

Statement / Tax Invoice to Owner

John and Connie Hansen
 43 Koola Avenue
 EAST KILLARA NSW 2071

Statement date: 01/03/2022
Statement no.: 18
Prepared for: John and Connie Hansen - Trustees for the Hansen Family Super Fund
Property manager: Linda Vandeppear

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$83.05	+ \$1,420.00	- \$792.44	- \$0.00	- \$0.00	= \$710.61

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
27 Cleve Street, Mansfield Park	Bronwyn Barnett	\$355.00 per week	1,420.00	22/02/2022	\$345.00	28/02/2022

Income for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid By	Amount	GST
02/02/2022	27 Cleve Street	Rent -	Bronwyn Barnett	355.00	0.00
09/02/2022	27 Cleve Street	Rent -	Bronwyn Barnett	355.00	0.00
16/02/2022	27 Cleve Street	Rent -	Bronwyn Barnett	355.00	0.00
23/02/2022	27 Cleve Street	Rent -	Bronwyn Barnett	355.00	0.00
				\$1,420.00	\$0.00

Expenses for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid To	Amount	GST
02/02/2022	27 Cleve Street	Management Fee	Rental Property Network	27.34	2.49
09/02/2022	27 Cleve Street	Insurance	Terri Scheer Insurance Agency	345.00	31.36
09/02/2022	27 Cleve Street	Management Fee	Rental Property Network	27.34	2.49
16/02/2022	27 Cleve Street	Water Supply	SA Water	338.08	0.00
16/02/2022	27 Cleve Street	Management Fee	Rental Property Network	27.34	2.49
23/02/2022	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	382.95	0.00
23/02/2022	27 Cleve Street	Management Fee	Rental Property Network	27.34	2.49
01/03/2022	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	327.66	0.00
				\$1,503.05	\$41.32

Payments to You

Date	Property	Details	Amount
01/03/2022	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	327.66
23/02/2022	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	382.95
			\$710.61

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

Customer Service

Adelaide-based Customer Care Centre


1300 SA WATER
(1300 729 283)


customercare@sawater.com.au


 Live chat
 www.sawater.com.au

SA Water, the leading provider of water services for around 1.7 million South Australians, has been working together with the community to supply safe, clean drinking water and a dependable sewerage service for more than 160 years.

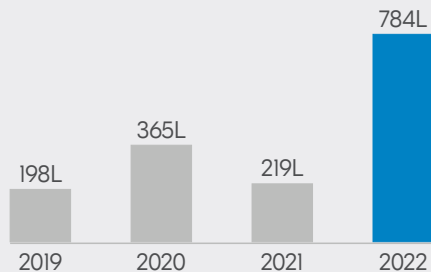
JV & CCY HANSEN

CT5341334

AGENCY 1656685

Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter

\$3.31
Total amount due:
\$338.08
Pay by:
04 Mar 22
Your account

Account no.	06 29821 00 9
Invoice date	09 Feb 22
Residential	27 CLEVE ST MANSFIELD PARK LT 28

Account summary

Previous balance		\$248.06
Amount paid	⊖	\$248.06
New charges	⊕	\$338.08
Current balance	⊖	\$338.08

Fees may apply for late payment.

Reporting a leak is easy

because it should be

You can easily report and follow up on water main leaks and breaks using our interactive works and faults map.


 Visit sawater.com.au/works-and-faults

Property value

You may object to the valuation referred to in this notice by writing served personally or by post to the Valuer-General within 60 days after the date of service of this notice.

But note:

- (a) If you have previously received a notice or notices under the Water Industry Act 2012 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of the first such notice;
- (b) You may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60 day objection period where it can be shown there is reasonable cause by a person entitled to make an objection to a valuation.

A written objection to valuation must set out the full and detailed grounds for objection. Objections can be submitted via an online form at sa.gov.au/landservices, or email objection to LsgObjections@sa.gov.au with all valuation enquiries to 1300 653 346.

Customer charter

Read our Standard Customer Contract and Customer Charter at www.sawater.com.au

Change of your address

Change your postal address online via mySAWater or at www.sawater.com.au. If ownership of your property changes, please refer all settlement queries to your conveyancer.

Concessions

Eligible concession card holders or people assessed as being on a low income may be able to claim a remission on water and sewage rates. Visit sa.gov.au/concessions or call 1800 307 758 to find out more.

Payment assistance

If you are unable to pay your bill by the 'pay by' date, you can request an extension or setup a payment arrangement by calling 1300 SA WATER (1300 729 283) or with mySAWater.

Interpreter service

If you require an interpreter, please call 131 450 and request the language you need.

+Υπηρέστια Διαμερηνείας τηλεφωνήστε στο 131 450

Servizio interpreti: per favore chiama 131 450

दुभाषिया सेवा: कृपया 131 450 पर फोन करें

Cần Dịch Vụ Thông Ngôn, xin gọi cho số 131 450

传译服务：请拨打电话 131 450

لخدمة الترجمة الشفهية: يرجى الإتصال على الرقم 131 450
خدمات ترجمه: خواهشمند است تا با شماره تلفن 131 450 تماس حاصل نمایید.

Water

Quarterly meter reading of water use in kilolitres (1kL = 1,000 litres) and the supply charge.

Meter(s)	Previous reading	Current reading	Use
W40602361	08 Oct 21	584 18 Jan 22	664 80kL
Total reading(s)			80kL

Proposed next read between 01 Apr 22 and 15 Apr 22

Charge Type	Period	Water use	Price	Charge
Water use	08 Oct 21 to 18 Jan 22 (102 days)	80.00kL	39.13kL at \$1.966 40.87kL at \$2.806	\$76.93 \$114.68
Supply charge	01 Jan 22 to 31 Mar 22			\$68.60

Total Water + **\$260.21**

Sewerage

Access charge 01 Jan 22 to 31 Mar 22 Property value: \$385,000 at 20.225 cents per \$1000 \$77.87

The quarterly charge for sewerage services (access to mains network, removal and treatment) is based on the property value as determined by the Valuer-General.

Total Sewerage + **\$77.87**

Total = **\$338.08**

Total GST of this invoice \$0.00

Paying your bill



Bill code: 8888
Ref: 0629821009

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.



Direct debit

Call us on 1300 SA WATER (1300 729 283) or sign up to mySAWater and switch to eBills and view, pay and manage your account online. Visit www.sawater.com.au/directdebit to learn more.



Paying by mail

Post your payment slip and cheque/money order to SA Water GPO Box 4682 Melbourne Victoria 3001.



Paying in person

Pay at a Commonwealth Bank branch (excluding Express Branches) or Australia Post - no credit cards accepted.

Payment slip

Total amount due **\$338.08**

Pay by date **04 Mar 22**

Account no. 06 29821 00 9

Invoice date 09 Feb 22



*591 0629821009

For credit: SA Water

Trancode User code Customer ref no.

831 009915 000062982100018



For more payment options, including extensions, visit www.sawater.com.au or call 1300 SA WATER (1300 729 283). ©Registered to BPAY Pty Ltd ABN 69 079 137 518

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Policy Schedule

Landlord Preferred Policy

21 January 2022

John Hansen & Connie Hansen
 C/- Rental Property Network Pty Ltd
 PO Box 425
 WILLASTON SA 5118

POLICY NUMBER: TS0797264LPP
AMOUNT DUE: \$ 345.00
DUE DATE: 22/03/2022

Insured: John Hansen & Connie Hansen

Insured Address: 27 Cleve Street, MANSFIELD PARK SA 5012

Premium Type

Renewal

Expiry Date

22/03/2022. We invite you to renew your policy until 12:01am
 22/03/2023

Managing Agent

Rental Property Network Pty Ltd

Property Details

The land size is less than 2 acres.
 There is no business activity operated from this property.
 The property is kept well maintained and in good condition*

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

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

Annual Premium

\$345.00

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Last year's annual premium	\$365.00
Change on last year	-5.5 %

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

A new Product Disclosure Statement (PDS) applies to this policy on renewal and has been sent to the property owner. There are new and changed benefits, features, terms, conditions and exclusions. Please read the PDS for full details. For more information about the changes in our new PDS please visit www.terrischeer.com.au/pds-update

Please turn over for important policy information and payment details

TS00033 01/03/14 A

Insured details

What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting terrischeer.com.au/privacy or call us on 1800 804 016.

Premium Details

Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

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

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$298.94	\$282.56
GST	\$29.89	\$28.26
Stamp Duty	\$36.17	\$34.19
Annual Premium (*)	\$365.00	\$345.00

* Please note that minor rounding may be present in your premium calculation.

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

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

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

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

John Hansen & Connie Hansen - 27 Cleve Street, MANSFIELD PARK SA 5012

Amount Payable

\$345.00

Due Date

22/03/2022

Policy Number

TS0797264LPP

Payment Reference No

707972642

Payment Options



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



63461707972642000034500



Biller Code: 63461

Ref: 707972642



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