

Marketing Campaign

8 'The Emerald' 42 Hastings St, Noosa Heads

Signs



Printforce Photosigns

1 x colour photo sign board (1800x1200)

\$170.00

Internet



www.realestate.com.au

Premiere Property – 60 days

\$1,595.00 (all suburbs)

(includes automatic ebrochure)

Automatically drops back to a 'Feature Property'

listing after the initial 60 days

Photography

Exclusive Award Winning Photographer

\$250.00 up to 12 photos

Orin O'Rourke

Searches



Body Corporate Disclosure Statement

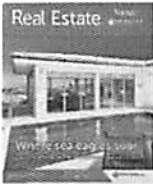
Title Search (@ \$22.95 each)

~~\$235.00~~

~~\$22.95~~

Paid by J. Somers
" " " "

Newspaper Advertising



Noosa News / Real Estate Section

(Published every Friday – Free circulation

Distribution 26,000 copies)

6 Half Page advertisements (\$400.00 per ad)

\$ 2,400.00

TOTAL: Price is inclusive of GST

~~\$4,672.95~~

\$ 4,415.00

Please Note these prices are subject to change due to some press publications increasing their costs from time to time.

Excess reimbursed in Feb

ACCOUNT DETAILS

Bank: Westpac Noosa Junction

A/C Name: Richardson & Wrench Noosa Trust Account

BSB 034 655

Account 416 897

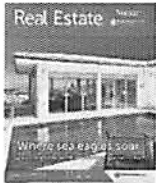
A cheque for the above amount is required at the time of appointment so that we can put this program into action for you. If we sell the property prior to completion of the marketing program all ads will be cancelled and a refund given for all funds unexpended other than the Auctioneer's fee. The reason for this is that the Auctioneer has been booked today and by accepting this booking he forfeits other auctions – thus the no refund policy for this auctioneers fee. Please Note: All prices quoted are current at the time of issue, however are subject to change without notice.

Name: Jon Somers Jon Somers.

Date: 16/8/19 16/8/19

Signature: [Signature] [Signature]

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Name:

Jon Somers

Jon Somers.

Date:

16/8/19

16/8/19

Signature:

[Handwritten signature]

[Handwritten signature]

**NOTICE OF CONTRIBUTION LEVIED
FOR THE EMERALD NOOSA**

ABN: 87 160 499 091
THE EMERALD NOOSA
42-44 HASTINGS STREET
NOOSA HEADS QLD 4567

All 3 due 1/8/19
Somerset Financial Services Pty Ltd
ABN 25 623 732 311
Mail: P.O. Box 615, Cleveland 4163
Phone: (07) 3286 4368
Email: sales@somersoft.com.au
Web: www.somersoft.com.au

Account #0721
Account Enquiries: 1300 881 227
BODY CORPORATE SERVICES PTY LTD
ABN 82 010 120 144

TAX INVOICE

Owner Reference No Q 328162
Lot No: 14
Unit No: 8
Lot Entitlement: 203



17002 00009973 04711 001
GOING HIKING PTY LTD ATF
PO BOX 615
CLEVELAND QLD 4163

038

25/7/2019

TOTAL \$ 3505.31

Issued 19/06/2019 on behalf of The Owners of COMMUNITY TITLES SCHEME 3894

Account Summary

	Balance brought forward	3505.31
30/04/19	Cash Receipt 2863	3505.31-
01/08/19	Admin. Levy 01/08/19-31/10/19	2079.60
01/08/19	20% Disc if paid by 01/08/19	415.92-
01/08/19	Sinking Levy 01/08/19-31/10/19	1903.70
01/08/19	20% Disc if paid by 01/08/19	380.74-
	GST	318.67

DISCOUNTED TOTAL DUE BY 01/08/19 (INCLUDES GST)

\$3505.31

TOTAL DUE IF UNPAID BY 01/08/19 (INCLUDES GST)

\$4381.63

Payments received after 17/06/2019 will appear on the next notice

SHOULD THE BALANCE BROUGHT FORWARD BE UNPAID PLEASE ARRANGE PAYMENT IMMEDIATELY



Billers Code 96503

Ref No 244122115 3281629



Interest at rate of 2.50% per month is payable on
overdue levies

Please see reverse for method of Payments

DEFT Reference No 244122115 3281629

Name GOING HIKING PTY LTD ATF

Plan No 3894

Lot No 14



* 442 244122115 3281629

AMOUNT DUE \$3505.31

DISCOUNTED TOTAL DUE BY 01/08/19

IMPORTANT INFORMATION

WHAT IS A CONTRIBUTION?

A contribution is a compulsory contribution based on the lot entitlement of your property. The amount is required to administer the common property and to provide for the future replacement of capital items.

WHEN IS MY CONTRIBUTION DUE?

The due date of each contribution is shown on the front of this notice.
Overdue amount or balance brought forward is payable immediately.

WHAT IF MY CONTRIBUTION IS OVERDUE?

Interest may be charged for overdue accounts in accordance with Body Corporate and Community Management Act, 1997.

Owners may incur costs associated with the recovering of overdue amounts.

Legal costs and costs for extra services will be incurred for any further action required to recover outstanding amounts.

HOW DO I PAY THIS ACCOUNT?

***PLEASE NOTE: WHEN PAYING BY CREDIT CARD A MERCHANT FEE APPLIES ON THE TOTAL PAID**



Credit Card (MasterCard/Visa/Amex/Diners) or Pre Registered Bank Account

Online go to www.bcsm.com.au click on the DEFT link and follow the prompts or over the phone 1300 301 090 or International +61 2 8232 7395



BPAY Internet & Phone Banking

Contact your Bank, Credit Union or Building Society to make a payment from your savings or cheque account.

Biller Code : 96503

Ref: 244122115 3281629

CHANGE OF ADDRESS

Please forward written advice of any change of address to:

BODY CORPORATE SERVICES PTY LTD

PO BOX 444 BROADBEACH QLD 4218

Fax: 07 5509 6677

Email: qldgeneral@picagroup.com.au



PAY IN PERSON

Pay in person at any Australia Post outlet. Present this page intact to make your payment by cash, cheque or EFTPOS. **Note:** payments made at Australia Post will incur a \$2.75 DEFT processing fee and this will be applied against your lot.

Please Note

* Due to our insurance policy restrictions we cannot accept cash payments at our offices, cash payments can only be processed at an Australia Post outlet.

* When posting cheque/money orders please send to the address shown below.

* Payments received direct to our office will be made via Australia Post and will attract the DEFT processing fee of \$2.75, in addition, payments made directly to DEFT but are returned to our office as the cheque and deposit slip do not agree will also incur this charge.

*Cheques are to be made payable to your **Building Name** and **Plan Number** located on the front of this notice.



Mailing your payment

Please detach your payment slip and return it together with your cheque made payable to your Building Name and Plan number and post to:

DEFT Payment Systems

GPO Box 1833

BRISBANE QLD 4001



NOOSA COUNCIL

*Paid from Super
13/8/19*



144323/A/017001 D-038
Going Hiking Pty Ltd TTE
PO Box 615
CLEVELAND QLD 4163

Lot 14/ Unit 8.

CUSTOMER ENQUIRIES

Phone: (07) 5329 6500
Email: rates@noosa.qld.gov.au
Fax: (07) 5329 6501
ABN 97 969 214 121

HALF YEARLY RATE NOTICE FOR PERIOD

1 July 2019 to 31 December 2019

ISSUE DATE	16 July 2019
PROPERTY NO.	131052
VALUATION	\$191,639
REFERENCE	500356059
DUE DATE FOR PAYMENT	16 August 2019
NET AMOUNT PAYABLE	\$1,577.15

PROPERTY LOCATION: The Emerald Noosa, 8/42 Hastings St NOOSA HEADS QLD 4567

PROPERTY DESCRIPTION: Lot 14 BUP 11699

RATES AND CHARGES	UNITS		RATE CHARGED	AMOUNT
General Rate - Category 23	191639	x	.007090 x .5=	679.36
Waste Bin 140/240L + Recycling 240L	1.46370	x	\$285.00 x .5=	208.57
Heritage Levy	1	x	\$10.00 x .5=	5.00
Environment Levy	1	x	\$70.00 x .5=	35.00
Sustainable Transport Levy	1	x	\$30.00 x .5=	15.00
State Emergency Management Levy ClassA Group2	1	x	\$222.20 x .5=	111.10
Hastings Street Precinct Levy	191639	x	.000973 x .5=	93.23
Tourism & Economic Levy - Category A	191639	x	.002224 x .5=	213.10
Noosa Main Beach Levy	191639	x	.001730 x .5=	165.76
Hasting Street Safety Levy - Cat A	1	x	\$170.00 x .5=	85.00
TOTAL:				1,611.12
Discount - (only if paid by 16 August 2019):				-33.97
Net amount Payable:				1,577.15

On 1 July 2019 the State Government introduced a waste levy to encourage the reduction of waste generation and grow the resource recovery and recycling industry. The levy applies to 39 local governments located in the levy zone, which includes the Noosa Shire. The State Government will provide annual payments to Council (\$1,940,565 in 2019/20) to ensure there is no direct impact on households from this levy.

PAYMENT OPTIONS

PROPERTY NO.	GROSS	DISCOUNT	NET AMOUNT PAYABLE	DUE DATE
131052	1,611.12	-33.97	1,577.15	16 August 2019

Credit Card by Phone
Phone 1300 103 614 and follow the prompts
Ref: 5 0035 6059
MasterCard & Visa accepted*



Biller Code: 130625
Ref: 500356059

Telephone & Internet Banking - BPAY*

CREDIT CARD NOT ACCEPTED

Contact your bank or financial institution to make this payment. More info: www.bpay.com.au

POST billpay



*4063 500356059

Pay in Person at any Post Office, Credit Card not accepted.



By Mail
Post your cheque with this remittance advice to
Noosa Shire Council
PO Box 141
Tewantin QLD 4565



Pay in Person
at Council's office - 9 Pelican Street, Tewantin
8.30 am to 4.30 pm weekdays MasterCard & Visa accepted*

Internet
Go to www.noosa.qld.gov.au
Click on 'Make a Payment' and follow the prompts
Ref: 5 0035 6059
MasterCard & Visa accepted*

* A credit card surcharge of 0.5% applies to these payment methods, and payments made at Council's office using MasterCard or Visa. Other credit cards not accepted.



If you wish to pay your rates by direct debit please contact Council for further information.

IMPORTANT INFORMATION – PLEASE READ CAREFULLY

Notice is hereby given that Rates and Charges levied by Noosa Shire Council, by the virtue of the "Local Government Act" and amendments thereto, on land described on the front of this Rate Notice for the period stated (and Arrears of Rates and Charges, with interest if any), are now due, and hereby required to be paid by the due date of this Notice.

It is the owner's responsibility to confirm that all rates and charges are correct at the time of issue of the Rate Notice. Adjustments to rates and charges levied in prior financial years will only be done in exceptional circumstances. To ensure that your property is in the correct general rate category please refer to the enclosed Rating Category Statement, which has descriptions of all differential general rate categories for Noosa Shire Council. If you have queries about other rates and charges please refer to Council's Revenue Statement, available on Council's website, or contact Council's customer service centre for more information.

CREDIT CARD SURCHARGE FEE:

A credit card surcharge fee of 0.5% applies to all payments made using MasterCard or Visa. This includes online payments, phone payments and payments made in person at Council's office. Please also note that property owners are no longer able to BPAY from their credit card.

DISCOUNT:

An early payment discount is offered by Council. Discount is only allowed where **ALL** Rates and Charges are paid in **FULL** by the **DUE DATE** of this Rate Notice. Please note: if you make your rate payment on the due date after your financial institution's cut off time, the payment will be processed the following business day. This may result in loss of discount. If you are unsure of your internet or phone banking cut-off times please contact your financial institution directly.

INTEREST:

Interest charges of 11% per annum, compounding daily, will apply to any Rates and Charges outstanding after the due date of this notice.

PAYMENT ARRANGEMENTS:

There are a number of payment arrangement options available if you cannot make payment in full by the due date of this notice. These payment arrangement options can be found by visiting Council's website at www.noosa.qld.gov.au or alternatively by contacting Council's customer service centre. Please note that should you not pay this notice in full by the due date and you have not made application for a payment arrangement Council may proceed with debt recovery action against you.

TOURISM AND ECONOMIC LEVY:

Noosa Council has adopted a Noosa Local Economic Plan and is focused on implementing that plan with projects and initiatives to grow the Noosa economy. Tourism is a major economic driver of the Noosa economy and Council is committed to its ongoing sustainability and appropriate promotion and marketing via Tourism Noosa. Council has agreed to fund the implementation of the Noosa Local Economic Plan by the Tourism and Economic Levy. The levy applies to all commercial properties and to residential properties which are offered for short term residential renting, being rental for a period of less than 28 days at any time during the current financial year. If you believe your property has been incorrectly classified with respect to the Tourism and Economic Levy please contact Council. Please contact Council's Planning section for information on offering short term residential renting and ensure you have the appropriate development approval to operate under the planning scheme.

PENSION CONCESSION:

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and if this property is your principal place of residence you may be entitled to State and Council funded concessions on your Council Rates. Please visit Council's website at www.noosa.qld.gov.au or contact Council's customer service centre for more information.

PROPERTY SALES/NEW OWNERS:

If you have sold this property please forward this Rate Notice onto the new owner OR return it to Council. A penalty can apply if notification of a sale is not provided to the Department of Natural Resources and Mines or to Council within 30 days of the settlement.

VALUATIONS:

The valuation used for rating purposes is provided by the Queensland Department of Natural Resources and Mines (DNRM). Should you have any questions relating to the level or determination of your valuation please direct your enquiries to DNRM, Currie Street, Nambour Qld 4560 Ph: (07) 5451 2222.

EMERGENCY MANAGEMENT LEVY:

The Emergency Management Levy (formerly called the State Fire Levy) is a State Government charge, levied in accordance with the Fire and Emergency Services Act 1990 and supporting regulations. Please refer to these documents, copies of which are available on Council's website, for full details of property classifications and contribution amounts.

CHANGE OF ADDRESS:

Council requires notification of any change of postal address from rate payers. This information will be accepted over the phone, in writing or via email. You must state your full name and all property numbers to which the change applies.

