

(w) 0269718900  
waggawagga.ljhooker.com.au  
robyn.rossiter@ljhooker.com.au  
59 Berry St  
Wagga Wagga New South Wales 2650  
ABN: 19 474 380 072  
Licence: 03471020



Jenny Suttie - D & J Suttie Super Fund  
D & J Suttie Super Fund  
3 Cowpastures Road  
Bowral NSW 2576

## Folio Summary

Folio: OWN00802  
From: 1/07/2020  
To: 30/06/2021  
Created: 1/07/2021

Money In	Money Out	Balance
<b>\$15,790.75</b>	<b>\$5,188.04</b>	<b>\$10,602.71</b>

Account	Included Tax	Money Out	Money In
<b>1 Victoria St, Mount Austin NSW</b>			
Rent			\$15,471.43
Tenant Water Consumption			\$319.32
Lease Prep Fee	\$3.00	\$33.00	
Rates		\$1,679.72	
Management Fees	\$123.77	\$1,361.49	
Letting Fees	\$30.00	\$330.00	
Advertising	\$6.82	\$75.00	
Sundry Fees	\$2.32	\$25.50	
Plumbing Repairs	\$66.09	\$727.01	
Electrical Repairs	\$18.40	\$202.40	
Repairs and Maintenance	\$8.00	\$88.00	
Water Rates		\$498.72	
Smoke Alarm Maintenance	\$8.00	\$88.00	
Keys and locks	\$1.20	\$13.20	
Subtotal		<b>\$5,122.04</b>	<b>\$15,790.75</b>
<b>Account Transactions</b>			
Sundry Fees	\$6.00	\$66.00	
Subtotal		<b>\$66.00</b>	<b>\$0.00</b>
<b>Total</b>		<b>\$5,188.04</b>	<b>\$15,790.75</b>
Total Tax on Money Out: \$273.60			

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Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #31  
 26 Feb 2021

Money In	\$1,287.32
Money Out	\$745.51
You Received	\$541.81

#### Details for Account OWN00802

Balance brought forward	Money Out	Money In
		\$0.00

1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 25/02/2021

Rent paid to 4/02/2021 (previously paid to 28/01/2021)		\$300.00
Rent paid to 11/02/2021 (previously paid to 4/02/2021)		\$300.00
Rent paid to 18/02/2021 (previously paid to 11/02/2021)		\$300.00
Rent paid to 25/02/2021 (previously paid to 18/02/2021)		\$300.00
Tenant Water Consumption (4942)		\$87.32
No Hot Water - SCOBELL'S PLUMBING SERVICE *	\$214.41	
Rates Install 3 due 28/02/2021 - WAGGA WAGGA CITY COUNCIL; WAGGA WAGGA CITY COUNCIL- Accounts Receivable	\$420.00	
Management fee *	\$105.60	
<b>Total</b>	<b>\$740.01</b>	<b>\$1,287.32</b>

#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$541.81

Balance remaining	\$0.00
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#### GST Summary

Total Tax on attached expenses	\$19.49
Total Tax on agency fees	\$10.10
(* includes Tax)	



# Wagga Wagga City Council

ABN 56 044 159 537



D J Suttie Pty Ltd  
C/- LJ Hooker (Wagga Wagga)  
PO Box 1366  
WAGGA WAGGA NSW 2650



019  
1003935  
R1\_9011



Enquiries 1300 292 442  
Fax (02) 6926 9199



Website www.wagga.nsw.gov.au  
Email council@wagga.nsw.gov.au

## Rate Notice

Property No. 1301656  
Rating Year 2020-2021  
Issue Date 20/07/2020  
Rateable Value \$70,300  
Valuation Date 01/07/2019

Date Due 30/09/2020

Total Amount \$1,679.72

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

1 Victoria St MOUNT AUSTIN NSW 2650  
Lot 218 DP 217448

POSTbillpay



\*919 1301656

Peter Thompson  
GENERAL MANAGER

## Rates and Charges

Description	Rate in Dollars and Units	Amount
Levee Upgrade Contribution Residential Wagga	0.03089 cents/\$ on \$70300.00	\$21.72
Rates-Residential Wagga Wagga	Minimum Charge 70300.00	\$716.00
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 \$1,679.72

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
\$419.72	\$420.00	\$420.00	\$420.00
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: 1301 656

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: 1301 656

POSTbillpay



\*919 1301656

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. 1301656

Date Due 30/09/2020

Total Amount \$1,679.72

Instalment Amount Due \$419.72



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 7A9A2A39CZ

## Tax Invoice

Invoice #: 00027047  
Date: 1/02/2021

A.B.N.: 27 588 244 940

E. & O.E.

## Scobells Plumbing Service

L J Hooker  
Property Owner  
PO BOX 1366

WAGGA WAGGA NSW 2650

Payment of invoice	00027047
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AMOUNT REMITTED: \$214.41

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 (w) 0269718900  
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 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #30  
 29 Jan 2021

Money In	\$1,200.28
Money Out	\$238.70
You Received	\$961.58

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 28/01/2021

Rent paid to 7/01/2021 (previously paid to 31/12/2020)	\$300.00
Rent paid to 14/01/2021 (previously paid to 7/01/2021)	\$300.00
Rent paid to 21/01/2021 (previously paid to 14/01/2021)	\$300.00
Rent paid to 28/01/2021 (previously paid to 21/01/2021)	\$300.00
Invoice: Tenant Water Consumption (4942), paid from deposit	\$0.28
1 Victoria St water rates due 22/01/2021 - RIVERINA WATER COUNTY COUNCIL	\$127.60
Management fee *	\$105.60

<b>Total</b>	<b>\$233.20</b>	<b>\$1,200.28</b>
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#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$961.58

Balance remaining	\$0.00
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#### GST Summary

Total Tax on agency fees \$10.10  
 (\* includes Tax)



We're here to help

6922 0608

rwcc.nsw.gov.au

f t @ in



D J SUTTIE PTY LIMITED  
C/- LJ HOOKER  
PO BOX 1366  
WAGGA WAGGA NSW 2650

019  
R2\_465

## Water account

Account number 21745

Amount due \$127.60

Pay by 22/01/2021

### Charges table

Consumption	\$87.60
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$0.00

**TOTAL DUE \$127.60**

### Service address:

1 Victoria Street  
MOUNT AUSTIN NSW 2650  
LOT: 218 DP: 217448

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

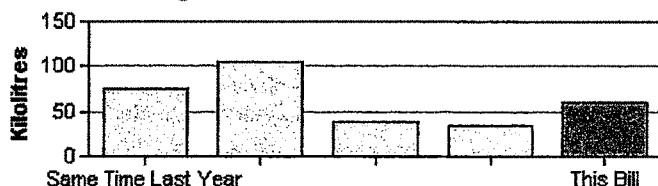
### Please advise us if:

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: 0217455



Billpay code: 0254  
Ref: 217454

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:** 22/01/2021

**ACCOUNT NO:** 21745

**AMOUNT DUE:** \$127.60

U-POST



\*0254 217454

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. CB29600FAI



## Water account meter readings & charges details

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL	
		PRESENT 08/12/2020	PREVIOUS 14/09/2020					
11904	06W930123	4942	4882	60	85	W1	60	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.

59 Berry St  
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 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #29  
 31 Dec 2020

Money In	\$1,500.00
Money Out	\$137.50
<b>You Received</b>	<b>\$1,362.50</b>

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 31/12/2020**

Rent paid to 3/12/2020 (previously paid to 26/11/2020)	\$300.00
Rent paid to 10/12/2020 (previously paid to 3/12/2020)	\$300.00
Rent paid to 17/12/2020 (previously paid to 10/12/2020)	\$300.00
Rent paid to 24/12/2020 (previously paid to 17/12/2020)	\$300.00
Rent paid to 31/12/2020 (previously paid to 24/12/2020)	\$300.00
Management fee *	\$132.00

<b>Total</b>	<b>\$132.00</b>	<b>\$1,500.00</b>
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#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund	\$1,362.50
[EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	

<b>Balance remaining</b>	<b>\$0.00</b>
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#### GST Summary

Total Tax on agency fees \$12.50  
 (\* includes Tax)



59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
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 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #28  
 30 Nov 2020

Money In	\$900.00
Money Out	\$504.70
<b>You Received</b>	<b>\$395.30</b>

**Details for Account OWN00802**

Balance brought forward

Money Out	Money In
	\$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 26/11/2020**

Rent paid to 12/11/2020 (previously paid to 5/11/2020)		\$300.00
Rent paid to 19/11/2020 (previously paid to 12/11/2020)		\$300.00
Rent paid to 26/11/2020 (previously paid to 19/11/2020)		\$300.00
Rates Install 2 due 30/11/2020 - WAGGA WAGGA CITY COUNCIL; WAGGA WAGGA CITY COUNCIL- Accounts Receivable	\$420.00	
Management fee *	\$79.20	
<b>Total</b>	<b>\$499.20</b>	<b>\$900.00</b>

**Account Transactions**

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$395.30

Balance remaining	\$0.00
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**GST Summary**

Total Tax on agency fees	\$7.70
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(\* includes Tax)

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  
C/- LJ Hooker (Wagga Wagga)  
PO Box 1366  
WAGGA WAGGA NSW 2650



019  
1003935  
R1\_9011



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. 1301656  
Rating Year 2020-2021  
Issue Date 20/07/2020  
Rateable Value \$70,300  
Valuation Date 01/07/2019

Date Due 30/09/2020

Total Amount \$1,679.72

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

1 Victoria St MOUNT AUSTIN NSW 2650  
Lot 218 DP 217448

POSTbillpay



\*919 1301656

Peter Thompson  
GENERAL MANAGER

## Rates and Charges

Description	Rate in Dollars and Units	Amount
Levee Upgrade Contribution Residential Wagga	0.03089 cents/\$ on \$70300.00	\$21.72
Rates-Residential Wagga Wagga	Minimum Charge 70300.00	\$716.00
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 \$1,679.72

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
\$419.72	\$420.00	\$420.00	\$420.00
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: 1301 656

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: 1301 656

POSTbillpay



\*919 1301656

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. 1301656

Date Due 30/09/2020

Total Amount \$1,679.72

Instalment Amount Due \$419.72



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 7A9A2A39CZ

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Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #27  
 30 Oct 2020

Money In	\$946.72
Money Out	\$175.80
<b>You Received</b>	<b>\$770.92</b>

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 5/11/2020**

Rent paid to 22/10/2020 (previously paid to 15/10/2020)	\$300.00
Rent paid to 29/10/2020 (previously paid to 22/10/2020)	\$300.00
Rent paid to 5/11/2020 (previously paid to 29/10/2020)	\$300.00
Tenant Water Consumption (4882) Ingoing (4850)	\$46.72
1 Victoria St water rates due 23/10/2020 - RIVERINA WATER COUNTY COUNCIL	\$91.10
Management fee *	\$79.20

<b>Total</b>	<b>\$170.30</b>	<b>\$946.72</b>
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#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$770.92
<b>Balance remaining</b>	<b>\$0.00</b>

#### GST Summary

Total Tax on agency fees \$7.70  
 (\* includes Tax)



ABN 52 084 883 210

(02) 6922 0608

(02) 6921 2241

@ admin@rwcc.nsw.gov.au

www.rwcc.nsw.gov.au

PO Box 456 Wagga Wagga 2650

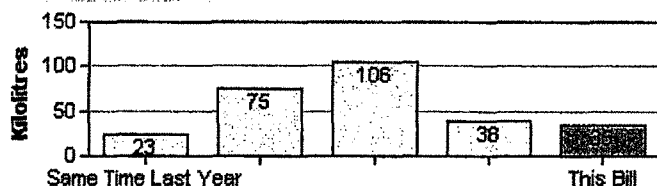
91 Hammond Avenue Wagga Wagga 2650  
Office Hours 8.30am to 4.00pm**SERVICE ADDRESS** 1 Victoria Street MOUNT AUSTIN NSW 2650D J SUTTIE PTY LIMITED  
C/- LJ HOOKER  
PO BOX 1366  
WAGGA WAGGA NSW 2650019  
R2\_831**WATER ACCOUNT****Account No.** 21745**Due Date** 23/10/2020**Total Due** \$91.10**Property Details**

LOT: 218 DP: 217448

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE
		PRESENT 14/09/2020	PREVIOUS 11/06/2020			
11904	06W930123	4882	4847	35	95	W1

CHARGE DETAILS kL @ Dollars/kL	
35	1.46

CHARGES TABLE	
Consumption	\$51.10
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$0.00
<b>TOTAL DUE</b>	<b>\$91.10</b>
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: 0217455**BPAY this payment via Internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 0217455**NAME OF OWNER: D J SUTTIE PTY LIMITED****DUE DATE: 23/10/2020****ACCOUNT NO: 21745****AMOUNT DUE: \$91.10****Billpay Code: 0254****Ref: 217454**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

POST bill pay



\*0254 217454



For emailed notices:

rwcc.enotices.com.au

Reference No: 2079CD733Z

59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.waggawagga@ljh.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #26  
 30 Sep 2020

Money In	\$1,500.00
Money Out	\$645.22
You Received	\$854.78

**Details for Account OWN00802**

	Money Out	Money In
Balance brought forward		\$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 15/10/2020**

Rent paid to 17/09/2020 (previously paid to 10/09/2020)		\$300.00
Rent paid to 24/09/2020 (previously paid to 17/09/2020)		\$300.00
Rent paid to 1/10/2020 (previously paid to 24/09/2020)		\$300.00
Rent paid to 8/10/2020 (previously paid to 1/10/2020)		\$300.00
Rent paid to 15/10/2020 (previously paid to 8/10/2020)		\$300.00
Rates Install 1 due 30/09/2020 - WAGGA WAGGA CITY COUNCIL; WAGGA WAGGA CITY COUNCIL- Accounts Receivable	\$419.72	
A/C Service - Aaron Bell - Wagga Refrigeration & Air Conditioning *	\$88.00	
Management fee *	\$132.00	

<b>Total</b>	<b>\$639.72</b>	<b>\$1,500.00</b>
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**Account Transactions**

Sundry fee *	\$5.50	
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$854.78	
Balance remaining		\$0.00

**GST Summary**

Total Tax on attached expenses	\$8.00
Total Tax on agency fees	\$12.50
(* includes Tax)	

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  
C/- LJ Hooker (Wagga Wagga)  
PO Box 1366  
WAGGA WAGGA NSW 2650



019  
1003935  
R1\_9011

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

1 Victoria St MOUNT AUSTIN NSW 2650  
Lot 218 DP 217448

POSTbillpay



\*919 1301656

Peter Thompson  
GENERAL MANAGER

## Rates and Charges

Description	Rate in Dollars and Units	Amount
Levee Upgrade Contribution Residential Wagga	0.03089 cents/\$ on \$70300.00	\$21.72
Rates-Residential Wagga Wagga	Minimum Charge 70300.00	\$716.00
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 \$1,679.72**

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
\$419.72	\$420.00	\$420.00	\$420.00
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: 1301 656

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 69 079 137 618



Post  
Billpay

Bill Code: 0919

Ref: 1301 656

POSTbillpay



\*919 1301656

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



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 7A9A2A39CZ



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. 1301656  
Rating Year 2020-2021  
Issue Date 20/07/2020  
Rateable Value \$70,300  
Valuation Date 01/07/2019

Date Due 30/09/2020

Total Amount \$1,679.72

Peter Thompson  
GENERAL MANAGER





**Wagga Refrigeration and  
Air conditioning**  
Phone: 0414479574  
aaron@waggarac.com  
ABN: 63 673 968 730

Invoice: IV0362

**Tax Invoice**

**Invoice date: 25/09/2020**

**Bill to:**  
LJ Hooker Wagga

**Due:**  
02/10/2020  
**Purchase Order:**  
16351

DESCRIPTION	TAX TYPE	AMOUNT (ex GST)
a/c service	GST	80.00
Sub-Total (ex GST):		\$80.00
GST:		\$8.00
Total (inc GST):		\$88.00
Amount Paid:		\$0.00
<b>AMOUNT DUE:</b>		<b>\$88.00</b>

**Notes**

(1 Victoria St) Cleaned out scale and dirt from cooler and flushed out pads. Made sure all components working correctly and cooler working efficiently. Added chlorine cartridge to cooler.

**How to Pay** Due 02/10/2020

**Bank Deposit via EFT**

Bank: ANZ  
Name: Wagga Refrigeration and  
Air conditioning  
BSB: 012823  
AC#: 421971067  
Ref#: IV0362

59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.waggawagga@ljh.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #25  
 31 Aug 2020

Money In	\$1,111.89
Money Out	\$99.79
<b>You Received</b>	<b>\$1,012.10</b>

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 10/09/2020

Rent paid to 27/08/2020 (previously paid to 20/08/2020)	\$300.00
Rent paid to 22/06/2020 (previously paid to 18/06/2020)	\$171.43
Tenant Argyle Community Housing (1 Victoria)	
Rent paid to 3/09/2020 (previously paid to 27/08/2020)	\$300.00
Rent paid to 10/09/2020 (previously paid to 3/09/2020)	\$300.00
Vacate Water Consumption (4848)	\$40.46
Management fee *	\$94.29

<b>Total</b>	<b>\$94.29</b>	<b>\$1,111.89</b>
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#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$1,012.10

<b>Balance remaining</b>	<b>\$0.00</b>
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#### GST Summary

Total Tax on agency fees \$9.07  
 ( \* includes Tax)



59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.waggawagga@ljh.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #24  
 31 Jul 2020

Money In	\$1,800.00
Money Out	\$1,029.58
<b>You Received</b>	<b>\$770.42</b>

#### Details for Account OWN00802

Balance brought forward

**Money Out** **Money In**  
 \$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 20/08/2020**

**(1 Victoria) - Argyle Community Housing moved out on 22/06/2020 paid to 18/06/2020**

Rent paid to 23/07/2020 (moved in 10/07/2020) , paid from deposit	\$600.00
Rent paid to 13/08/2020 (previously paid to 23/07/2020)	\$900.00
Rent paid to 20/08/2020 (previously paid to 13/08/2020)	\$300.00
Key Cut - Locksmart *	\$13.20
New Wall Furnace & Water Efficiency Certificate - SCOBELL'S PLUMBING SERVICE *	\$116.60
1 Victoria St water rates due 24/07/2020 - RIVERINA WATER COUNTY COUNCIL	\$95.48
Electrical Issues - Hibbard Electrics *	\$202.40
advertising *	\$75.00
Lease preparation fee *	\$33.00
Letting fee *	\$330.00
Management fee *	\$158.40

**Total** **\$1,024.08** **\$1,800.00**

#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund [EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	\$770.42

**Balance remaining** **\$0.00**

#### GST Summary

Total Tax on attached expenses **\$30.20**

**SERVICE ADDRESS** 1 Victoria Street MOUNT AUSTIN NSW 2650



D J SUTTIE PTY LIMITED  
C/- LJ HOOKER  
PO BOX 1366  
WAGGA WAGGA NSW 2650



019  
1000204  
R1\_437

## WATER ACCOUNT

**Account No.** 21745  
**Due Date** 24/07/2020  
**Total Due** \$95.48  
**Property Details**  
LOT: 218 DP: 217448

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL	
		PRESENT 11/06/2020	PREVIOUS 12/03/2020					
11904	06W930123	4847	4809	38	91	W1	38	1.46

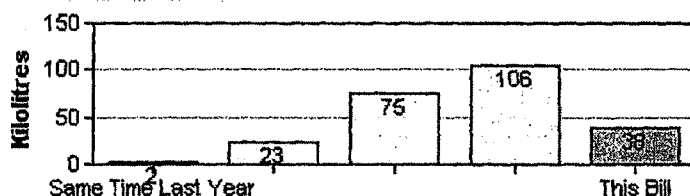
### CHARGES TABLE

Consumption \$55.48  
Availability \$40.00  
Pensioner Rebate \$0.00  
Balance Brought Fwd \$0.00  
Interest \$0.00

**TOTAL DUE \$95.48**

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



**Biller Code: 4101**  
**Ref: 0217455**

BPAY this payment via Internet or phone banking.  
BPAY View®- View and pay this bill using internet banking.  
BPAY View Registration No.: 0217455



**Billpay Code: 0254**  
**Ref: 217454**

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



**NAME OF OWNER:** D J SUTTIE PTY LIMITED  
**DUE DATE:** 24/07/2020  
**ACCOUNT NO:** 21745  
**AMOUNT DUE:** \$95.48



For emailed notices:  
**rwcc.enotices.com.au**  
Reference No: E4F59C708N



## Tax Invoice

LJ Hooker Wagga Wagga

**Invoice Date**  
09 Jul 2020

**Invoice Number**  
INV-5086

**Reference**

Darren Martin  
78 Balmoral Crescent  
Lake Albert NSW 2650  
0499 753 986  
locksmartwagga@gmail.com  
www.locksmart.biz  
ABN: 21 863 870 255

Description	Quantity	Unit Price	Amount AUD
Jenny & DJ Suttie Super Fund 1 Victoria St Wagga			
Key cut	2.00	6.00	12.00
		Subtotal	12.00
		Total GST 10%	1.20
		Invoice Total AUD	13.20
		Total Net Payments AUD	0.00
		<b>Amount Due AUD</b>	<b>13.20</b>

**Due Date: 08 Aug 2020**

### Payment Instructions

BSB: 082-811  
ACC: 138042617

## Payment Advice

To: Darren Martin  
78 Balmoral Crescent  
Lake Albert NSW 2650  
locksmartwagga@gmail.com  
www.locksmart.biz

**Customer** LJ Hooker Wagga Wagga  
**Invoice Number** INV-5086  
**Amount Due** 13.20  
**Due Date** 08 Aug 2020  
**Amount Enclosed**

Enter the amount you are paying above

59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.rossiter@ljhooker.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #32  
 31 Mar 2021

Money In	\$1,500.00
Money Out	\$533.50
<b>You Received</b>	<b>\$966.50</b>

#### Details for Account OWN00802

Balance brought forward

1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 1/04/2021

	Money Out	Money In
		\$0.00
Rent paid to 4/03/2021 (previously paid to 25/02/2021)		\$300.00
Rent paid to 11/03/2021 (previously paid to 4/03/2021)		\$300.00
Rent paid to 18/03/2021 (previously paid to 11/03/2021)		\$300.00
Rent paid to 25/03/2021 (previously paid to 18/03/2021)		\$300.00
Rent paid to 1/04/2021 (previously paid to 25/03/2021)		\$300.00
Front tap broken - SCOBELL'S PLUMBING SERVICE *	\$396.00	
Management fee *	\$132.00	

<b>Total</b>	<b>\$528.00</b>	<b>\$1,500.00</b>
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#### Account Transactions

Sundry fee *	\$5.50	
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund	\$966.50	
[EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]		
<b>Balance remaining</b>		<b>\$0.00</b>

#### GST Summary

Total Tax on attached expenses	\$36.00
Total Tax on agency fees	\$12.50
(* includes Tax)	

Main Ph: 0412 294 909 Fax: 02 6952 1100  
Ronnie: 0458 294 909 Tim: 0401 099 121  
Licence No: 238555C  
ABN: 27 588 244 940

Bill To: D & J Suttie Super Fund  
L J Hooker  
Property Owner  
PO BOX 1366

A.B.N.: 27 588 244 940

**E. & O.E.**

X - - - - -  
Send Remittance to:

Remittance from:

## Scobells Plumbing Service

PO Box 1240  
WAGGA WAGGA NSW 2650

L J Hooker  
Property Owner  
PO BOX 1366

WAGGA WAGGA NSW 2650

Payment of invoice	00027260
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**AMOUNT REMITTED:** \$396.00

59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.rossiter@ljhooker.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #33  
 30 Apr 2021

Money In	\$1,200.00
Money Out	\$295.64
You Received	\$904.36

**Details for Account OWN00802**

	Money Out	Money In
Balance brought forward		\$0.00

**1 Victoria St, Mount Austin NSW 2650**

**Rented for \$300.00 per week**

**Craig Wood & Krishna Pemberton & Shani Cole paid to 29/04/2021**

Rent paid to 8/04/2021 (previously paid to 1/04/2021)		\$300.00
Rent paid to 15/04/2021 (previously paid to 8/04/2021)		\$300.00
Rent paid to 22/04/2021 (previously paid to 15/04/2021)		\$300.00
Rent paid to 29/04/2021 (previously paid to 22/04/2021)		\$300.00
1 Victoria St water rates due 23/04/2021 - RIVERINA WATER COUNTY COUNCIL	\$184.54	
Management fee *	\$105.60	

<b>Total</b>	<b>\$290.14</b>	<b>\$1,200.00</b>
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**Account Transactions**

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund	\$904.36
[EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	
Balance remaining	\$0.00

**GST Summary**

Total Tax on agency fees	\$10.10
(* includes Tax)	



We're here to help

6922 0608

rwcc.nsw.gov.au

f t @ in



D J SUTTIE PTY LIMITED  
C/- LJ HOOKER  
PO BOX 1366  
WAGGA WAGGA NSW 2650



019  
1000164  
R1\_353

## Water account

Account number 21745

Amount due \$184.54

Pay by 23/04/2021

### Charges table

Consumption	\$144.54
Availability	\$40.00
Pensioner Rebate	\$0.00
Balance Brought Fwd	\$0.00
Interest	\$0.00

**TOTAL DUE \$184.54**

### Service address:

1 Victoria Street  
MOUNT AUSTIN NSW 2650  
LOT: 218 DP: 217448

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

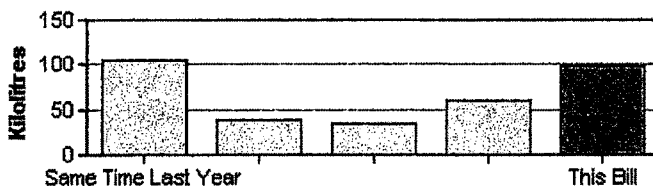
### Please advise us if:

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: 0217455



Billpay code: 0254  
Ref: 217454

NAME OF OWNER: D J SUTTIE PTY LIMITED

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: 23/04/2021

ACCOUNT NO: 21745

AMOUNT DUE: \$184.54

POSTal logo



\*0254 217454

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. E2E02FA69N



## Water account meter readings & charges details

SERVICE NUMBER	METER NUMBER	METER READINGS		KILOLITRES USED	DAYS	TARIFF CODE	CHARGE DETAILS kL @ Dollars/kL	
		PRESENT 11/03/2021	PREVIOUS 08/12/2020					
11904	06W930123	5041	4942	99	93	W1	99	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.



59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.rossiter@ljhooker.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #34  
 31 May 2021

Money In	\$1,644.54
Money Out	\$557.50
<b>You Received</b>	<b>\$1,087.04</b>

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 3/06/2021

Rent paid to 6/05/2021 (previously paid to 29/04/2021)		\$300.00
Rent paid to 13/05/2021 (previously paid to 6/05/2021)		\$300.00
Rent paid to 20/05/2021 (previously paid to 13/05/2021)		\$300.00
Rent paid to 27/05/2021 (previously paid to 20/05/2021)		\$300.00
Rent paid to 3/06/2021 (previously paid to 27/05/2021)		\$300.00
Tenant Water Consumption (5041)		\$144.54
Rates Install 4 due 31/05/2021 - WAGGA WAGGA CITY COUNCIL; WAGGA WAGGA CITY COUNCIL- Accounts Receivable	\$420.00	
Management fee *	\$132.00	

<b>Total</b>	<b>\$552.00</b>	<b>\$1,644.54</b>
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#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund	\$1,087.04
[EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	

<b>Balance remaining</b>	<b>\$0.00</b>
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#### GST Summary

Total Tax on agency fees \$12.50

(\* includes Tax)



# 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. 1301656  
Rating Year 2020-2021  
Issue Date 20/07/2020  
Rateable Value \$70,300  
Valuation Date 01/07/2019

Date Due 30/09/2020

Total Amount \$1,679.72



D J Suttie Pty Ltd  
C/- LJ Hooker (Wagga Wagga)  
PO Box 1366  
WAGGA WAGGA NSW 2650



019  
1003935  
R1\_9011

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

1 Victoria St MOUNT AUSTIN NSW 2650  
Lot 218 DP 217448

POST billpay



\*919 1301656

Peter Thompson  
GENERAL MANAGER

## Rates and Charges

Description	Rate in Dollars and Units	Amount
Levee Upgrade Contribution Residential Wagga	0.03089 cents/\$ on \$70300.00	\$21.72
Rates-Residential Wagga Wagga	Minimum Charge 70300.00	\$716.00
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 \$1,679.72

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
\$419.72	\$420.00	\$420.00	\$420.00
30/09/2020	30/11/2020	28/02/2021	31/05/2021

Wagga Wagga City Council

All payment options on reverse of notice



Billers Code: 4069  
Ref: 1301 656

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  
Billers Code: 0919  
Ref: 1301 656

POST billpay



\*919 1301656

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. 1301656

Date Due 30/09/2020

Total Amount \$1,679.72

Instalment  
Amount Due \$419.72



For emailed notices:  
[wagga.enotices.com.au](http://wagga.enotices.com.au)  
Reference No: 7A9A2A39CZ

59 Berry St  
 Wagga Wagga New South Wales 2650  
 (w) 0269718900  
 waggawagga.ljhooker.com.au  
 robyn.rossiter@ljhooker.com.au  
 ABN: 19 474 380 072  
 Licence: 03471020



Jenny Suttie  
 D & J Suttie Super Fund  
 3 Cowpastures Road  
 Bowral NSW 2576

**Tax Invoice**  
 Account OWN00802  
 Statement #35  
 30 Jun 2021

Money In	\$1,200.00
Money Out	\$224.60
<b>You Received</b>	<b>\$975.40</b>

#### Details for Account OWN00802

Balance brought forward

Money Out	Money In
	\$0.00

#### 1 Victoria St, Mount Austin NSW 2650

Rented for \$300.00 per week

Craig Wood & Krishna Pemberton & Shani Cole paid to 1/07/2021

Rent paid to 10/06/2021 (previously paid to 3/06/2021)	\$300.00
Rent paid to 17/06/2021 (previously paid to 10/06/2021)	\$300.00
Rent paid to 24/06/2021 (previously paid to 17/06/2021)	\$300.00
Rent paid to 1/07/2021 (previously paid to 24/06/2021)	\$300.00
Annual smoke alarm check - DETECTOR INSPECTOR NSW PTY LTD *	\$88.00
End of financial year statement *	\$25.50
Management fee *	\$105.60

<b>Total</b>	<b>\$219.10</b>	<b>\$1,200.00</b>
--------------	-----------------	-------------------

#### Account Transactions

Sundry fee *	\$5.50
Withdrawal by EFT to owner D & J Suttie Pty Ltd ITF D & J Suttie Super Fund	\$975.40
[EFT Transfer to: D & J Suttie Pty Ltd ITF D & J Suttie Super Fund, (062511) - ***589]	

<b>Balance remaining</b>	<b>\$0.00</b>
--------------------------	---------------

#### GST Summary

Total Tax on attached expenses	\$8.00
Total Tax on agency fees	\$12.42
(* includes Tax)	

## Tax Invoice

Date	Invoice Number	ABN
25/06/2021	1116213	76 602 592 754



## Detector Inspector

PO Box 1773, Bondi Junction NSW 1355  
Website: [www.detectorinspector.com.au](http://www.detectorinspector.com.au)  
Email: [remitnsw@detectorinspector.com.au](mailto:remitnsw@detectorinspector.com.au)  
Tel: 1300 134 563  
Fax: (03) 9532 8894

### The Owner

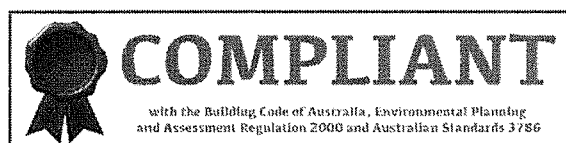
C/- LJ Hooker - Wagga Wagga  
59 Berry Street  
Wagga Wagga NSW 2650

Description	Quantity	Rate	GST	Total
Comprehensive service and call out fee - Battery replacement (except inbuilt rechargeable batteries), grill vacuum cleaned (existing smoke detectors), smoke test performed, decibel test performed, as per the Building Code of Australia, Environmental Planning and Assessment Regulation 2000 and Australian Standards 3786.	1	\$90.00	\$9.00	\$99.00
Smoke Alarm Discount - With compliments	1	(\$10.00)	(\$1.00)	(\$11.00)

**Property Address:** 1 Victoria Street, Mount Austin NSW 2650

**Service Date:** 25/06/2021

**Smoke Alarms Service Report:** <https://detc.in/service-reports-f6DOr4pQ45FGD>



Payment terms: 30 days  
Email remittance: [remitnsw@detectorinspector.com.au](mailto:remitnsw@detectorinspector.com.au)  
Banking Details: Detector Inspector (NSW) Pty Ltd  
BSB 013-304 Acc No. 2914 17139

**NOTE:** For EFT - Please use  
Invoice Number as reference

Subtotal \$80.00  
GST \$8.00

**Total Inc GST \$88.00**



\* 130013456300000041398100008800

Please Note: When using the barcode to scan the invoice there is no requirement to list the invoice number as a reference. We are able to allocate the payment using the unique property ID within the barcode.



013

00088-0018723-03740

Mrs JJ Suttie and D And J Suttie Superfund  
3 Cowpastures Road  
BOWRAL NSW 2576

Dear Mrs JJ Suttie and D And J Suttie Superfund,

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 11 May 2021. 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 656 773 829
<b>Annual premium:</b>	\$1,204.03
<b>Due date:</b>	11 May 2021
<b>Current policy expires:</b>	11:59pm on 11 May 2021
<b>Rental property insured:</b>	1 Victoria Street, Mount Austin NSW 2650
<b>The insured:</b>	Mrs JJ Suttie D And J Suttie Superfund
<b>Sum insured:</b>	Buildings: \$441,000 Contents: \$0
<b>Weekly rental amount:</b>	\$280
<b>Basic excess:</b>	\$500 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>\$1,204.03</b>
You currently pay this way	
<b>OR</b>	
<b>Pay monthly:</b>	<b>\$103.50</b>
You can nominate to pay your premium in monthly instalments. This will incur an extra \$37.99 p.a. To pay this way, please contact us before 11 May 2021.	
<b>Please pay by 11 May 2021</b> For how to pay, see page 4.	

## YOUR LOYALTY DISCOUNT

Loyalty Discount 22.5%	-\$250.25
Loyalty Years	29
Number of policies	8

**Enquiries 132 132**  
**Payments 131 144**

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

# 2021-2022 Certificate of Insurance Landlord Insurance Renewal

Policy number: **HOM 656 773 829**

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

## 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.

**Policy number** HOM 656 773 829

**Your contract** Valid from 11:59pm, 11 May 2021 to 11:59pm, 11 May 2022

### 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.

	Last year's	This year's
Premium before government charges	\$807.00	\$861.96
ESL	\$121.05	\$142.22
GST	\$92.80	\$100.43
Stamp duty	\$91.87	\$99.42
<b>Total premium</b>	<b>\$1,112.72</b>	<b>\$1,204.03</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 D And J Suttie Superfund

### Rental property insured

1 Victoria Street, Mount Austin NSW 2650

### Year built

Approximately 1950

### Construction type

Mainly fibre cement (fibro)

### Roof type

Mainly tin/colourbond  
Please advise us if this is incorrect.

### Credit provider

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 storey

### The rental agreement

- weekly rental amount \$280
- 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.

### Landlord Buildings

**\$441,000**

### Landlord Contents

**\$0**

### 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 \$500 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 \$500 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 \$500 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	\$1,112.21
Less 22.5% Loyalty Discount	\$250.25
Plus Government charges	\$342.07
<b>Total premium</b>	<b>\$1,204.03</b>

## BENEFITS

You've been awarded Claim Free Privilege Life giving you a **25% No Claim Bonus** for the lifetime of your policy. By holding Claim Free Privilege Life any future claims you make will not impact your No Claim Bonus.

## 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  
**D And J Suttie Superfund**

**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 4

## PAYMENT SLIP



\*782 HOM656773829 250521

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

Name: Mrs JJ Suttie and D And J Suttie Superfund  
Policy number: HOM 656 773 829  
Payment amount: **\$1,204.03**  
Due date: **11 May 2021**

## 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.

### 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.

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.

## 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.

**Bill code: 90001** (Insurance Australia Limited)  
**Reference: 4666 5677 3829**

**Credit card details**    ☐ Mastercard    ☐ VISA

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

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



# Landlord Insurance Supplementary Product Disclosure Statement

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

The Supplementary Product Disclosure Statement is an update to the Product Disclosure Statement and Policy Booklet (PDS).

Please read it carefully and keep it in a safe place with your PDS.

If you would like another copy of your PDS, please go to [nrma.com.au](http://nrma.com.au), call 132 132 or visit an NRMA Office.

**This Supplementary Product Disclosure Statement (SPDS) was prepared on 28 February 2021, and is dated 14 June 2020 and applies to policies commencing on or after 14 June 2020. It does not apply to policies or renewals of policies that first commenced prior to this date.**

This SPDS should be read with your PDS and any other applicable SPDS. These documents together with your current Certificate of Insurance make up the terms and conditions of your insurance contract with us.

If you would like another copy of your PDS or you would like to view previous versions, please go to [nrma.com.au](http://nrma.com.au).

## Changes to your PDS

The PDS is amended to delete the listed event of 'Rent Default' on page 26 of the PDS in section 3 'What your rental property and contents covers' and delete all other references to this listed event in the PDS. The 'Rent default' listed event cover is not available for any new policies commencing on or after 14 June 2020.

This SPDS is issued by Insurance Australia Limited  
ABN 11 000 016 722 AFS Licence No. 227681  
trading as NRMA Insurance  
GPO Box 244 Sydney NSW 2001

## Payment submitted



**Paid \$1,204.03 to Ins 1 Vic St Wagga** 90001 4666 5677 3829 INSURANCE AUSTRALIA LTD

**Receipt no**

N251117124397

**From**

Super Acct

062-511 1025 9589

**Ref**

466656773829

**Description**

ins victoria st

**On**

Tue 11 May 2021 at 12:25 PM (Syd/Melb)

# SCOBELLS PLUMBING SERVICE

PO Box 1240  
WAGGA WAGGA NSW 2650  
Main Ph: 0412 294 909 Fax: 02 6952 1100  
Ronnie: 0458 294 909 Tim: 0401 099 121  
Licence No: 238555C  
ABN: 27 588 244 940



## Tax Invoice

Bill To: D & J Suttie Super Fund

L J Hooker  
Property Owner  
PO BOX 1366

Invoice #: 00026309

Date: 9/09/2020

WAGGA WAGGA NSW 2650

A.B.N.: 27 588 244 940

Location: 1 Victoria Street		Job #: 1 Victoria St	
Job Description:		Tax Inclusive Amount:	
<p>JOB #: 15452</p> <p>DATE OF SERVICE: 9.9.20</p> <p>PROBLEM: Gutter &amp; Downpipes</p> <p>SERVICE: Renew gutter and downpipes as per quote.</p> <p>LABOUR/MATERIALS</p> <p><b>PLEASE NOTE OUR NEW BANK ACCOUNT DETAILS</b></p>		<p>\$3,135.00</p>	
<p>FOR DIRECT DEPOSITS:</p> <p>Account Name: Scobell's Plumbing Service</p> <p>Bank: CBA BSB: 062-000 A/C # 1411 0530</p> <p>Please quote invoice number &amp; email remittance</p> <p>mail@scobellsplumbing.com.au</p> <p><b>Total Due:</b></p> <p>GST Included:</p>		<p><b>\$3,135.00</b></p> <p>\$285.00</p>	
<p>Terms: Strictly 7 day account.</p> <p>This is a payment claim under the Building and Construction Industry Security of Payment Act 1999 NSW.</p>			

E.& O.E.

x -----

Send Remittance to:

Remittance from:

### Scobells Plumbing Service

PO Box 1240  
WAGGA WAGGA NSW 2650

L J Hooker  
Property Owner  
PO BOX 1366

WAGGA WAGGA NSW 2650

Payment of invoice

00026309

AMOUNT REMITTED:

\$3,135.00



## Receipt

**Receipt number**  
**N091402082778**

**Amount**  
**\$3,135.00**

**From**  
**Super Acct**  
06 2511 1025 9589  
repair gutter

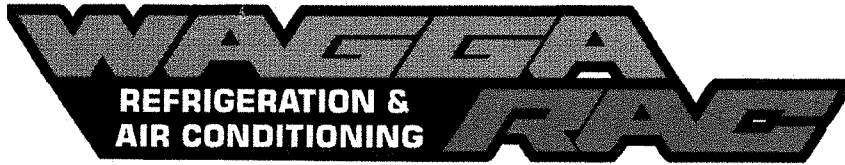
**To**  
**Scobells pl service**  
062-000 Commonwealth Bank of Australia  
14110530  
00026309

**When**  
Monday 14 Sep 2020 at 8:28am Sydney/Melbourne time

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**Wagga Refrigeration and  
Air conditioning**

Phone: 0414479574  
aaron@waggarac.com  
ABN: 63 673 968 730

Invoice: IV0362

**Tax Invoice**

**Invoice date: 25/09/2020**

**Bill to:**  
LJ Hooker Wagga

**Due:**  
02/10/2020

**Purchase Order:**  
16351

DESCRIPTION	TAX TYPE	AMOUNT (ex GST)
a/c service	GST	80.00
Sub-Total (ex GST):		\$80.00
GST:		\$8.00
Total (inc GST):		\$88.00
Amount Paid:		\$0.00
<b>AMOUNT DUE:</b>		<b>\$88.00</b>

**Notes**

(1 Victoria St) Cleaned out scale and dirt from cooler and flushed out pads. Made sure all components working correctly and cooler working efficiently. Added chlorine cartridge to cooler.

**How to Pay** Due 02/10/2020

**Bank Deposit via EFT**

**Bank:** ANZ  
**Name:** Wagga Refrigeration and  
Air conditioning  
**BSB:** 012823  
**AC#:** 421971067  
**Ref#:** IV0362