-\$146.23</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
29/01/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,608.77</b>	





CLOSING (CARRIED FORWARD) BALANCE	
Total ownership payments	
SUBTOTAL	\$1,608.77
TOTAL	-\$1,608.77
TOTAL	\$0.00





Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #28 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 29/01/2021 - 26/02/2021  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,205.08**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	29/01/21 - 25/02/21	27/02/21	\$135.00	\$1,440.00
Total rent for period					TOTAL	\$1,440.00

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
12/02/2021	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) Water Rates 14.10.20 to 12.01.21 (2188)	\$0.00	\$118.84	
SUBTOTAL				\$118.84	\$0.00
Total for property expenses & ownership contributions				TOTAL	-\$118.84

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$3.00	
Management Fees	\$10.08	\$110.88	
SUBTOTAL		\$116.08	\$0.00
Total fees paid in period		TOTAL	-\$116.08

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
26/02/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,205.08	
SUBTOTAL		\$1,205.08	\$0.00



Total ownership payments	
TOTAL	-\$1,205.08
CLOSING (CARRIED FORWARD) BALANCE	
TOTAL	\$0.00





D J SUTTIE PTY LIMITED  
C/- KITSON PROPERTY  
PO BOX 126  
WAGGA WAGGA NSW 2650



019  
1000135  
R1\_295

## Water account

**Account number** 13400

**Amount due** \$118.84

**Pay by** 05/03/2021

### Charges table

Consumption	\$78.84
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$0.00

**TOTAL DUE** \$118.84

### Service address:

23 Edmondson Street  
TURVEY PARK NSW 2650  
LOT: 29 DP: 37353

**Interest accrues on overdue amounts as per Riverina Water's fees and charges.**

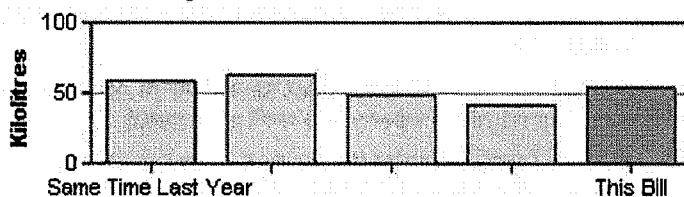
### Please advise us if:

The name or address on this account is incorrect, or you need to update your postal address.

You are having genuine difficulty paying your account

You have suggestions to improve our service

### Your water usage in kL



No sprinklers between 10am and 5pm.

See over page for more payment details.



Bill code: 4101  
Ref: 0134007



Billpay code: 0254  
Ref: 134002

BPAY this payment via internet or phone banking.

Pay in person at any post office, phone 13 18 16 or at [postbillpay.com.au](http://postbillpay.com.au) to pay now or to register to receive and pay your future bills online

**DUE DATE:** 05/03/2021

**ACCOUNT NO:** 13400

**AMOUNT DUE:** \$118.84



\*0254 134002

## Payment slip

**NAME OF OWNER:** D J SUTTIE PTY LIMITED

Riverina Water ABN 52 084 883 210

91 Hammond Ave (PO Box 456)  
Wagga Wagga NSW 2650

Phone: 02 6922 0608 Email: [admin@rwcc.nsw.gov.au](mailto:admin@rwcc.nsw.gov.au) [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au)

For emailed notices:

[rwcc.enotices.com.au](http://rwcc.enotices.com.au)

Reference No. A1D54F731Z



## Water account meter readings & charges details

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL	
		PRESENT 12/01/2021	PREVIOUS 14/10/2020					
3462	11105109RW	2188	2134	54	90	W1	54	1.46

### General Information

#### Water Charges (Section 552 Local Government Act)

- Availability / Vacant Land Charge: is an annual charge divided evenly across the quarterly accounts. It applies to all properties within 225m of the nearest water main, even if there is no water meter present.
- Water Consumption: billed using a stepped tariff. The first 125 kilolitres per quarter are billed at a lower rate than subsequent usage.

Current prices and interest rates can be found in our Operation Plan, which can be found at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au).

#### Interest On Overdue Charges (Section 566 Local Government Act)

Interest accrues on charges that remain unpaid after they became due and payable. The current interest rate is listed in our Operational Plan available at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au).

#### Privacy and Personal Information Protection Notice

Riverina Water County Council holds personal information for the purpose of identifying property owners and includes their property details. The supply of this information is legally required by Council, and all information is handled in accordance with the Privacy Act 1988. Information will not be disclosed to any other party except under legislative requirements.

#### Eligible Pensioners (Section 575 Local Government Act)

If you are a pensioner you may be entitled to a rebate. The pensioner must be the owner of the property, and it must be their primary residence. Download the Rebate Application Form from [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au) or call our office.

#### Water meter information

Riverina Water reads most water meters every three months, unless you're a high use commercial customer, who may be on a monthly billing cycle. This reading is used to calculate the amount of water that has been used since the last reading.

Please clear vegetation around the water meter and provide ready access to your water meter for reading and maintenance purposes. This is a requirement under the Water Management (General) Regulation 2011, Clause 127.

#### Reading your Water Meter

To read your water meter, record the numbers from left to right. The black numbers register kilolitres (one kilolitre is one thousand litres). This is the only measure used to calculate your water account. The red numbers on the right of the dial register litres.

You can use your meter to check for a leak. To do so, turn off every tap on your property and read your meter.

Do not use any water for three hours or more (including the toilet) then read your meter again. If the reading has increased, you have a leak and should contact a plumber.

### How to pay



#### Internet

Pay at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au)  
Use your account number and credit card.



#### Direct Debit

Download form at [rwcc.nsw.gov.au](http://rwcc.nsw.gov.au) Weekly, fortnightly, monthly or quarterly options from your nominated savings or cheque account. Monthly deductions on final business day of month. Quarterly deductions on Thursday after due date.



#### BPAY®

Your Biller code and Reference number is located beside the BPAY symbol on the front of your account. Phone your bank, or use internet banking to pay from you cheque, savings, or credit card account.



#### Australia Post Post Billpay

[postbillpay.com.au](http://postbillpay.com.au)

Use Biller Code 0254 and reference number from the payment slip part of your bill.



#### In person

91 Hammond Avenue  
Wagga Wagga NSW 2650

Cash, Cheque, EFTPOS (debit and credit card).  
Visa and Mastercard credit cards accepted.



#### Australia Post

Visit any Australia Post with your intact bill.



#### Mail

Detach payment slip and mail with cheque or money order made payable to Riverina Water (no pins/staples).

PO Box 456  
Wagga Wagga NSW 2650

Retain top portion of account for your records, as no receipt will be issued.



#### Telephone

Australia Post Post Billpay  
13 18 16. Quote BillPay Code 0254 and reference number from payment slip overleaf.



Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #29 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 26/02/2021 - 31/03/2021  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,398.26**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	26/02/21 - 25/03/21	29/03/21	\$215.00	\$1,520.00
Total rent for period					<b>TOTAL</b>	<b>\$1,520.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	\$2.20	
Bank Charges	\$0.00	\$2.50	
Management Fees	\$10.64	\$117.04	
SUBTOTAL		\$121.74	\$0.00
Total fees paid in period		<b>TOTAL</b>	<b>-\$121.74</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
31/03/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	\$1,398.26	
SUBTOTAL		\$1,398.26	\$0.00
Total ownership payments		<b>TOTAL</b>	<b>-\$1,398.26</b>

### CLOSING (CARRIED FORWARD) BALANCE

TOTAL		\$0.00
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Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 0269233200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #30 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 31/03/2021 - 30/04/2021  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,084.44**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	26/03/21 - 15/04/21	21/04/21	\$315.00	<b>\$1,180.00</b>
Total rent for period					<b>TOTAL</b>	<b>\$1,180.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$2.50</b>	
Management Fees	\$8.26	<b>\$90.86</b>	
SUBTOTAL		<b>\$95.56</b>	<b>\$0.00</b>
Total fees paid in period		<b>TOTAL</b>	<b>-\$95.56</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
30/04/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,084.44</b>	
SUBTOTAL		<b>\$1,084.44</b>	<b>\$0.00</b>
Total ownership payments		<b>TOTAL</b>	<b>-\$1,084.44</b>

### CLOSING (CARRIED FORWARD) BALANCE

TOTAL		<b>\$0.00</b>
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Kitson Property  
Shop1/176 Baylis Street, Wagga Wagga, 2650, NSW  
Ph: 02 6923 3200 Fax:  
reception@kitsonproperty.com.au

## OWNERSHIP STATEMENT #31 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 30/04/2021 - 31/05/2021  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,189.75**

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	16/04/21 - 13/05/21	16/05/21	\$175.00	<b>\$1,300.00</b>
Total rent for period					<b>TOTAL</b>	<b>\$1,300.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP CONTRIBUTIONS

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
11/05/2021	23 Edmondson Street	Inv:74211, \$78.84, Water Rates 14.10.20 to 12.01.21 (2188)	\$0.00		<b>\$78.84</b>
14/05/2021	23 Edmondson Street	Riverina Water County Council (BPAY Ref: 0134007) water rates 12/1/21-13/4/21 (2245)	\$0.00	<b>\$123.22</b>	
19/05/2021	23 Edmondson Street	Inv:71, \$68.62, Tenant Water Usage 10/7/18-16/10/18	\$0.00		<b>\$49.84</b>
SUBTOTAL				<b>\$123.22</b>	<b>\$128.68</b>
Total for property expenses & ownership contributions				<b>TOTAL</b>	<b>\$5.46</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$3.50</b>	
Management Fees	\$10.00	<b>\$110.01</b>	
SUBTOTAL		<b>\$115.71</b>	<b>\$0.00</b>
Total fees paid in period		<b>TOTAL</b>	<b>-\$115.71</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
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31/05/2021 EFT to account D & J Suttie Super Fund  
Commonwealth Bank of Australia (062-511 XXXX 9589)

\$1,189.75

SUBTOTAL \$1,189.75 \$0.00

Total ownership payments TOTAL -\$1,189.75

CLOSING (CARRIED FORWARD) BALANCE

TOTAL \$0.00

## OWNERSHIP STATEMENT #32 - Jenny Suttie

Mrs Jenny Suttie  
3 Cowpastures Road  
BOWRAL, NSW, 2565

STATEMENT PERIOD 31/05/2021 - 30/06/2021  
OWNERSHIP ID: 43  
OPENING BALANCE: \$0.00  
CLOSING BALANCE: \$0.00  
OWNERSHIP PAYMENT: **\$1,472.10**

### TAX INVOICE

#### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
23 Edmondson Street	Claire Francis	\$360.00/W	14/05/21 - 10/06/21	16/06/21	\$335.00	<b>\$1,600.00</b>
<i>Moving Out on 12/07/2021; Charge to 12/07/2021</i>						
<b>Total rent for period</b>						<b>TOTAL \$1,600.00</b>

#### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$0.20	<b>\$2.20</b>	
Bank Charges	\$0.00	<b>\$2.50</b>	
Management Fees	\$11.20	<b>\$123.20</b>	
<b>SUBTOTAL</b>		<b>\$127.90</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$127.90</b>

#### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
30/06/2021	EFT to account D & J Suttie Super Fund Commonwealth Bank of Australia (062-511 XXXX 9589)	<b>\$1,472.10</b>	
<b>SUBTOTAL</b>		<b>\$1,472.10</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,472.10</b>

#### CLOSING (CARRIED FORWARD) BALANCE

		<b>TOTAL</b>	<b>\$0.00</b>
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# Wagga Wagga City Council

ABN 56 044 159 537



Enquiries 1300 292 442  
Fax (02) 6926 9199



Website [www.wagga.nsw.gov.au](http://www.wagga.nsw.gov.au)  
Email [council@wagga.nsw.gov.au](mailto:council@wagga.nsw.gov.au)

## Rate Notice

Property No. 1172206  
Rating Year 2020-2021  
Issue Date 20/07/2020  
Rateable Value \$177,000  
Valuation Date 01/07/2019

Date Due 30/09/2020

Total Amount \$2,330.53



D J Suttie Pty Ltd  
3 Cowpastures Rd  
BOWRAL NSW 2576



013  
1000576  
R1\_1335

Notice is hereby given that the undermentioned property  
has been rated by the Wagga Wagga City Council

23 Edmondson St TURVEY PARK NSW 2650  
Lot 29 DP 37353

POST billpay



\*919 1172206

Peter Thompson  
GENERAL MANAGER

## Rates and Charges

Description	Rate in Dollars and Units	Amount
Levee Upgrade Contribution Residential Wagga	0.03089 cents/\$ on \$177000.00	\$54.68
Rates-Residential Wagga Wagga	0.75359 cents/\$ on \$177000.00	\$1,333.85
Sewer Residential	Number of services =1.00	\$560.00
Stormwater Contribution-Residential	Number of services =1.00	\$25.00
Kerbside Waste Domestic	Number of services =1.00	\$357.00

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 20/07/2020

Total Amount Due \$2,330.53

Please note: 1st instalment is now due 30th September due to Covid19 as per Section 747B of the Local Government Act 1993.

Instalment 1	Instalment 2	Instalment 3	Instalment 4
\$581.53	\$583.00	\$583.00	\$583.00
30/09/2020	30/11/2020	28/02/2021	31/05/2021

Wagga Wagga City Council

All payment options on reverse of notice



Bill Code: 4069  
Ref: 1172 206

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. Please enter the BPAY Reference number above

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Post  
Billpay  
Bill Code: 0919  
Ref: 1172 206

POST billpay



\*919 1172206

Pay in-store at Australia Post,  
by phone 13 18 16 or online  
at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

Note: Credit Card payments not available at Australia Post outlets

Ratepayer D J Suttie Pty Ltd

Property No. 1172206

Date Due 30/09/2020

Total Amount \$2,330.53

Instalment  
Amount Due \$581.53



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: F3EEB5BB9S



## Receipt

Receipt number

**N093000675386**

Amount

**\$581.53**

From

**Super Acct**

06 2511 1025 9589

rates 23 ed st

To

**Rates Ed st**

WAGGA WAGGA CITY COUNCIL RATES

**Biller Code:** 4069

**Ref:** 1172206

Get your WAGGA WAGGA  
CITY COUNCIL RATES bills  
online in NetBank. We'll remind  
you when and how much to  
pay.

**Sounds great**

When

Wednesday 30 Sep 2020 at 3:40pm Sydney/Melbourne  
time

[Tools & calculators](#) [Find a branch](#) [Financial assistance](#) [Contact us](#)

[Important information](#) [Privacy](#) [Cookies](#) [Terms of use](#)

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# Wagga Wagga City Council

ABN 56 044 159 537



D J Suttie Pty Ltd  
3 Cowpastures Rd  
BOWRAL NSW 2576



013  
1000419  
R1\_959

Notice is hereby given that the undermentioned property  
has been rated by the Wagga Wagga City Council

23 Edmondson St TURVEY PARK NSW 2650  
Lot 29 DP 37353

POST billpay



\*919 1172206

Peter Thompson  
GENERAL MANAGER

**Instalment No. 2 Due 30/11/2020**

Instalment No. 2 \$583.00

**Total Amount Due this Instalment \$583.00**

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 14/10/2020

Credit card payments are now available online by logging onto [www.wagga.nsw.gov.au](http://www.wagga.nsw.gov.au), and selecting "Pay my Account".  
No fees are applicable for these payments.

Wagga Wagga City Council

All payment options on reverse of notice



Bill Code: 4069  
Ref: 1172 206

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. Please enter the BPAY Reference number above

®Registered to BPAY Pty Ltd ABN 69 079 137 518



Post  
Billpay

Bill Code: 0919  
Ref: 1172 206

POST billpay



\*919 1172206

Pay in-store at Australia Post,  
by phone 13 18 16 or online  
at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

Note: Credit Card payments not available at Australia Post outlets

**Ratepayer** D J Suttie Pty Ltd

**Property No.** 1172 206

**Date Due** 30/11/2020

**Instalment Amount Due** \$583.00



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 1D3B21BD6J





## Receipt

**Receipt number**  
**N313003712205**

**Amount**  
**\$583.00**

**From**  
**Super Acct**  
06 2511 1025 9589  
rates Edm st Wagga

**To**  
**Rates Ed st**  
WAGGA WAGGA CITY COUNCIL RATES

**Biller Code:** 4069  
**Ref:** 1172206

Get your WAGGA WAGGA  
CITY COUNCIL RATES bills  
online in NetBank. We'll remind  
you when and how much to  
pay.

**Sounds great**

**When**  
Monday 30 Nov 2020 at 8:17pm Sydney/Melbourne time

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Wagga Wagga City Council  
PO Box 20,  
WAGGA WAGGA NSW 2650



# Wagga Wagga City Council

ABN 56 044 159 537



D J Suttie Pty Ltd  
3 Cowpastures Rd  
BOWRAL NSW 2576



013  
I000413  
R1\_943

Notice is hereby given that the undermentioned property  
has been rated by the Wagga Wagga City Council

23 Edmondson St TURVEY PARK NSW 2650  
Lot 29 DP 37353

POST billpay



\*919 1172206

Peter Thompson  
GENERAL MANAGER

## Rates Instalment Notice

Property No. 1172 206  
Rating Year 2020-2021  
Issue Date 13/01/2021  
Rateable Value \$177,000  
Valuation Date 01/07/2019

Date Due 28/02/2021

Instalment Amount Due \$583.00

Instalment No. 3 Due 28/02/2021

Instalment No. 3 \$583.00

Total Amount Due this Instalment \$583.00

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 12/01/2021

\*Interest on overdue rates and charges accrues at the rate of 7.0% per annum, calculated daily.

Credit card payments are now available online by logging onto [www.wagga.nsw.gov.au](http://www.wagga.nsw.gov.au), and selecting "Pay my Account".  
No fees are applicable for these payments.

Wagga Wagga City Council

All payment options on reverse of notice



Bill Code: 4069  
Ref: 1172 206

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. Please enter the BPAY Reference number above

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Post  
Billpay

Bill Code: 0919  
Ref: 1172 206

POST billpay



\*919 1172206

Pay in-store at Australia Post,  
by phone 13 18 16 or online  
at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

Note: Credit Card payments not available at Australia Post outlets

Ratepayer D J Suttie Pty Ltd

Property No. 1172 206

Date Due 28/02/2021

Instalment Amount Due \$583.00



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: F9F2A0279V



## Receipt

Receipt number  
**N222819437673**

Amount  
**\$583.00**

From  
**DJ&JJ Suttie working acct**  
06 2511 1019 8819  
rates EDM ST Wagga

To  
**Rates Ed st**  
WAGGA WAGGA CITY COUNCIL RATES

**Biller Code:** 4069  
**Ref:** 1172206

Get your WAGGA WAGGA  
CITY COUNCIL RATES bills  
online in NetBank. We'll remind  
you when and how much to  
pay.

**Sounds great**

When  
Sunday 28 Feb 2021 at 10:45am Sydney/Melbourne time

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## Receipt

**Receipt number**  
**N022819851137**

**Amount**  
**\$583.00**

**From**  
**Super Acct**  
06 2511 1025 9589  
rates Ed St Wagga

**To**  
**DJ&JJ Suttie working acct**  
06 2511 1019 8819  
rates Ed St Wagga

**When**  
Sunday 28 Feb 2021 at 10:50am Sydney/Melbourne time

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Wagga Wagga City Council  
PO Box 20,  
WAGGA WAGGA NSW 2650



# Wagga Wagga City Council

ABN 56 044 159 537



D J Suttie Pty Ltd  
3 Cowpastures Rd  
BOWRAL NSW 2576



013  
I000389  
R1\_883

Notice is hereby given that the undermentioned property  
has been rated by the Wagga Wagga City Council

23 Edmondson St TURVEY PARK NSW 2650  
Lot 29 DP 37353

POST billpay



\*919 1172206

Peter Thompson  
GENERAL MANAGER

**Instalment No. 4 Due 31/05/2021**

Instalment No. 4 \$583.00

**Total Amount Due this Instalment \$583.00**

PLEASE DEDUCT ANY PAYMENTS MADE SINCE 14/04/2021

\*Interest on overdue rates and charges accrues at the rate of 7.0% per annum, calculated daily.

Credit card payments are now available online by logging onto [www.wagga.nsw.gov.au](http://www.wagga.nsw.gov.au), and selecting "Pay my Account".  
No fees are applicable for these payments.

Wagga Wagga City Council

All payment options on reverse of notice



Billers Code: 4069  
Ref: 1172 206

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. Please enter the BPAY Reference number above

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Billers Code: 0919  
Ref: 1172 206

POST billpay



\*919 1172206

Pay in-store at Australia Post,  
by phone 13 18 16 or online  
at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)

Note: Credit Card payments not available at Australia Post outlets

Ratepayer D J Suttie Pty Ltd

Property No. 1172 206

Date Due 31/05/2021

Instalment Amount Due \$583.00



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 03FF9F4E0W





(No subject)

**Payment submitted**

David Suttie <david@ctech-rubber.com.au>

Sun 30/05/2021 8:09 AM



To: Jennifer <jenny.suttie@hotmail.com>

**Paid \$583.00 to Rates Ed st**

Just letting you know if you wish to attend, the Sydney part of Pauline's funeral will be at the South Chapel, Forest Lawn cemetery, Camden Valley Way, Leppington on Tuesday 1st June 2021, at 1:30 pm. Afterwards the wake will be at Smithfield RSL, starting around 3:00 pm for those who wish to attend. After the service, Pauline will be taken to holbrook to be buried in the lawn cemetery there as per her wishes

Receipt no

N25315278930

**From**

DJ&JJ Suttie working acct  
Sent from my Galaxy  
062-511 1019 8819

**Ref**

1172206

**Description**

rates 23 Ed St

**On**

Mon 31 May 2021 at 10:50 AM (Syd/Melb)

## Transfer completed



**Transferred \$583.00 to your DJ&JJ Suttie working acct**

062-511 1019 8819

**Receipt no**

N253116383577

---

**From**

Super Acct

062-511 1025 9589

**Description**

Rates 23 Ed St

**On**

Mon 31 May 2021 at 10:56 AM (Syd/Melb)

---

Pay faster. Set a default account to pay from and we'll automatically choose it when you make payments.

[Set default account](#)



013

03463-0030591-04208

Mrs JJ Suttie and Mr DJ Suttie  
3 Cowpastures Road  
BOWRAL NSW 2576

Dear Mrs JJ Suttie and Mr DJ Suttie,

Thank you for choosing NRMA Insurance. You will find a summary of your policy opposite, including how to renew and when the payment is due.

### Next steps:

1. Review the information on the following pages and if you need to make changes call 132 132 or +61 2 8661 7307 or visit an NRMA Office at Shop 7 380 Bong Bong Street BOWRAL NSW 2576. Please check our website for the latest operating hours.
2. Please pay by 18 November 2020. If paying in person, take your payment slip on page 3 with you.
3. On full payment, this document becomes your Certificate of Insurance. Please keep this document in a safe place.

**Go Paperless. Switch to email  
for your insurance documents.  
Visit [nrma.com.au/paperless](http://nrma.com.au/paperless) to  
switch.**

### YOUR POLICY SUMMARY

<b>Policy number:</b>	HOM 670 166 163
<b>Annual premium:</b>	\$1,576.26
<b>Due date:</b>	18 November 2020
<b>Current policy expires:</b>	11:59pm on 18 November 2020
<b>Rental property insured:</b>	23 Edmondson Street, Turvey Park NSW 2650
<b>The insured:</b>	Mrs JJ Suttie Mr DJ Suttie
<b>Sum insured:</b>	Buildings: \$821,100 Contents: \$0
<b>Weekly rental amount:</b>	\$360
<b>Basic excess:</b>	\$1,000 See over for all excesses that apply.

**YOUR PREMIUM** (Includes 25% No Claim Bonus, your chosen Options, 22.5% Loyalty Discount and government charges - see over for full details)

<b>Pay annually:</b>	<b>\$1,576.26</b>
You currently pay this way	
<b>OR</b>	
<b>Pay monthly:</b>	<b>\$134.56</b>
You can nominate to pay your premium in monthly instalments. This will incur an extra \$38.49 p.a. To pay this way, please contact us before 18 November 2020.	
<b>Please pay by 18 November 2020</b>	
For how to pay, see page 4.	

### YOUR LOYALTY DISCOUNT

Loyalty Discount 22.5%	\$323.45
Loyalty Years	28
Number of policies	8

Loyalty discount is based on the policy holder with the highest loyalty discount. You can view all your policies via your online account at [nrma.com.au](http://nrma.com.au) or call us on 132 132.

Enquiries 132 132  
Payments 131 144

Claims 131 123  
Visit [nrma.com.au](http://nrma.com.au)

## YOUR POLICY DETAILS

The following pages list your Policy details. Please keep this certificate, along with your Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS), and any applicable Supplementary PDS, in a safe place. On full payment these documents will form your Landlord Insurance Contract. To help you understand how your renewal premium compares to last year, we have included a comparison below.

<b>Policy number</b>	HOM 670 166 163
<b>Your contract</b>	Valid from 11:59pm, 18 November 2020 to 11:59pm, 18 November 2021

### Government charges & Premium comparison

Your premium is based on the possibility of a claim against your policy, and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to the Insurance Council of Australia website:  
<http://understandinsurance.com.au/premiums-explained>

The following amounts are included in your premium. To help you understand how your charges compare to last year, we have included the following comparison.

	<b>Last year's</b>	<b>This year's</b>
Premium before government charges	\$1,078.07	\$1,114.11
ESL	\$161.72	\$200.54
GST	\$123.98	\$131.46
Stamp duty	\$122.74	\$130.15
<b>Total premium</b>	<b>\$1,486.51</b>	<b>\$1,576.26</b>

Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.

**The insured** Mrs JJ Suttie and Mr DJ Suttie

**Rental property insured** 23 Edmondson Street, Turvey Park NSW 2650

<b>Year built</b>	Approximately 1935
<b>Construction type</b>	Mainly brick veneer
<b>Roof type</b>	Mainly tin/colourbond Please advise us if this is incorrect.
<b>Credit provider</b>	There is no finance on this property.

### The rental property

- is occupied by tenant(s)
- is used for residential purposes and not used for a business, trade or profession
- is watertight, structurally sound, secure and well maintained
- has 1 elevated storey

### The rental agreement

- weekly rental amount \$360
- is agent managed
- period is for 7 to 12 months

### Sum insured

Each year we increase your sum insured to take into account rising building costs. Please check that the amount below covers the replacement value of the rental property. Visit [nrma.com.au/calculators](http://nrma.com.au/calculators) for assistance.

<b>Landlord Buildings</b>	<b>\$821,100</b>
<b>Landlord Contents</b>	<b>\$0</b>

### Key policy features

- replacement cover for your rental property
- \$20 million liability cover for incidents that happen on the site
- rent default by your tenant
- you are covered for flood, rainwater run-off and storm surge

## EXCESSES

The following excesses apply to your policy:

- a \$1,000 basic excess for each claim
- when you claim for Rent Default we will deduct from your claim 4 times the weekly rental amount and a rent default excess of \$300
- when you claim for Vandalism or a Malicious or Intentional act by a Tenant or their guest, we will deduct from your claim 4 times the weekly rental amount and the \$1,000 basic excess

- when you claim for Theft or Attempted Theft by a Tenant or their guest, we will deduct from your claim 4 times the weekly rental amount and the \$1,000 basic excess

You can reduce your premium by choosing a higher basic excess. Contact us for an estimate.

## YOUR PREMIUM

Please refer to the Premium Excess and Discounts guide for further information about how we determine your premium and excesses that may be payable at claim time. The following provides a breakdown of how your premium is calculated.

Premium including your chosen options	
and 25% No Claim Bonus	\$1,437.56
Less 22.5% Loyalty Discount	\$323.45
Plus Government charges	\$462.15
<b>Total premium</b>	<b>\$1,576.26</b>

## BENEFITS

You've been awarded Claim Free Privilege Plus giving you a **25% No Claim Bonus plus Free No Claim Bonus Protection**. This means you will retain your Claim Free Privilege Plus status and 25% No Claim Bonus where you make one claim in a policy year.

## INSURANCE HISTORY

Details of insurance and claim history for each insured are listed here.

### Mrs JJ Suttie, age 68

#### In the last 5 years

- had no insurance refused, cancelled, treated as never having operated, or renewal not offered

- had no claim refused
- Mr DJ Suttie, age 74**

#### In the last 5 years

- had no insurance refused, cancelled, treated as never having operated, or renewal not offered
- had no claim refused

Page 3 of 5

## PAYMENT SLIP



 **POST billpay**

\*782 HOM670166163 21220

**Important!** Take this payment slip with you when paying in person.

Name: Mrs JJ Suttie and Mr DJ Suttie  
Policy number: HOM 670 166 163  
Payment amount: **\$1,576.26**  
Due date: **18 November 2020**

## ADDITIONAL INFORMATION

Insurance Australia Limited ABN 11 000 016 722 AFS  
Licence No. 227681 trading as NRMA Insurance in New  
South Wales, the Australian Capital Territory, Queensland  
and Tasmania, SGIO in Western Australia and SGIC in  
South Australia.

### Making a claim

If you need to make a claim, please call our dedicated  
Claims Team on 131 123. It's available 24 hours a day, 7  
days a week, and it may help to have this document with  
you when you call.

### Transaction confirmation

If you would like confirmation of any transaction made on  
your policy, please contact us.

### Privacy of your information

Any personal information you provide to us will be  
collected, held, used and disclosed in accordance with our  
Privacy Policy. Please refer to [nrma.com.au](http://nrma.com.au) to review the  
Privacy Policy. You can also ask us to send you a copy by  
calling 132 132.

### Information from the NSW Emergency Services Levy Insurance Monitor

#### Information

The Emergency Services Levy ("ESL") is an amount  
included by an insurance company in a premium payable  
for the issue of a regulated contract of insurance for the  
purpose of recouping emergency service contributions  
required to be paid by the insurance company and which  
are used to fund emergency services in NSW in the  
financial year in which the contract of insurance  
commences.

### The Insurance Monitor

The office of the Insurance Monitor was established, in  
June 2016, as an independent body. Among the functions  
of that office is to provide information and advice about  
emergency services levy reform and to monitor the prices  
for the issue of regulated contracts of insurance.  
Professor Allan Fels AO and Professor David Cousins AM  
were appointed by the NSW Government as the  
Emergency Services Levy Insurance Monitor and Deputy  
Monitor, respectively on 8 June 2016.

### If you would like further information

Contact us on 132 132 in the first instance if you have  
questions about your policy.

Information about the Insurance Monitor can be found at:  
[www.eslinsurancemonitor.nsw.gov.au](http://www.eslinsurancemonitor.nsw.gov.au)

### Representatives of NRMA Insurance

In addition to our employees, NRMA Insurance has a  
network of agents that are authorised to arrange our  
insurance products ('distributors'). The individuals who  
work for our distributors are also authorised distributors  
of NRMA Insurance. When our distributors provide  
insurance they act on our behalf, not yours.

We pay our distributors certain fees for providing  
insurance which may include an operating fee, new  
business fees, renewal fees and bonus fees paid for  
achieving volume targets, exceeding volume targets and  
achieving premium targets.

## HOW TO PAY



**In person** - Take this document and pay at an  
NRMA Retail Outlet at Shop 7 380 Bong Bong  
Street BOWRAL NSW 2576, or any Australia Post  
Office.



**By mail** - Detach this payslip and send it with  
your cheque or credit card details to:  
NRMA Insurance, Customer Correspondence,  
GPO Box 9871, Sydney NSW 2001



**By phone** - Call 131 144 and have your credit  
card ready.



**Online** - Go to [nrma.com.au/payments](http://nrma.com.au/payments) and have  
your credit card ready.



**By BPAY®** - Contact your financial institution to  
arrange payment from your account.

**Billers code: 90001** (Insurance Australia Limited)  
**Reference: 4666 7016 6163**

**Credit card details** ☐ Mastercard ☐ VISA

\_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_

Expiry \_\_\_\_/\_\_\_\_ Signature \_\_\_\_\_



## 2020-2021 Certificate of Insurance Landlord Insurance Renewal

Policy number: **HOM 670 166 163**

Enquiries **132 132**  
Payments **131 144**  
Claims **131 123**  
Visit **nrma.com.au**  
an **NRMA** office

If you have a complaint about us or one of our distributors, please speak with one of our consultants by calling 132 132. If your complaint remains unresolved, you may ask for it to be referred to our Customer Relations area. If you are unhappy with their decision, they can provide you with information on external review options.







## Receipt

**Receipt number**  
**N111800730497**

**Amount**  
**\$1,576.26**

**From**  
**Super Acct**  
06 2511 1025 9589  
ins 23 ed st

**To**  
**ins 23 ed st**  
INSURANCE AUSTRALIA LTD

<b>Biller Code:</b> 90001
<b>Ref:</b> 466670166163

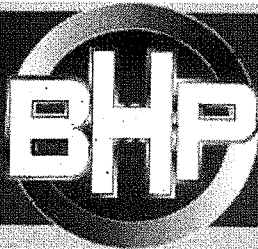
**When**  
Wednesday 18 Nov 2020 at 8:45am Sydney/Melbourne  
time

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**brett harmers  
plumbing**

admin@brettharmersplumbing.com.au

PO BOX 8659  
KOORINGAL NSW 2650  
**69310053**

Tax Invoice To

Jenny Suttie  
C/-Kitson Property Pty Ltd  
1/76 Baylis Street  
WAGGA WAGGA NSW 2650

**Tax Invoice**

Date	Tax Invoice #
13/08/2020	19586
Contractors Lic. 258046C	
ABN: 12 375 282 653	

Job Date	Purchase Order Number	Project	Terms
24.07.2020	1677a-527	23 Edmonson Street	30 days nett

Description	Tax	Qty	Amount
Allowing to remove and dispose of existing hot water system. Allowing to supply new 135L Gas hot water system. Allowing to supply and install new valves to suit new hot water system. Allowing to rearrange pipework to suit new hot water system. Materials & Labour - AS QUOTED	168.50		1,685.00

*Any work performed or materials provided by Brett Harmers Plumbing remain the property of Brett Harmers Plumbing until your account is paid in full.  
Please note: After 30 days an administration fee of \$20 per month will be applied to all outstanding invoices. If the account continues to remain outstanding, any collections costs will be payable by the account holder.*

Subtotal	\$1,685.00
Tax	\$168.50

**Total \$1,853.50**

**We have moved! We are now located at 23 Jones Street  
East Wagga Wagga. Phone 6931 0053.**

**Balance Due \$1,853.50**

**REMITTANCE ADVICE**

**Brett Harmers Plumbing  
P O Box 8659  
KOORINGAL NSW 2650**

Tax Invoice # 19586

Kitson Property Pty Ltd  
1/76 Baylis Street  
WAGGA WAGGA NSW 2650

**Total \$1,853.50**

Direct Deposit Details:  
BSB: 082 811 (NAB)  
Account Number: 864 366 739  
Please quote invoice number and name  
as reference.



## Receipt

**Receipt number**  
**N082701315506**

**Amount**  
**\$1,853.50**

**From**  
**Super Acct**  
06 2511 1025 9589  
hot water service

**To**  
**Brett Harmers Plumbi**  
082-811 National Australia Bank Limited  
864366739  
19586

**When**  
Thursday 27 Aug 2020 at 4:32pm Sydney/Melbourne time

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