

Endorsement Notice

Landlords Preferred Policy

JGI
PENIBKAN
LL5302042

Zahra Properties Pty Ltd
9 Burley Court
WYNDHAM VALE VIC 3024

19 May 2017

POLICY NUMBER

TS0446465LPP

Insured: Zahra Properties Pty Ltd
Insured Address: 603/18-32 Thorn Street, KANGAROO POINT QLD 411

Premium Type

Endorsement

Period of Insurance

23/04/2017 until 4:00pm 23/04/2018

Managing Agent

Peninsula Riverside

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

Loss of Rent	\$0
Malicious/deliberate damage	\$250 per claim
Scorching	\$250 per claim
Accidental loss or damage	\$250 per event
Earthquake	\$200
Other claims	\$100

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

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Endorsement

With effect from 17th of May 2017, the Managing Agent changed from Gleneagle Towers to Peninsula Riverside as per insured landlord, Zahra Properties Pty Ltd's instructions.

With effect from 17th of May 2017, the Property Manager has changed from Penny Darling to [blank] as per insured landlord, Zahra Properties Pty Ltd's instructions.

Please turn over for Important Policy Information

Policy Schedule

Landlords Preferred Policy

 EP
 GLENEAGLE
 LL5302042


BR-VIC-1132

 Zahra Properties Pty Ltd
 9 Burley Court
 WYNDHAM VALE VIC 3024

06 March 2017

POLICY NUMBER: TS0446465LPP

AMOUNT DUE: \$328.00

Insured: Zahra Properties Pty Ltd
Insured Address: 603/18-32 Thorn Street, KANGAROO POINT QLD 4169

Premium Type

Renewal

Expiry Date

 4.00pm 23/04/2017. We invite you to renew your policy until 4.00pm
 23/04/2018

Managing Agent

Gleneagle Towers

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

Loss of Rent	\$0
Malicious/deliberate damage	\$250 per claim
Scorching	\$250 per claim
Accidental loss or damage	\$250 per event
Earthquake	\$200
Other claims	\$100

Annual Premium \$328.00

Includes GST of \$27.36 and Stamp Duty of \$27.08

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 : Zahra Properties Pty Ltd - 603/18-32 Thorn Street, KANGAROO POINT QLD 4169

Amount Payable

\$328.00

Due Date

23/04/2017

Policy Number

TS0446465LPP

Payment Reference No

704464650

Payment Options

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

Biller Code: 63461
Ref: 704464650

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

This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL 230859, trading as Vero Insurance.

This SPDS supplements the Terri Scheer Landlord Preferred Policy Product Disclosure Statement and Policy Wording TS00005, preparation date 13 February 2014 (PDS). This SPDS must be read together with the PDS and any other SPDS we have given you or may give you for the PDS.

The purpose of this SPDS is to:

1. Update how we deal with a complaint;
2. Make a change to the 'Information you need to tell us' section.

Changes to the PDS

1. On page 8 and continued on page 9, remove the section 'Step 3. Seek review by an external service' in its entirety and replace with:

Step 3. Seek review by an external service

We expect our procedures will deal fairly and promptly with your complaint. However, if you remain dissatisfied, you may be able to access the services of the Financial Ombudsman Service (FOS) Australia. The FOS is an independent external dispute scheme and their service is free to you. Any decision the FOS makes is binding on us, provided you also accept the decision. You do not have to accept their decision and you have the option of seeking remedies elsewhere.

The FOS is available to customers who fall within their terms of reference. The FOS will advise if they can help you.

You can contact FOS:

- ◆ By phone: 1800 367 287
- ◆ By fax: (03) 9613 6399
- ◆ By email: info@fos.org.au
- ◆ In writing: Financial Ombudsman Service Limited,
GPO Box 3, Melbourne, VIC 3001
- ◆ By visiting: www.fos.org.au

2. On page 12 and continued on page 13, remove the text under the heading 'Change of circumstances during the period of insurance' in its entirety and replace with:

You must tell us as soon as possible:

- ◆ If *your* personal details change, including *your* name, mailing or insured address,
- ◆ If there is any significant change in condition or change in use of the *property*,
- ◆ Of any changes that increase the risk of a claim being made under this insurance, such as that *you* are having major renovations undertaken or the *property* falls into a state of disrepair,
- ◆ If *you* transfer the management of *your property* from one licensed real estate agency to another licensed real estate agency during the *period of insurance*,
- ◆ If *your property* ceases to be managed by a licensed real estate agent during the *period of insurance*.

When *you* tell us that *your property* is no longer managed by a licensed real estate agent, we will cancel *your policy* and refund to *you* a proportion of the premium based on the remaining *period of insurance*, less any taxes which are not refundable.

Questions

If you have questions about this change, please visit terrischeer.com.au or contact us on 1800 804 016.

Property Details

Owner	ZAHRA PROPERTY PTY LTD	
Property Location	603/18 THORN ST KANGAROO POINT	
Real Property Description	L.603 SP.209177 PAR STH BRISBANE 10/1849	
Valuation effective from	1 Jul 2014	\$25,960
	1 Jul 2015	\$56,787
	1 Jul 2016	\$62,196
Average Rateable Valuation (A R V)		\$48,314

Account Details

Account Number 5000 0000 5231 018

Opening Balance		
Closing Balance Of Last Bill	350.68	
Payment Received - 10-Jan-2017	350.65	CR
Discount/Rounding Allowed	0.03	CR
Total	0.00	

Period: 1 Apr 2017 - 30 Jun 2017

Brisbane City Council Rates & Charges

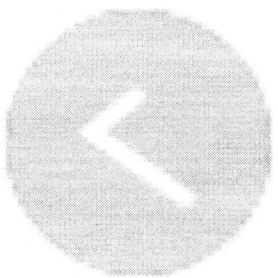
General Rates - Category 14 (Annually 0.4038 Cents In The A R V \$) @ Parity Factor (P/F) 2.178816	204.81
Waste Mgt - Bulk Bin - Cts Building Charge - 1 Service(S) @ \$77.66 Qtr	77.66
Bushland Preservation Levy Category 14 (Annual 0.0141 Cents In The A R V \$) @ P/F 2.178816	7.17
Environmental Mgt Compliance Levy Category 14 (Annual 0.0202 Cents In The A R V \$) @ P/F 2.178816	10.24
Total	299.88

State Government Charges

Emergency Management Levy - Group 2	50.80
Total	50.80

Other Information

A surcharge of 0.61% will apply when you choose to pay your rates by credit card using either MasterCard, Visa or when you BPAY using your credit card. The amount of the surcharge will appear on, and be payable with your next rate account. A credit card surcharge is not applicable on charges that attract GST.



Brisbane City Coun

78550 500000005231018

\$350.65

When

Paying Sun, 9 Apr 2017

Arriving Mon, 10 Apr 2017

Property Details

Owner	ZAHRA PROPERTY PTY LTD	
Property Location	603/18 THORN ST KANGAROO POINT	
Real Property Description	L.603 SP.209177 PAR STH BRISBANE 10/1849	
Valuation effective from	1 Jul 2014	\$25,960
	1 Jul 2015	\$56,787
	1 Jul 2016	\$62,196
Average Rateable Valuation (A R V)		\$48,314

Account Details

Account Number 5000 0000 5231 018

Opening Balance		
Closing Balance Of Last Bill	313.58	
Payment Received - 10-Apr-2016	313.55	CR
Discount/Rounding Allowed	0.03	CR
Total	0.00	

Period: 1 Jul 2016 - 30 Sep 2016

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.4038 Cents In The A R V \$) @ Parity Factor (P/F) 2.178816	204.81
Waste Mgt - Bulk Bin - Cts Building Charge - 1 Service(S) @ \$77.66 Qtr	77.66
Bushland Preservation Levy Category 14 (Annual 0.0141 Cents In The A R V \$) @ P/F 2.178816	7.17
Environmental Mgt Compliance Levy Category 14 (Annual 0.0202 Cents In The A R V \$) @ P/F 2.178816	10.24
Total	299.88

State Government Charges

Emergency Management Levy - Group 2	50.80
Total	50.80

Other Information

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The Bushland Preservation levy has changed from a flat charge of \$58.52 to a levy based on 3.5% of General rates. The levy is used to purchase and preserve land for creation of conservation reserves which supports significant ecosystems. Many of these conservation reserves are accessible to the public, ensuring that everyone enjoys Brisbane's natural environment.

Property Details

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Real Property Description	L.603 SP.209177 PAR STH BRISBANE 10/1849	
Valuation effective from	1 Jul 2014	\$25,960
	1 Jul 2015	\$56,787
	1 Jul 2016	\$62,196
Average Rateable Valuation (A R V)		\$48,314

Account Details

Account Number 5000 0000 5231 018

Opening Balance		
Closing Balance Of Last Bill	350.68	
Payment Received - 11-Jul-2016	350.65	CR
Discount/Rounding Allowed	0.03	CR
Total	0.00	

Period: 1 Oct 2016 - 31 Dec 2016

Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.4038 Cents In The A R V \$) @ Parity Factor (P/F) 2.178816	204.81
Waste Mgt - Bulk Bin - Cts Building Charge - 1 Service(S) @ \$77.66 Qtr	77.66
Bushland Preservation Levy Category 14 (Annual 0.0141 Cents In The A R V \$) @ P/F 2.178816	7.17
Environmental Mgt Compliance Levy Category 14 (Annual 0.0202 Cents In The A R V \$) @ P/F 2.178816	10.24
Total	299.88

State Government Charges

Emergency Management Levy - Group 2	50.80
Total	50.80

Other Information

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**BPAY payment - receipt**

From account name ZAHRA FAMILY SUPERFUND PTY LTD ATF
ZAHRA FAMILY SUPERFUND

From account number 000962512483

Payment details

Amount \$350.65

Payment date Immediate

Receipt number MBL2016101265217300

Request date and time 12/10/2016 12:56 PM EST

Biller details

Biller name BCC RATES

Biller code 78550 BRISBANE CITY COUNCIL RATES

Customer Reference Number 500000005231015

Bill description Brisbane City Coun

Description details

Category INVESTMENT PROPERTY - RATES

Further information

Other reference

Reference for your software

Refer to the terms and conditions in the Further Information Booklet of the Product Information Statement for details that relate to this payment. Ensuring you have cleared funds for payments. Modifications and cancellations must be submitted by 11am on the business day before the payment due date. If the iBPAY biller changes to a variable iBN this may impact payments. Payments due on a NSW or VIC public holiday will be processed on the following business day (if registered in iBPAY Pty Ltd ABN 62 078 102 315).



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 603/18 THORN ST
KANGAROO POINT
Issue Date 5 Jan 2017

Bill number
5000 1030 4192 090

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2017 - 31 Mar 2017



BCC_RATES_31785_20170103006XPBILR_A-0004658-0009526
ZAHRA PROPERTY PTY LTD
9 BURLEY CT
WYNDHAM VALE VIC 3024

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

\$350.65

Due Date

6 Feb 2017

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	299.88
State Government Charges	50.80

Gross Amount	350.68
Discount and/or Rounding (where applicable)	0.03 CR
Nett Amount Payable	350.65

**RATES
MADE
EASY**

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 www.brisbane.qld.gov.au/rates to sign up and help make Brisbane a cleaner, greener city.



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.



ZAHRA PROPERTY PTY LTD



Pay in person at any Post Office



*439 500010304192090

Due Date

6 Feb 2017



Billers Code: 78550

Ref: 5000 0000 5231 018

50

Gross Amount

\$350.68

Nett Amount

\$350.65

<0000035065>

<004440>

<500010304192090>

Property Details

Owner	ZAHRA PROPERTY PTY LTD	
Property Location	603/18 THORN ST KANGAROO POINT	
Real Property Description	L.603 SP.209177 PAR STH BRISBANE 10/1849	
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	1 Jul 2015	\$56,787
	1 Jul 2016	\$62,196
Average Rateable Valuation (A R V)		\$48,314

Account Details

Account Number 5000 0000 5231 018

Opening Balance

Closing Balance Of Last Bill	350.68	
Payment Received - 12-Oct-2016	350.65	CR
Discount/Rounding Allowed	0.03	CR

Total	0.00
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Period: 1 Jan 2017 - 31 Mar 2017

Brisbane City Council Rates & Charges

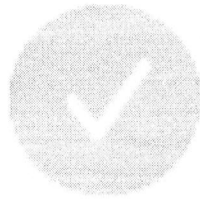
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Total	299.88

State Government Charges

Emergency Management Levy - Group 2	50.80
Total	50.80

Other Information

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Brisbane City Coun

78550 500000005231018

\$350.65

From

Cash Management
Account

182-512 962512463

When

Paying Tue, 10 Jan
2017

Arriving Tue, 10 Jan
2017

Receipt no.

MBL2017011072888682

Water and Sewerage Quarterly Account



UR_16293A_507_0020846_0022492_0044983 024
ZAHRA PROPERTY PTY LTD
9 BURLEY CT
WYNDHAM VALE VIC 3024

Property Location: PENINSULA ON THE RIVER 603
18 THORN STREET
KANGAROO POINT 4169

Account Summary Period 01/10/2016 - 31/12/2016

Your Last Account

Amount Billed	\$219.44
Amount Paid	\$219.44 CR

Your Current Account

Balance	\$0.00
Current Charges	\$223.50

Total Due \$223.50

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

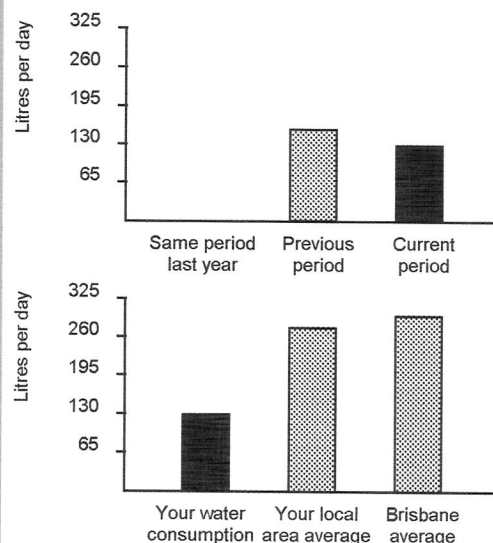
Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 3
Date issued	26/10/2016
Total due	\$223.50
Current charges due date	25/11/2016

Your Water Consumption

Water Consumption (kL)	13
Days Charged	99

Average daily water consumption (litres)

Current Period	131
Same Period Last Year	



Take action to prepare for severe weather or cuts to essential services.

To find out more, see your *In the Pipeline* newsletter.

M1016

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



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.

Amount paid

Date paid

Receipt number

112144 | 101065961000008



From

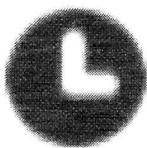
CASH MANAGEMENT ACCOUNT

Amount

\$223.50

Description

Urban Utilities



When

Today

26 October 2016

Smart Payments

Done

Water and Sewerage Quarterly Account



UR_17018A_009_0021188_0022623_0045245 024
ZAHRA PROPERTY PTY LTD
9 BURLEY CT
WYNDHAM VALE VIC 3024

Property Location: PENINSULA ON THE RIVER 603
18 THORN STREET
KANGAROO POINT 4169

Account Summary Period 01/01/2017 - 31/03/2017

Your Last Account

Amount Billed	\$223.50
Amount Paid	\$223.50 CR

Your Current Account

Balance	\$0.00
Current Charges	\$248.91

Total Due \$248.91

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

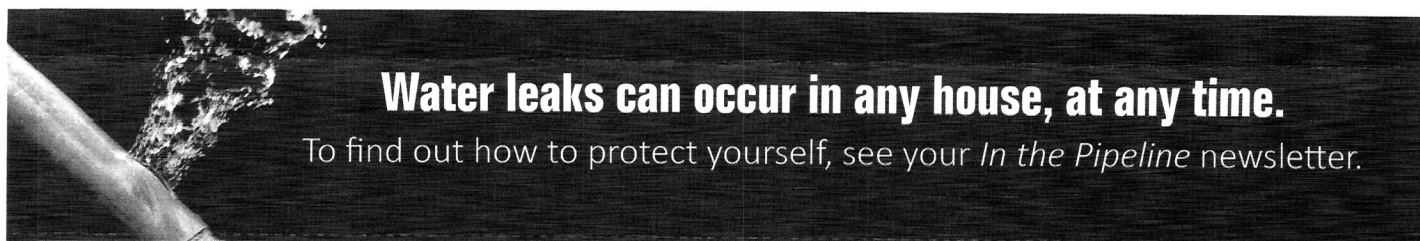
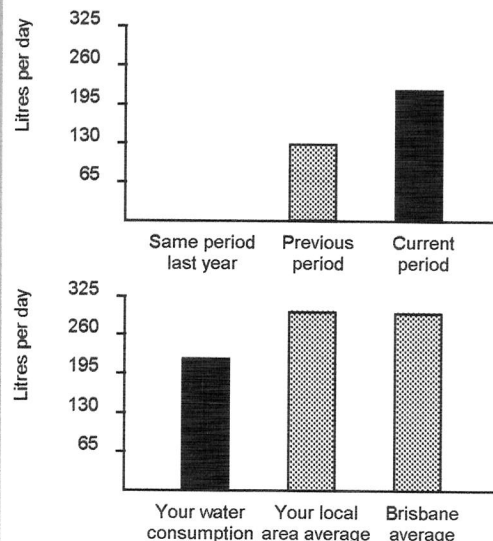
Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 4
Date issued	25/01/2017
Total due	\$248.91
Current charges due date	24/02/2017

Your Water Consumption

Water Consumption (kL)	20
Days Charged	90

Average daily water consumption (litres)

Current Period	222
Same Period Last Year	



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



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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.

Amount paid

Date paid

Receipt number



Urban Utilities

112144 101065961000008

\$248.91

From

Cash Management
Account

182-512 962512463

When

Paying Mon, 30 Jan
2017

Arriving Tue, 31 Jan
2017

Receipt no.

MBL2017013174626675

Water and Sewerage Quarterly Account



UR_16200A_952_0020183_0021614_0043227 024
ZAHRA PROPERTY PTY LTD
9 BURLEY CT
WYNDHAM VALE VIC 3024

Property Location: PENINSULA ON THE RIVER 603
18 THORN STREET
KANGAROO POINT 4169

Account Summary Period 01/07/2016 - 30/09/2016

Your Current Account

Balance \$0.00
Current Charges \$219.44

Total Due \$219.44

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

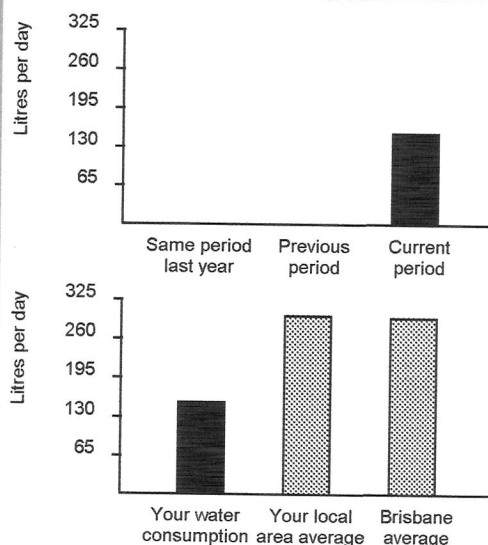
Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 2
Date issued	25/07/2016
Total due	\$219.44
Current charges due date	24/08/2016

Your Water Consumption

Water Consumption (kL) 12
Days Charged 76

Average daily water consumption (litres)

Current Period 158
Same Period Last Year



Water and sewerage charges for 2016/17 apply from 1 July 2016.

To find out more, see your *In the Pipeline* newsletter.

M0716

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



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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.

Amount paid

Date paid

Receipt number

Water and Sewerage Quarterly Account



UR_17110A_533_0021184_0022620_0045239 024
ZAHRA PROPERTY PTY LTD
9 BURLEY CT
WYNDHAM VALE VIC 3024

Property Location: PENINSULA ON THE RIVER 603
18 THORN STREET
KANGAROO POINT 4169

Account Summary Period 01/04/2017 - 30/06/2017

Your Last Account

Amount Billed	\$248.91
Amount Paid	\$248.91 CR

Your Current Account

Balance	\$0.00
Current Charges	\$270.00

Total Due	\$270.00
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If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.

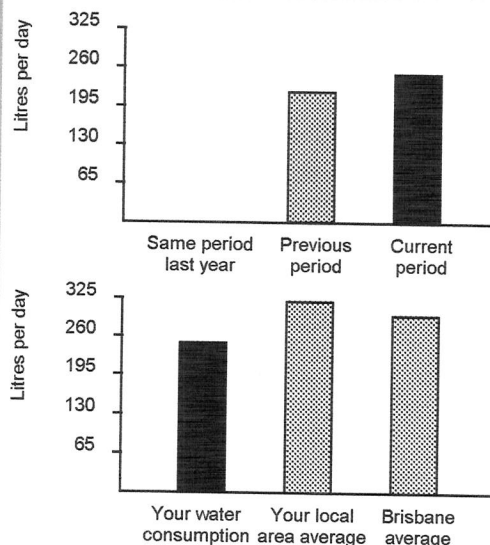
Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 5
Date issued	27/04/2017
Total due	\$270.00
Current charges due date	27/05/2017

Your Water Consumption

Water Consumption (kL)	26
Days Charged	103

Average daily water consumption (litres)

Current Period	252
Same Period Last Year	0



Go paperless and manage your account online.
Register now by visiting www.urbanutilities.com.au/MyAccount



M0417

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



By phone

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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 credit and debit cards and will incur a 0.39% surcharge. Snip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number