

Body Corporate for

EAST VILLAGE THE COURTYARDS CTS 46126

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

TAX INVOICE
ABN 93 195 851 671

1/6/19
B PAY

Body Corporate and Community Management Act 1997 NOTICE OF CONTRIBUTIONS

Lands Super Pty Ltd
22 Holborn Crescent
CARINDALE QLD 4152

Date of Notice	21 May 2019		
A/c No	40		
Lot No	40	Unit Number	40
Contrib Ent.	97		
Interest Ent.	466		

Body Corporate for

EAST VILLAGE THE COURTYARDS CTS 46126

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/07/19 to 31/12/19	01/07/19	1,143.63	114.36	01/07/19	1,029.27
Sinking Fund	01/07/19 to 31/12/19	01/07/19	421.47	42.15	01/07/19	379.32
Insurance Fund	01/07/19 to 31/12/19	01/07/19	114.17	11.42	01/07/19	102.75
Totals (Levies include GST)			1,679.27	167.93		\$1,511.34

GST component on gross of \$1,526.60 is \$152.67 or on net of \$1,373.95 is \$137.39

Please make your payment in accordance with attached slip
Please make cheques payable to: StrataPay plus your StrataPay Reference Number

IMPORTANT NOTICE

If Levies are NOT paid by the due date, any discount will be lost and penalty interest may accrue. The following arrears procedures will then apply:-

1st Notice - If payment not received within ten days - Cost to Owner is zero

2nd Notice - If payment not received within fourteen days of 1st notice - Cost is \$38.50 (incl GST)

3rd Notice - If payment not received within sixteen days of 2nd notice - Cost is \$60.50 (incl GST)

if payment is not received within seven days after the 3rd Notice, the matter will be referred to the body corporate committee for further instructions on proceeding with engaging a debt collector.

Payment Options



Tel: 1300 552 311
Ref: 1392 9110 1

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158



www.stratamax.com.au
Ref: 1392 9110 1

Internet: Visit this website to make a secure credit card payment over the internet.



Tel: 1300 552 311
Ref: 1392 9110 1

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.



Bill Code: 74625
Ref: 1392 9110 1

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.



Billpay Code: 9216
Ref No: 1392 9110 193

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.



Make cheque payable to:
StrataPay 1392 9110 1

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia



BSB: 067-970
Account No: 1392 9110 1
(Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.

VISA



StrataPay Reference

1392 9110 1

Amount **\$1,511.34** Due Date **01 Jul 19**

Ms Teagan Gardner
46126/02 100040 Lot 40/40

Lands Super Pty Ltd
22 Holborn Crescent
CARINDALE QLD 4152



Body Corporate for

EAST VILLAGE THE COURTYARDS CTS 46126

1914 Creek Road Cannon Hill Qld 4170

Mail Address:
GPO Box 3025
Brisbane Qld 4001

Telephone: (07) 3220 9400
Fax: (07) 3220 9499

Office Address:
Level 4, 97 Creek Street
Brisbane Qld 4000

PAID
22/01/19

Body Corporate and Community Management Act 1997

NOTICE OF OVERDUE LEVIES

FIRST NOTICE

Lands Super Pty Ltd
22 Holborn Crescent
CARINDALE QLD 4152

Date			
14 January 2019			
A/c No	40	Lot No	40
Unit	40	Page	1

Body Corporate For							
EAST VILLAGE THE COURTYARDS CTS 46126							
Unpaid Levies							Account Balances
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount	
Administrative Fund	01/01/19 to 30/06/19	01/01/19	1,300.77	0.00		1,300.77	Administrative Fund 1,300.77
Sinking Fund	01/01/19 to 30/06/19	01/01/19	461.72	0.00		461.72	Sinking Fund 461.72
Insurance Fund	01/01/19 to 30/06/19	01/01/19	139.80	0.00		139.80	Insurance Fund 139.80
Gross Amount Due:			\$1,902.29	Discount:	Nil	Net Amount Due:	\$1,902.29

Teller stamp and initials		Amount Paid
		\$
		Date Paid
		/ /

IMPORTANT NOTICE

If Levies are NOT paid by the due date above, the following arrears procedures will be applied:-

* 1st Notice - nil cost to owner

* 2nd Notice (payment not received within 14 days of 1st notice) - cost to owner \$38.50

* Final Notice (payment not received within 16 days of 2nd notice) - cost to owner \$60.50. If not paid within 7 days of final notice being sent the matter will be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

Payment Options

- Tel: 1300 552 311
Ref: 1392 9110 1
- www.stratamax.com.au
Ref: 1392 9110 1
- Tel: 1300 552 311
Ref: 1392 9110 1
- Biller Code: 74625
Ref: 1392 9110 1
- Billpay Code: 9216
Ref No: 1392 9110 193
- Make cheque payable to:
StrataPay 1392 9110 1
- BSB: 067-970
Account No: 1392 9110 1
(Applies to this bill only)

- Telephone:** Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
- Internet:** Visit this website to make a secure credit card payment over the internet.
- Direct Debit:** Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

1392 9110 1

Amount
\$1,902.29

Due Date
OVERDUE

Ms Teagan Gardner
46126/02100040 Lot 40/40

Lands Super Pty Ltd
22 Holborn Crescent
CARINDALE QLD 4152



*71 216 139291101 93

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Policy Schedule

Landlords Preferred Policy



BD-038-2425

Lands Super Pty Ltd
22 Holborn Crescent
CARINDALE QLD 4152

15 August 2018

POLICY NUMBER: TS0373494LPP

AMOUNT DUE: \$336.00

17/9/18
BPAY

EPA
EASBTIN
LL5275537

LL5275537 - 002425 - 1/1 - [LPP]

Insured: Lands Super Pty Ltd

Insured Address: 40/1914 Creek Road, CANNON HILL QLD 4170

Premium Type

Renewal

Expiry Date

4.00pm 02/10/2018. We invite you to renew your policy until 4.00pm 02/10/2019

Managing Agent

East Village Property Management

Property Details

The land size is less than 2 acres.

Sum Insured

Contents/Building	\$60,000
Legal liability	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1, Liability and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$336.00

Includes GST of \$28.02 and Stamp Duty of \$27.74

If any of the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions

This document will be a tax invoice for GST when you make payment

Please turn over for important policy information

Payment Slip for : Lands Super Pty Ltd - 40/1914 Creek Road, CANNON HILL QLD 4170

Amount Payable	Due Date	Policy Number	Payment Reference No
\$336.00	02/10/2018	TS0373494LPP	703734947

Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



Billers Code: 63461
Ref: 703734947



Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au



Dedicated to a better Brisbane

Rate Account

Property Location 40/1914 CREEK RD
CANNON HILL
Issue Date 1 Apr 2019

Account number
5000 0000 5163 369

Bill number
5000 1034 9532 076

BPAY 23/4/19

Enquiries
(07) 3403 8888
24 hours 7 days



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BCC_RATES_35399_20190328010XPBILR_A-0004012-0016045
LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Account Period
1 Apr 2019 - 30 Jun 2019

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Nett Amount Payable

\$393.95

Due Date

1 May 2019

Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.



Make a statement.
Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	339.62
State Government Charges	54.35
Gross Amount	393.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	393.95

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Sniip

Pay using your smartphone
Download the Sniip App and scan the code to pay now.



LANDS SUPER PTY LTD



Pay in person at any Post Office



*439 500010349532076

Due Date

1 May 2019



Billers Code: 78550
Ref: 5000 0000 5163 369

50

Gross Amount

\$393.97

Nett Amount

\$393.95

<0000039395>

<004440>

<500010349532076>

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Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 40/1914 CREEK RD
CANNON HILL
Issue Date 2 Jan 2019

17/01/19
BPAJ

Account number	5000 0000 5163 369
Bill number	5000 1034 4337 477

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2019 - 31 Mar 2019



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BCC_RATES_34966_20181228010XPBILR_A-0004035-0016141

LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable

\$393.95

Due Date

1 Feb 2019



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Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	339.62
State Government Charges	54.35
Gross Amount	393.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	393.95

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Pay using your smartphone
Download the Sniip App and scan the code to pay now.



Pay in person at any Post Office



*439 500010344337477

LANDS SUPER PTY LTD

Due Date

1 Feb 2019



Billers Code: 78550
Ref: 5000 0000 5163 369

50

Gross Amount
\$393.97

Nett Amount

\$393.95

<0000039395>

<004440>

<500010344337477>



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 40/1914 CREEK RD
CANNON HILL
Issue Date 2 Oct 2018

PAID
22/10/18

Account number
5000 0000 5163 369

Bill number
5000 1033 9384 511

Dedicated to a better Brisbane



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BCC_RATES_34512_20180927006XPBILR_A-0004087-0016349

LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Oct 2018 - 31 Dec 2018

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Nett Amount Payable

\$393.95

Due Date

1 Nov 2018

Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.



Make a statement.
Go paperless!

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Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	339.62
State Government Charges	54.35
Gross Amount	393.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	393.95

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Pay using your smartphone
Download the Sniip App and scan the code to pay now.

Sniip



Pay in person at any Post Office



*439 500010339384511

LANDS SUPER PTY LTD

Due Date

1 Nov 2018



Bill Code: 78550
Ref: 5000 0000 5163 369

50

Gross Amount

\$393.97

Nett Amount

\$393.95

<0000039395>

<004440>

<500010339384511>

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BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

20/7/18
BPAY

Property Location 40/1914 CREEK RD
CANNON HILL
Issue Date 3 Jul 2018

Dedicated to a better Brisbane

Account number
5000 0000 5163 369

Bill number
5000 1033 3397 508

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2018 - 30 Sep 2018



BCC_RATES_34113_20180629005XPBILR_A-0004212-0016851
LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Nett Amount Payable

\$393.95

Due Date

2 Aug 2018



Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	339.62
State Government Charges	54.35

Gross Amount	393.97
Discount and/or Rounding (where applicable)	0.02 CR
Nett Amount Payable	393.95

Make a statement.
Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

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If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.

Pay using your smartphone
Download the Sniip App and scan the code to pay now.



Pay in person at any Post Office



*439 500010333397508

Due Date

2 Aug 2018

LANDS SUPER PTY LTD

Nett Amount

\$393.95



Billers Code: 78550
Ref: 5000 0000 5163 369

50

Gross Amount
\$393.97

<0000039395> <004440> <500010333397508> >

**Water and Sewerage
Quarterly Account**

BPAY 23/4/19



QUUR74_A4A01/E-14509/S-29893/I-59785/038
LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Customer reference number 10 1065 1247 0000 7

Bill number 1065 1247 23

Date issued 15/04/2019

Total due \$291.70

Current charges due date 15/05/2019

Property Location: EAST VILLAGE THE COURTYARDS
40
1914 CREEK ROAD
CANNON HILL 4170

Your water usage

Water usage (kL) 28
Days charged 85

Average daily water usage (litres)

Current period 329
Same period last year 270

Account Summary Period 29/10/2018 - 21/01/2019

Your Last Account

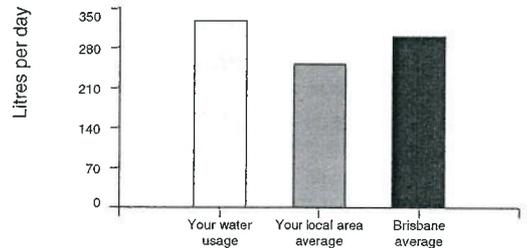
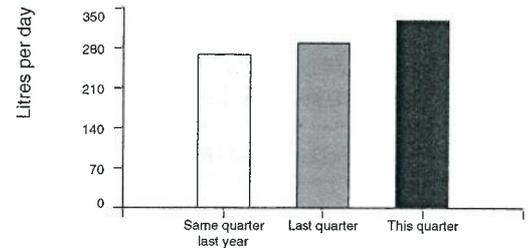
Amount Billed \$284.33
Amount Paid \$284.33CR

Your Current Account

Balance \$0.00
Current Charges \$291.70

Total Due \$291.70

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Leaks can be a real drain!

See In the Pipeline to learn how to spot them.

Payment options

R0419

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa credit card.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard credit and debit cards and will incur a 0.51% surcharge. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

17/1/19
B PAY

**Water and Sewerage
Quarterly Account**



QUUR11_A4A01/E-14448/S-29622/I-59243/038
LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Customer reference number	10 1065 1247 0000 7
Bill number	1065 1247 22
Date issued	16/01/2019
Total due	\$284.33
Current charges due date	15/02/2019

Property Location: EAST VILLAGE THE COURTYARDS
40
1914 CREEK ROAD
CANNON HILL 4170

Your water usage

Water usage (kL) 26
Days charged 90

Average daily water usage (litres)

Current period 289
Same period last year 194

Account Summary Period 31/07/2018 - 28/10/2018

Your Last Account

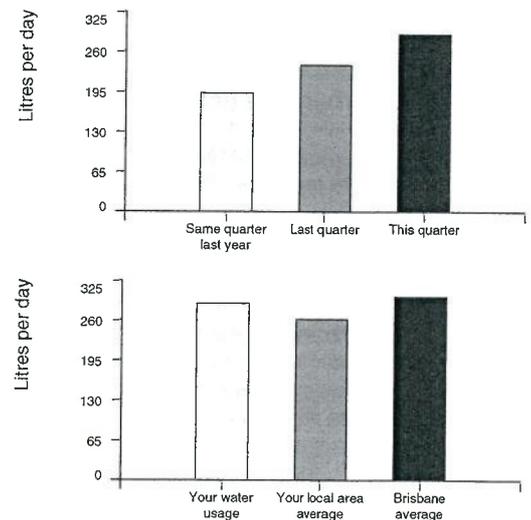
Amount Billed \$268.12
Amount Paid \$268.12 CR

Your Current Account

Balance \$0.00
Current Charges \$284.33

Total Due \$284.33

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

By Mobile - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

**Water and Sewerage
Quarterly Account**

*PAID
22/10/18*



QUUR82_A4A01/E-10886/S-22135/I-44269/038
LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Customer reference number	10 1065 1247 0000 7
Bill number	1065 1247 21
Date issued	16/10/2018
Total due	\$268.12
Current charges due date	15/11/2018

Property Location: EAST VILLAGE THE COURTYARDS
40
1914 CREEK ROAD
CANNON HILL 4170

Your water usage

Water usage (kL) 22
Days charged 92

Average daily water usage (litres)

Current period 239
Same period last year 188

Account Summary Period 30/04/2018 - 30/07/2018

Your Last Account

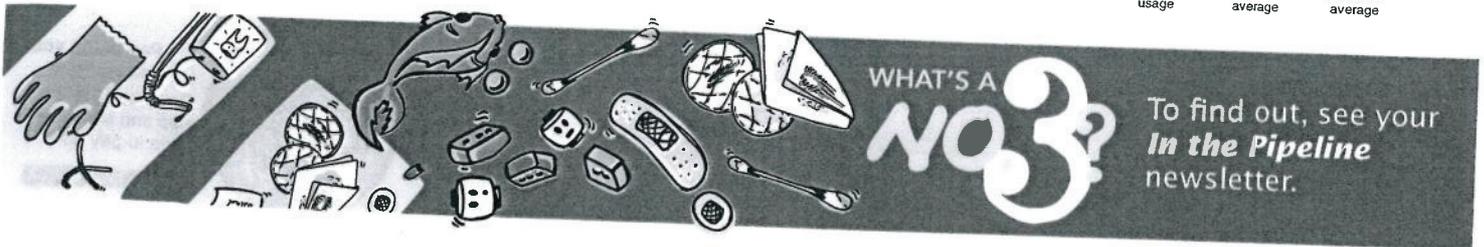
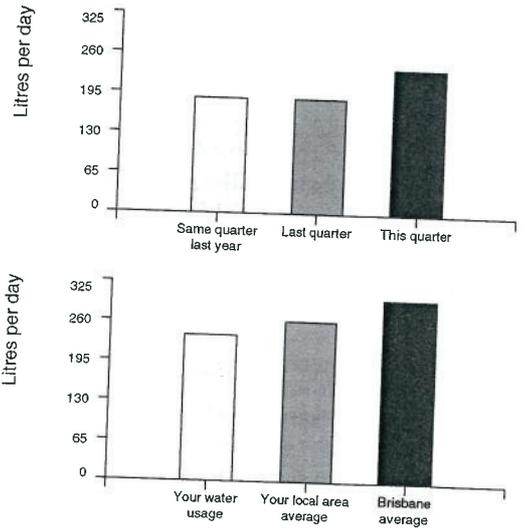
Amount Billed \$253.10
Amount Paid \$253.10CR

**Your Current Account
Balance**

Current Charges \$0.00
\$268.12

Total Due \$268.12

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Direct debit

To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 518

Internet

Pay your account online using MasterCard or Visa card* at www.urbanutilities.com.au

*Payments by MasterCard or Visa cards will incur a 0.39% surcharge (0.51% from 1 November 2018)

Payment options



By phone

Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail

Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person

Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.



By Mobile - Download the free Snip® mobile app, create your account and scan the circular QR code over the page to pay. Snip payments can be used with Visa and MasterCard cards*. Snip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

20/7/18
BPAY

Water and Sewerage Quarterly Account



QUUR07_A4A01/E-28454/S-40216/I-80431/038

LANDS SUPER PTY LTD
22 HOLBORN CRES
CARINDALE QLD 4152

Property Location: EAST VILLAGE THE COURTYARDS
40
1914 CREEK ROAD
CANNON HILL 4170

Customer reference number	10 1065 1247 0000 7
Bill number	1065 1247 20
Date issued	16/07/2018
Total due	\$253.10
Current charges due date	15/08/2018

Your water usage

Water usage (kL) 18
Days charged 96

Average daily water usage (litres)

Current period 188
Same period last year 232

Account Summary Period 24/01/2018 - 29/04/2018

Your Last Account

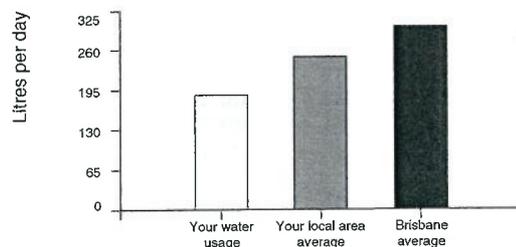
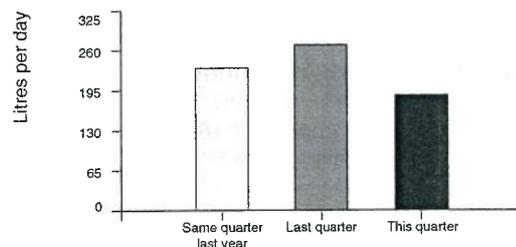
Amount Billed \$269.63
Amount Paid \$269.63CR

Your Current Account

Balance \$0.00
Current Charges \$253.10

Total Due \$253.10

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Water and sewerage prices for 2018/19 apply from 1 July 2018.

For more, see your *In the Pipeline* newsletter.

Payment options

Direct debit

To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au

Internet

Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.39% surcharge. We accept Mastercard or Visa credit cards.

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