



**ALL COMMERCIAL  
PROPERTIES QLD**

## Statement

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: [accounts@allcommercialpq.com.au](mailto:accounts@allcommercialpq.com.au)

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

2 Jul 21

Statement to

30 Jun 22

Page number

1 of 2

Details	GST	Expenses	Income	Balance
<b>28 Tipplers Street Victoria Point</b>				
Money Received from Owner	*		\$35,000.00	\$35,000.00
Rent			\$29,708.00	\$64,708.00
Tenant Reimbursement - Water Consumption	*		\$1,248.17	\$65,956.17
Gardening Excl GST		\$650.00		\$65,306.17
Outgoings Expense - Air Conditioning	*	\$225.50		\$65,080.67
Outgoings Expense - Repairs & Maintenance	*	\$1,586.00		\$63,494.67
Res - Professional Photography	*	\$389.00		\$63,105.67
Resi - Accountancy Fees	*	\$486.00		\$62,619.67
Resi - Bathroom	*	\$3,259.26		\$59,360.41
Resi - Cleaning		\$130.00		\$59,230.41
Resi - Council Rates		\$5,020.55		\$54,209.86
Resi - Electrical Repairs	*	\$4,135.77		\$50,074.09
Resi - Electricity charges	*	\$56.80		\$50,017.29
Resi - Garden Maintenance		\$60.00		\$49,957.29
Resi - Kitchen	*	\$904.00		\$49,053.29
Resi - Land Tax Assessment		\$2,470.00		\$46,583.29
Resi - PAYG Installment		\$1,128.75		\$45,454.54
Resi - Pest Control	*	\$198.00		\$45,256.54
Resi - Plumbing Expense	*	\$634.37		\$44,622.17
Resi - Repairs and Maintenance	*	\$28,323.62		\$16,298.55
Resi - Smoke Alarm Annual Service Charge	*	\$129.00		\$16,169.55
<b>Total for property</b>		<b>\$49,786.62</b>	<b>\$65,956.17</b>	<b>\$16,169.55</b>

Total income includes GST of \$3,204.23

Total expenses includes GST of \$3,641.03

### 30 Tipplers Street Victoria Point

Rent			\$31,730.14	\$31,730.14
Tenant Reimbursement - Water Consumption			\$2,374.41	\$34,104.55
Outgoings Expense - Air Conditioning	*	\$110.00		\$33,994.55
Res - Professional Photography	*	\$10.00		\$33,984.55
Resi - Accountancy Fees	*	\$486.00		\$33,498.55
Resi - Air Conditioning Service & Maintenance	*	\$5,081.75		\$28,416.80
Resi - Council Rates		\$6,020.40		\$22,396.40
Resi - Kitchen	*	\$55.00		\$22,341.40
Resi - Land Tax Assessment		\$2,810.00		\$19,531.40
Resi - PAYG Installment		\$677.25		\$18,854.15
Resi - Pest Control	*	\$198.00		\$18,656.15
Resi - Plumbing Expense	*	\$574.75		\$18,081.40
Resi - Repairs and Maintenance	*	\$150.00		\$17,931.40
Resi - Smoke Alarm Annual Service Charge	*	\$129.00		\$17,802.40
Resi - Swimming Pool & Spa Repair	*	\$2,103.00		\$15,699.40
Resi - Swimming Pool & Spa Service	*	\$858.00		\$14,841.40

\* indicates taxable supply



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Victoria Point QLD 4165

Account                      TIPPLERS

Statement from            2 Jul 21

Statement to                30 Jun 22

Page number                2 of 2

Details

	GST	Expenses	Income	Balance
Total for property		\$19,263.15	\$34,104.55	\$14,841.40

Total expenses includes GST of \$845.14

\* indicates taxable supply



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

30 Jun 2021

Statement to

15 Jul 2021

Statement number

27

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tiplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 19 Jul 2021			
	6363 Rent 6 Jul 2021 to 12 Jul 2021		\$510.00	\$510.00
	6399 Rent 13 Jul 2021 to 19 Jul 2021		\$520.00	\$1,030.00
	<b><u>30 Tiplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 6 Aug 2021			
	6375 Rent 10 Jul 2021 to 30 Jul 2021		\$1,770.00	\$2,800.00
	6387 Rent 31 Jul 2021 to 6 Aug 2021		\$590.00	\$3,390.00
13 Jul	23990 * TIPP Inv 13795 Monthly Pool servicing June '21 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,324.00
15 Jul	24039 TIPP PN 39919 30 Tiplers RCC Rates 01/07/2021 - 30/09/2021 (Bronwyn & Ken Seeto)	\$1,510.19		\$1,813.81
	24069 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,813.81		\$0.00
	Totals at end of period	\$3,390.00	\$3,390.00	\$0.00
	Total expenses on attached tax invoices includes GST of \$6.00			

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 13795  
Date: 30/06/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street yic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal \$60.00  
GST 10% \$6.00  
Total \$66.00  
PAID \$0.00

**Balance Due \$66.00**

## Bronwyn Seeto

---

**From:** accounts@allcommercialpq.com.au  
**Sent:** Thursday, 15 July 2021 11:32 AM  
**To:** Bronwyn Seeto  
**Subject:** Statement #27 - 30 Jun 2021 to 15 Jul 2021 (Kenbron Pty Ltd)  
**Attachments:** Statement #27 - 30 Jun 2021 to 15 Jul 2021 [2107151130-7].pdf; TLC invoice\_13795.pdf

Welcome to the convenience of Email Property Management Statements.

To view your Statement, simply click on the attached file.

If you can't open your Statement attachment, you may not have the free Adobe Acrobat Reader version 3.0 or later. Click here to download your free copy of Adobe Acrobat Reader:  
<http://www.adobe.com/products/acrobat/readstep.html>



**ALL COMMERCIAL  
PROPERTIES QLD**

## Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 May 2022

Statement to

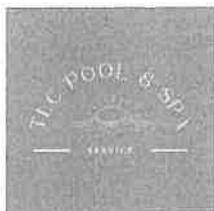
30 Jun 2022

Statement number

40

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>28 Tipplers Street, Victoria Point</b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 30 Jul 2022			
	8604 Invoice #56422, Water consumption charges 04/02/22 - 11/03/22		\$81.06	\$81.06
	8687 Rent 1 Jul 2022 to 22 Jul 2022		\$2,000.00	\$2,081.06
	8702 Rent 23 Jul 2022 to 24 Jul 2022		\$178.00	\$2,259.06
	8703 Rent 25 Jul 2022 to 30 Jul 2022		\$480.00	\$2,739.06
	<b>30 Tipplers Street, Victoria Point</b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 8 Jul 2022			
	8632 Rent 11 Jun 2022 to 8 Jul 2022		\$2,500.00	\$5,239.06
6 Jun	28116 * 30TIPP Inv 168 Monthly pool service May 2022 (TLC Pools and Spa Services) (includes \$6.00 GST)	\$66.00		\$5,173.06
9 Jun	28152 * 28TIPP Inv 2783 Annual Visual Termite Inspection 03.06.22 (Quality Pest Control) (includes \$18.00 GS	\$198.00		\$4,975.06
	28153 * 30TIPP Inv 2810 Annual Termite Inspection 06/06/2022 (Quality Pest Control) (includes \$18.00 GST)	\$198.00		\$4,777.06
23 Jun	28343 * 30TIPP Inv 1006902 Preparation of ASIC Annual Review Statement (Pillar Accounting Pty Ltd ATF Infocu	\$210.00		\$4,567.06
	28343 * 28TIPP Inv 1006908 Preparation of ASIC Annual Review Statement (Pillar Accounting Pty Ltd ATF Infocu	\$210.00		\$4,357.06
	28344 28TIPP Acct 22 164030666 ASIC Annual Review Fee (Australian Securities & Investments Commission)	\$276.00		\$4,081.06
	28344 30TIPP Acct 22 163918312 ASIC Annual Review Fee (Australian Securities & Investments Commission)	\$276.00		\$3,805.06
29 Jun	28422 * 30TIPP Inv 210 Monthly pool service June '22 (TLC Pools and Spa Services) (includes \$6.00 GST)	\$66.00		\$3,739.06
15 Jun	28207 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$2,119.06		\$1,620.00
30 Jun	28485 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,620.00		\$0.00
	Totals at end of period	\$5,239.06	\$5,239.06	\$0.00

Total expenses on attached tax invoices includes GST of \$86.18



# Tax Invoice #168

31 May 2022

## BILL TO

**Amanda Moore**

30 Tipplers Street

Victoria Point 4165

Accounts@allcommercialpq.com.au

## FROM

**TLCpoolz**

ABN: 68 448 193 942

TLCpoolz@gmail.com

+61 0410656990

## INVOICE ITEMS

Standard Pool Service

1 unit x \$60.00/unit

AMOUNT

\$60.00

Subtotal (excl. GST) \$60.00

10% GST \$6.00

# \$66.00

**PAYMENT DUE 1 JUN 2022**

## PAYMENT DETAILS

BSB 062-692 ACC 4325 9916

## MESSAGE

30 Tipplers street Victoria Point Pool service done on the 31st of May. Thank you for your business.



P 07 3390 2158  
 www.qualitypestcontrol.com.au  
 info@qualitypestcontrol.com.au

A **Flick** ANTICIMEX COMPANY

PO Box 5007  
 VICTORIA POINT  
 QLD 4165

A.B.N. 85 000 059 665

## Tax Invoice

C/- All Commercial Properties Qld A10, Victoria Point Lakeside Shopping Centre, Bunker Road Victoria Point QLD 4165	Invoice 00002810 Date: 6/06/2022 Page: Page 1 of 1 Your Ref: 7184
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Details	Total (inc-GST)										
Work Order 7184 Visual Termite Inspection carried out at 30 Tipplers St, Victoria Point	\$198.00										
<table border="1" style="margin-left: auto;"> <tr> <td style="width: 70%;">Subtotal:</td> <td style="text-align: right;">\$198.00</td> </tr> <tr> <td>GST:</td> <td style="text-align: right;">\$18.00</td> </tr> <tr> <td>Total (inc-GST):</td> <td style="text-align: right;">\$198.00</td> </tr> <tr> <td>Paid to Date:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Balance Due:</b></td> <td style="text-align: right;"><b>\$198.00</b></td> </tr> </table>		Subtotal:	\$198.00	GST:	\$18.00	Total (inc-GST):	\$198.00	Paid to Date:	\$0.00	<b>Balance Due:</b>	<b>\$198.00</b>
Subtotal:	\$198.00										
GST:	\$18.00										
Total (inc-GST):	\$198.00										
Paid to Date:	\$0.00										
<b>Balance Due:</b>	<b>\$198.00</b>										
<b>Terms : Payment in full is required on receipt of this Tax Invoice</b>											

## How to pay



### by credit card

To pay via MasterCard or VISA.

by **PHONE:** 07 3390 2158

Minimum payment \$10.00. Maximum payment \$10,000.

**Quote 00002810**



### by mail

Detach this section and mail your cheque to...

**PO Box 5007  
 VICTORIA POINT**



### PLEASE NOTE NEW BANK DETAILS

by eft

Ref: 00002810

Flick Flick Anticimex  
 BSB 035 828 Account 100000583

Invoice #: **00002810**

Amount Due: **\$198.00**



# PROFOCUS ACCOUNTANTS

The Cleveland Practice Trust  
**ABN: 82 217 399 225**  
P O Box 714, CLEVELAND QLD 4163  
Suite 1/147 Queen Street, CLEVELAND QLD 4163  
reception@profocusaccountants.com.au

Ph: 07 3821 0900

## TAX INVOICE

**Date**  
6 June 2022

**Invoice Number**  
1006902

KENBRON INVESTMENT 1 PTY LTD  
Po Box 7338  
REDLAND BAY  
QLD 4165  
Australia

### ASIC Annual Review 2022

Job No: J199892

Attendance to Company Statement received from the Australian Securities and Investments Commission (ASIC) for verification of Officeholder and Shareholder information.

Preparation of minutes, declaration regarding the solvency of the company.

Annual maintenance of corporate documentation and upkeep of register to comply with ASIC requirements and all matters related thereto.

Subtotal	190.91
GST	19.09
<hr/>	
<b>Total</b>	<b>210.00</b>
<hr/>	
Less Amount Paid	0.00
<hr/>	
<b>Amount Due</b>	<b>210.00</b>
<hr/>	

**Due Date: 13 June 2022**

### **Direct Deposit Details:**

**PLEASE NOTE NEW BANK ACCOUNT**

KENBRON INVESTMENT 1 PTY LTD      1006902

Account BSB:      034-036  
Account Number: 624611  
Account Name:    Cleveland Practice Trust

### **Credit Card Details:**

Card Name: .....  
Card Number: .....  
Expiry Date: .....      CCV .....  
Amount: \$.....



**ASIC**  
Australian Securities & Investments Commission

ABN 86 768 265 615

**Inquiries**  
www.asic.gov.au/invoices  
1300 300 630

KENBRON INVESTMENT 1 PTY LTD  
LOCK & ASSOCIATES  
PO BOX 392  
CLEVELAND QLD 4163

INVOICE STATEMENT  
Issue date 23 May 22  
KENBRON INVESTMENT 1 PTY LTD

ACN 163 918 312  
Account No. 22 163918312

### Summary

Opening Balance	\$0.00
New items	\$276.00
Payments & credits	\$0.00
<b>TOTAL DUE</b>	<b>\$276.00</b>

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

*Transaction details are listed on the back of this page*

### Please pay

Immediately	<b>\$0.00</b>
By 23 Jul 22	<b>\$276.00</b>

*If you have already paid please ignore this invoice statement.*

- Late fees will apply if you do NOT
  - tell us about a change during the period that the law allows
  - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
  - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



**ASIC**  
Australian Securities & Investments Commission

PAYMENT SLIP  
KENBRON INVESTMENT 1 PTY LTD

ACN 163 918 312 Account No: 22 163918312



22 163918312

<b>TOTAL DUE</b>	<b>\$276.00</b>
Immediately	<b>\$0.00</b>
By 23 Jul 22	<b>\$276.00</b>

*Payment options are listed on the back of this payment slip*

	<b>Bill Code:</b> 17301
	<b>Ref:</b> 2291639183121



\*814 129 0002291639183121 36

## Transaction details:

page 2 of 2

	Transactions for this period	ASIC reference	\$ Amount
2022-05-23	Annual Review - Pty Co	3X9990648480B A	\$276.00
	<b>Outstanding transactions</b>		
2022-05-23	Annual Review - Pty Co	3X9990648480B A	\$276.00

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### PAYMENT OPTIONS



Billpay Code: 8929  
Ref: 2291 6391 8312 136

#### Australia Post

Present this payment slip. Pay by cash, cheque or EFTPOS

#### Phone

Call 13 18 16 to pay by Mastercard or Visa

#### On-line

Go to [postbillpay.com.au](http://postbillpay.com.au) to pay by Mastercard or Visa

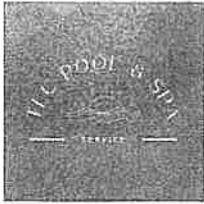
#### Mail

Mail this payment slip and cheque (do not staple) to ASIC,  
Locked Bag 5000, Gippsland Mail Centre VIC 3841

**B**  
PAY

**Biller Code:** 17301  
**Ref:** 2291639183121

**Telephone & Internet Banking – BPAY®**  
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)



# Tax Invoice #210

28 Jun 2022

## BILL TO

**Kenbron Investments 1 Pty Ltd**  
30 Tipplers Street  
Victoria Point 4165  
Accounts@allcommercialpq.com.au

## FROM

**TLCpoolz**  
ABN: 68 448 193 942  
TLCpoolz@gmail.com  
+61 0410656990

## INVOICE ITEMS

Pool Service  
1 unit x \$60.00/unit

## AMOUNT

\$60.00

Subtotal (excl. GST) \$60.00  
10% GST \$6.00

# \$66.00

**PAYMENT DUE 29 JUN 2022**

## PAYMENT DETAILS

BSB 062-692 ACC 4325 9916

## MESSAGE

Thank you for your business.



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211  
Email: accounts@allcommercialpq.com.au

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

29 Apr 2022

Statement to

31 May 2022

Statement number

39

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$900.00
	<b>28 Tiplers Street, Victoria Point</b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 30 Jun 2022			
	8482 Rent 27 May 2022 to 17 Jun 2022		\$2,000.00	\$2,900.00
	8492 Rent 18 Jun 2022 to 30 Jun 2022		\$1,100.00	\$4,000.00
	<b>30 Tiplers Street, Victoria Point</b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 10 Jun 2022			
	8425 Rent 7 May 2022 to 13 May 2022		\$625.00	\$4,625.00
	8441 Invoice #56424, Water consumption charges 13/12/2021 - 11/03/2022		\$420.74	\$5,045.74
	8442 Rent 14 May 2022 to 20 May 2022		\$625.00	\$5,670.74
	8443 Rent 21 May 2022 to 10 Jun 2022		\$1,875.00	\$7,545.74
	27719 30TIPP PN 39919 RCC Rates 01/04/2022 - 30/06/2022 (Bronwyn & Ken Seeto)	\$1,426.57		\$6,119.17
10 May	27759 * 30TIPP Inv A22347541 Annual Smoke Alarm subscription 17/05/2022 - 16/05/2023 (Smoke Alarm Solutions	\$129.00		\$5,990.17
	27759 * 28TIPP Inv A22347563 Annual Smoke Alarm subscription 17/05/2022 - 16/05/2023 (Smoke Alarm Solutions	\$129.00		\$5,861.17
23 May	27948 * 30TIPP Inv 120 Monthly Pool Service 20/04/2022 (TLC Pools and Spa Services) (includes \$6.00 GST)	\$66.00		\$5,795.17
13 May	27814 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$2,761.17		\$3,034.00
31 May	28055 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$3,034.00		\$0.00
	Totals at end of period	\$7,545.74	\$7,545.74	\$0.00
	Total expenses on attached tax invoices includes GST of \$29.46			



# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au

Property No.	39919
Valuation 2021-2022	\$430,000
Rating Category	2b
Billing Period	1 Apr 2022 - 30 Jun 2022

**Property Location**  
 30 Tipplers Street Victoria Point QLD 4165  
 Lot 81 RP 199096

**Due Date** - **16 May 2022**

154508/XE/000664 H  
 Kenbron Investment 1 Pty Ltd As Trustee  
 PO Box 7338  
 REDLAND BAY QLD 4165

Rate Account Balance B/Fwd	+	Current Levy	=	Total Amount Owing
<b>\$0.00</b>		<b>\$1,426.57</b>		<b>\$1,426.57</b>

## Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	689.46
Council Water and Sewerage Charges	\$	327.48
State Government Charges	\$	409.63
<b>Total Amount Payable</b>	<b>\$</b>	<b>1,426.57</b>

Payments made after 04/04/2022 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

To check your current balance log onto myServices  
[www.redland.qld.gov.au](http://www.redland.qld.gov.au)

### Payment By BPAY



**Bill Code:** 53058  
**Ref:** 1399195

### Telephone & Internet Banking – BPAY®

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)

© Registered to BPAY Pty Ltd ABN 69 079 137 518

### Payment Online



[www.redland.qld.gov.au](http://www.redland.qld.gov.au)

Use your credit card to pay 24 hours 7 days per week.

Reference No: 1399195

### Payment By Phone



**1300 300 943**

Visa, Mastercard. 24 hours. 7 days per week.

Reference No: 1399195

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



### Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council  
 PO Box 21  
 Cleveland Qld 4163



Pay in Person at any Post Office



\*2431 1399195

### Account Summary

Property Number 39919

Kenbron Investment 1 Pty Ltd As Trustee

**Total Amount \$1,426.57**



\*L000664\*

3.129

154508/XE/000664

Amount

Redland City Council Charges & Rebates

General rate category 2b Min	\$521.50
Environment & coastal management	\$37.23
Landfill remediation	\$11.97
Redland City SES administration	\$1.82

Utility Charges

Residential 240Lt Waste / 240Lt Recycle	\$116.94
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State Government Charges & Rebates

Emergency management levy – Class A Group 2	\$57.45
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For the financial year 2021/22, an annual payment of \$5,231,355 will be paid to Redland City Council by the Queensland Government under the Waste Reduction and Recycling Act 2011. The purpose of this payment is to mitigate any direct impacts of the waste disposal levy to households in the Redland City local government area.

Important Notes

**Future Issue & Due Dates:**  
Q1 Issue Date 13 Jul 22 / Due Date 15 Aug 22

**Interest:** From 1 July 2021 to June 2022 compound interest at the rate of 8.03% is payable on all overdue rates and charges (excluding non-rate items). If overdue rates are included in the opening balance of this rate notice they are accruing interest.

**Balance of Account:** If you would like to discuss a balance outstanding on your account or discuss payment options please contact us on (07) 3829 8999.

This rate notice is issued in accordance with the Local Government Regulation 2012 and Council's budget resolutions.

Andrew Chesterman,  
Chief Executive Officer.

 **Payment In Person**

Council Service Centres:  
**Cleveland (Bloomfield St), and Capalaba (Noeleen St)**  
 Mon to Fri 8.30am – 4.30pm  
**Victoria Point Library (High St)** Mon to Fri 9am – 5pm

 **Payment By Direct Debit**

Download a Direct Debit Request from Council's website or phone (07) 3829 8999 to request a form.

Complete and return by email to :  
 DirectDebitRates@redland.qld.gov.au Or By Post To Redland City Council, Direct Debit, PO Box 21, Cleveland QLD 4163

Use Centrepay to make regular Deductions from your Centrelink payments. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [humanservices.gov.au/Centrepay](http://humanservices.gov.au/Centrepay) for more information and to set up your Centrepay Deductions.

Credit Card Slip

I hereby authorise the amount shown on this credit card slip to be charged against my credit card

Property No. 39919

VISA  MASTERCARD

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------	----------------------

Amount	\$ <input type="text"/>	Expiry Date	<input type="text"/>
Full Name on Card	<input type="text"/>		
Signature	<input type="text"/>		
Daytime Phone No.	<input type="text"/>		

154508/XE/000664 3,130



# Water Account Summary

**General Enquiries:** (07) 3829 8999

**Email:** rcc@redland.qld.gov.au

**Web:** www.redland.qld.gov.au

**Property No.** 39919

**Property Location**

30 Tipplers Street Victoria Point QLD 4165  
Lot 81 RP 199096

**Billing Period**

1 Apr 2022 - 30 Jun 2022

Kenbron Investment 1 Pty Ltd As Trustee  
PO Box 7338  
REDLAND BAY QLD 4165

## Your Water Meter Readings

Water Meter Serial	Previous Read Date	Current Read Date	Number of Days	Previous Reading	Current Reading	Consumption (kilolitres)	Is Reading Estimated?
17W069711	13/12/2021	11/03/2022	88	1,599	1,708	109	No

## Local Government Distribution and Retail Price

Residential water consumption	\$	68.56
Residential fixed water access 20mm	\$	72.42
Sewerage	\$	186.50

## State Bulk Water Price

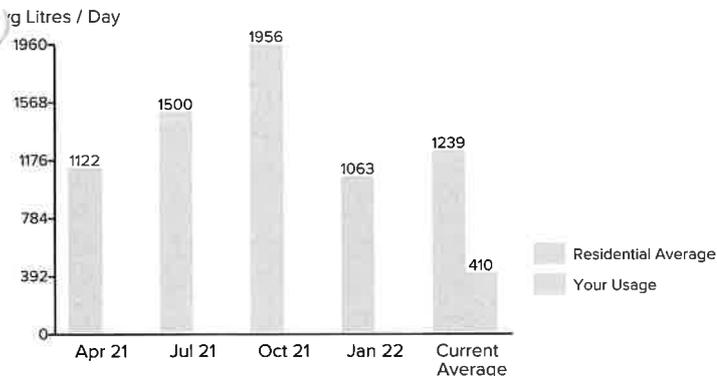
State Govt bulk water consumption	\$	352.18
-----------------------------------	----	--------

<b>Total Water and Wastewater Charges</b>	<b>\$</b>	<b>679.66</b>
---	-----------	---------------

**This amount is included on your Rate Notice – DO NOT PAY SEPARATELY**

For comparison, the total water and wastewater billed on your last Rate Notice \$648.78

## Your Water Usage Comparison



Please refer to the back page of this summary for further information.

## Billing Enquiry?

For billing enquiries please contact Redland City Council  
**Telephone: 3829 8999** Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163  
PO Box 21, Cleveland Qld 4163

**email** rcc@redland.qld.gov.au

**web** www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council

**Telephone: 3829 8999**



\*M000664Q02\*  
3,131  
154508/XE/000664

## Water and Sewerage Charges

- The water fixed access charge is billed in advance and is a set charge (based on meter size).
- The sewerage charge is billed in advance and is a set charge.
- Water consumption is charged per kilolitre and is based on water meter readings taken over the quarter (1 kilolitre = 1,000 litres).

For the 2021 -2022 financial year the following water consumption charges apply:

Consumption Type	State Govt Bulk Water Price per kilolitre \$	Redland City Council Price per kilolitre \$	Total Price \$
Residential	3.231	0.629	3.860
Non Residential	3.231	1.440	4.671

## Why am I charged a state bulk water price?

Since 2008, Seqwater has owned, operated and maintained bulk supply dams, reservoirs and water treatment plants. State Government legislation requires council to display the bulk water charges as a separate item on your water summary.

## Estimated Readings

On occasion we may have trouble obtaining a meter reading for your property. Generally this happens in instances where the entry gate is locked, there is a dog or the meter is obstructed by vegetation. In these instances the meter reader will leave a self-read card in your letterbox if possible. You can avoid an estimated read by reading your water meter, completing the card and returning it to us as soon as possible.

If we have not received a meter reading we will estimate a reading based on your previous usage.

## Ownership Change - Why am I Paying for Water used by the Previous Owner?

As part of the settlement of ownership transfer the majority of conveyance solicitors will request a water search in order to do a water charge adjustment for the purposes of financial settlement. The adjustment covers the previous owner's water usage up until settlement date. Therefore in the majority of instances the new owner is not paying the water used by the previous owner. However, should you have any concerns please contact your conveyance solicitor.

## Checking for leaks

It is important to fix leaks or plumbing issues quickly. Locating and fixing leaks will save water and help reduce your water consumption charge.

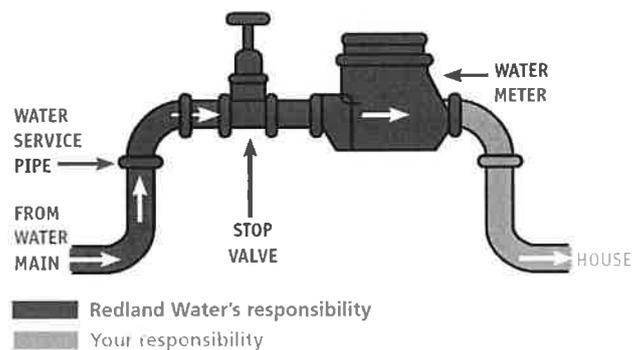
### Do a test:

- Turn off all household water appliances and garden taps
- Read and record the black and red numbers on the water meter (or take a photo of the numbers with your smart phone)
- Wait an hour or two then check the meter reading again.

If any of the numbers have moved you may have a leak in your internal water infrastructure. If a leak is suspected you are encouraged to contact a licensed plumber.

## Who owns the water meter?

Redland City Council owns the water meter, and the pipes that supply the services to the water meter.





Smoke Alarm Solutions®  
PROTECTING AUSTRALIANS

# Tax Invoice

Kenbron Pty Ltd  
c/- All Commercial Properties  
QLD  
A10, Victoria Point Lakeside  
Shopping Centre  
11-13 Bunker Road  
Victoria Point QLD 4165

Invoice No:	A22347541
Invoice Date:	16/04/2022
Due Date:	16/05/2022
Amount Due:	\$129.00

**Property Address: 30 Tipplers Street, Victoria Point, QLD 4165**

**IMPORTANT: SMOKE ALARM SUBSCRIPTION EXPIRING**  
The smoke alarm subscription is due to expire on 16/05/2022. To ensure smoke alarm system remains compliant, payment is required prior to this date.

DESCRIPTION	COST
Ultimate – Subscription Fee Period 17/05/2022 until 16/05/2023	\$129.00

GST	\$11.73
<b>Total Amount</b>	<b>\$129.00</b>

**PAYMENTS**  
Payments can be made via direct deposit

Please use **A22347541** in your reference so that we can reconcile your payment promptly.

Smoke Alarm Solutions  
NAB – BSB 084456  
Account 107212284





# Tax Invoice #120

30 Apr 2022

**BILL TO**

**Kenbron investments 1 Pty Ltd,**  
30 Tipplers Street  
Victoria Point 4165  
Accounts@allcommercialpq.com.au

**FROM**

**TLCpoolz**  
ABN: 68 448 193 942  
TLCpoolz@gmail.com  
+61 0410656990

---

**INVOICE ITEMS**

Standard Pool Service 20/4/2022  
1 unit x \$60.00/unit

**AMOUNT**

**\$60.00**

---

Subtotal (excl. GST) \$60.00  
10% GST \$6.00

**\$66.00**

**PAYMENT DUE 15 MAY 2022**

**PAYMENT DETAILS**

BSB 062-692 ACC 4325 9916

**MESSAGE**

PLEASE NOTE THE BANK DETAILS FOR PAYMENT HAVE  
CHANGED. Thank you for your business.



Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 Mar 2022

Statement to

29 Apr 2022

Statement number

38

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$1,586.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 26 May 2022			
	8274 Rent 22 Apr 2022 to 13 May 2022	\$2,000.00		\$3,586.00
	8284 Rent 14 May 2022 to 26 May 2022	\$1,100.00		\$4,686.00
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 6 May 2022			
	8230 Rent 9 Apr 2022 to 29 Apr 2022	\$1,875.00		\$6,561.00
	8314 Rent 30 Apr 2022 to 6 May 2022	\$625.00		\$7,186.00
22 Apr	27600 28TIPP RCC Rates 01/04/2022 - 30/06/2022 (Bronwyn & Ken Seeto)	\$1,183.37		\$6,002.63
29 Apr	27641 * 28TIPP Inv BI008948 Remove lounge carpet, supply & install new. Restretch 3 x bedroom carpets (Benn	\$1,586.00		\$4,416.63
14 Apr	27463 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,875.00		\$2,541.63
29 Apr	27658 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,641.63		\$900.00
	Totals at end of period (\$900.00 withheld for RCC Rates 30 Tipplers)	\$6,286.00	\$7,186.00	\$900.00
	Total expenses on attached tax invoices includes GST of \$144.18			



**ALL COMMERCIAL  
PROPERTIES QLD**

## Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

28 Feb 2022

Statement to

31 Mar 2022

Statement number

37

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$4,388.98
	<b>28 Tiplers Street, Victoria Point</b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 21 Apr 2022			
	8074 Rent 18 Mar 2022 to 8 Apr 2022		\$2,000.00	\$6,388.98
	8082 Rent 9 Apr 2022 to 21 Apr 2022		\$1,100.00	\$7,488.98
	<b>30 Tiplers Street, Victoria Point</b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 8 Apr 2022			
	8010 Rent 12 Mar 2022 to 1 Apr 2022		\$1,875.00	\$9,363.98
	8016 Rent 2 Apr 2022 to 8 Apr 2022		\$625.00	\$9,988.98
	27047 * 30TIPP Inv 30TIPPLER-B Replace 2 x A/C units (Betta Air Qld) (includes \$438.73 GST)	\$4,826.00		\$5,162.98
	27048 * 30TIPP Inv 14164 Remove & replace pool filter with Zx75 01/03/2022 (Tlc Pool & Spa Services) (includ	\$600.00		\$4,562.98
	27049 30TIPP Inv 62411-90 Pool Safety Inspection & Certificate 02/03/2022 (Value Pool Safety)	\$183.00		\$4,379.98
	27050 * 28TIPP Replace leaking shower hose (Refresh Plumbing and Gas) (includes \$22.39 GST)	\$246.29		\$4,133.69
	27051 * 30TIPP Inv 932 Repair leaking ensuite toilet cistern, replace laundry taps & outdoor tap 02/03/2022	\$374.88		\$3,758.81
10 Mar	27064 * 30TIPP Inv 14181 Monthly pool service Feb '22 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,692.81
14 Mar	27096 * 28TIPP Inv 74 Exterior Paint concept and specification (Hill & Valley Design Studio Pty Ltd) (includ	\$297.00		\$3,395.81
	27097 * 30TIPP Inv 14186 Monthly Pool Service March '22 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,329.81
17 Mar	27245 * 30TIPP Inv 14186 Remove failed unit, Supply & install replacement pool chlorinator (Tlc Pool & Spa S	\$990.00		\$2,339.81
31 Mar	27278 * 28Tiplers St Plumbing Repairs Toilet, Taps, Dishwasher (Freeman's Plumbing Services Pty Ltd) (inclu	\$300.00		\$2,039.81
	27304 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$453.81		\$1,586.00
	Totals at end of period (\$1,586.00 withheld)	\$8,402.98	\$9,988.98	\$1,586.00
	Total expenses on attached tax invoices includes GST of \$706.02			

\* indicates taxable supply

P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515

**Betta Air**  **QLD**

**AIRCONDITIONING SERVICES**  
Design • Sales • Installation • Service

BSA Licence 1006950

ARC Licence AU01515

ABN 38 667 079 869

**INVOICE TO**

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

**Tax Invoice**

DATE	INVOICE NO
21/02/2022	30TIPPLER-B

TERMS	DUE DATE
Net 30	23/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
16/02/2022	Job Location: 30 Tipplers St, Victoria Point QLD. Your Ref: 6959.  Lounge Room: Remove and dispose of Panasonic Split System. Supply and install one (1) x Mitsubishi Electric MSZ-AP80VGDKIT (2.0kw to 9.2kw cooling operating range) Reverse Cycle, Wall Mounted, Split System. Inverter.  Model No: MSZ-AP80VGD-A1 / Serial No: 0011838T. Model No: MUZ-AP80VGD-A1 / Serial No: 0003657T. As Quoted 28/01/2022	GST	278.36	2,783.64
16/02/2022	Bedroom (1st on left): Remove and dispose of existing Panasonic Split System. Supply and install one (1) x Mitsubishi Electric MSZ-AP25VGDKIT (1.1kw to 3.6kw cooling operating range) Reverse Cycle, Wall Mounted, Split System. Inverter.  Model No: MSZ-AP25VGD-A1 / Serial No: 1024375T. Model No: MUZ-AP25VGD-A1 / Serial No: 1009515T.			

<b>Tax Summary</b>		<b>Subtotal</b>
		<b>Tax</b>
<b>PAYMENT DETAILS</b>		<b>Total</b>
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>
		<b>Balance Due</b>

P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515



**AIRCONDITIONING SERVICES**  
Design • Sales • Installation • Service

BSA Licence 1006950

ARC Licence AU01515

ABN 38 667 079 869

INVOICE TO

## Tax Invoice

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

DATE	INVOICE NO
21/02/2022	30TIPPLER-B
TERMS	DUE DATE
Net 30	23/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
16/02/2022	As Quoted 28/01/2022 continued next page Repairs to condensate drains to LG and Hitachi Split Systems. As Reported and Quoted 28/01/2022.	GST GST	160.36 10.00	1,603.64 100.00

<b>Tax Summary</b>		<b>Subtotal</b>	\$4,487.28
		<b>Tax</b>	\$448.72
<b>PAYMENT DETAILS</b>		<b>Total</b>	\$4,936.00
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>	\$0.00
		<b>Balance Due</b>	\$4,936.00

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14164  
Date: 01/03/2022  
Terms: NET 7

	Quantity	Rate	Amount
Tiplers street Vic point	1	\$0.00	\$0.00
Zx75 cartridge filter Delivery and installation	1	\$600.00	\$600.00*

\*Indicates non-taxable item

Subtotal	\$600.00
GST 10%	\$0.00
Total	\$600.00
PAID	\$0.00

**Balance Due \$600.00**



**Value Pool Safety**  
—INSPECTIONS—  
*Fence Safe. Play Safe.*

mob: 0403 654 654

**INVOICE No. 62411-90**

Kenbron Inestments 1 Pty Ltd  
c/o: All Commercial Properties

**From:** Value Pool Safety Inspections  
**c/o:** Scott Purnell  
**ABN:** 44072424013  
**Mob:** 0403 654 654

**Date:** 1/03/2022

**Property:** 30 Tipplers Street, Victoria Point, 4165

Quantity	Description	Price	GST	Subtotal
1	Pool Inspection	142	-	142
1	Certificate	41	-	41
			-	
			-	
			-	
			-	
			<b>SubTotal</b>	\$183
			<b>GST</b>	--
			<b>TOTAL</b>	\$183

Direct Deposit Bank Details

Bank: NAB

Account holder: Scott Purnell T/A Value Pool Safety Inspections

BSB: 084 004

Acc No. 987265700

**Comments:** If you have any questions do not hesitate to contact me.



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
ABN: 54 896 287 980

Tax Invoice # 933  
9th March 2022

Amanda Moore  
Kenbron Investments 1 Pty Ltd  
28 Tipplers Street Victoria Point QLD 4165

**WORK COMPLETED:**

Attended site with reports of water leaking from shower head.

Installed new posh multi function shower head.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Posh solus mrk3 Hirise Shower head, Multi function. Supply and install	1	\$223.90	\$223.90
		SUBTOTAL:	\$223.90
		GST:	\$22.39
		TOTAL:	\$246.29
		PAID:	\$0.00
		<b>BALANCE DUE:</b>	<b>\$246.29</b>

The technician has carried out the above work to my satisfaction.

**How to Pay**

Tax Invoice #933  
\$246.29 due by 28th February 2022

We accept payment by:

BSB: 124-001

Account: 23069791

Bank Of Queensland

Name: Refresh Plumbing & Gas

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/b6yvuaw>



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
**ABN: 54 896 287 980**

Tax Invoice # 933  
9th March 2022

Customer Signature

## How to Pay

We accept payment by:

BSB: 124-001

Account: 23069791

Bank Of Queensland

Name: Refresh Plumbing & Gas

Tax Invoice #933  
\$246.29 due by 28th February 2022

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/b6yvuaw>



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
ABN: 54 896 287 980

Tax Invoice # 932  
2nd March 2022

Amanda Moore  
Kenbron Investments 1 Pty Ltd  
30 Tipplers Street  
Victoria Point QLD 4165

**WORK COMPLETED:**

Attended site with reports of toilet leaking into pan, and water hammer issues.

Tried to replace flush rubber. Toilet would still not seal. Replace full flush mechanism inside of cistern. Checked for leaks.

Ran through options of water hammer.  
Replaced old hose tap at rear of property and old washing machine stops.  
Removing old fixtures with jumper valves are the first point of call.  
Will have to wait and see if noise persists.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Toilet outlet valve and Flexi hose replacement.	1	\$200.00	\$200.00
Washing machine wall mounted taps installed	2	\$47.90	\$95.80
Arvo hose tap	1	\$45.00	\$45.00
		SUBTOTAL:	\$340.80
		GST:	\$34.08
		TOTAL:	\$374.88
		PAID:	\$0.00

**How to Pay**

Tax Invoice #932  
\$374.88 due by 9th March 2022

We accept payment by:  
BSB: 124-001  
Account: 23069791  
Bank Of Queensland  
Name: Refresh Plumbing & Gas

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/yatyca2>



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
ABN: 54 896 287 980

Tax Invoice # 932  
2nd March 2022

**BALANCE DUE: \$374.88**

The technician has carried out the above work to my satisfaction.

.....  
Customer Signature

## How to Pay

We accept payment by:  
BSB: 124-001  
Account: 23069791  
Bank Of Queensland  
Name: Refresh Plumbing & Gas

Tax Invoice #932  
\$374.88 due by 9th March 2022

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/yatyca2>

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14181  
Date: 28/02/2022  
Terms: NET 7

	Quantity	Rate	Amount
Tiplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal	\$60.00
GST 10%	\$6.00
Total	\$66.00
PAID	\$0.00

**Balance Due \$66.00**

# STUDIO AARK

## TAX INVOICE

Bronwyn Seeto

**Invoice Date**  
10 Mar 2022

**Invoice Number**  
INV-0074

**ABN**  
28 614 749 861

HILL & VALLEY DESIGN  
STUDIO PTY LTD  
PO Box 57  
BILAMBIL NSW 2486  
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Exterior Paint concept and specification 3hrs	1.00	270.00	10%	270.00
			Subtotal	270.00
			TOTAL GST 10%	27.00
			<b>TOTAL AUD</b>	<b>297.00</b>

**Due Date: 10 Mar 2022**

BSB: 082-738  
Acc: 34-184-3823

## PAYMENT ADVICE

To: HILL & VALLEY DESIGN STUDIO PTY LTD  
PO Box 57  
BILAMBIL NSW 2486  
AUSTRALIA

**Customer** Bronwyn Seeto  
**Invoice Number** INV-0074  
**Amount Due** **297.00**  
**Due Date** 10 Mar 2022

**Amount Enclosed**

Enter the amount you are paying above

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14186  
Date: 09/03/2022  
Terms: NET 7

	Quantity	Rate	Amount
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00
Crystal clear 30 amp standard Delivery and installation	1	\$900.00	\$900.00
30 Tipplers street Victoria point	1	\$0.00	\$0.00
		Subtotal	\$960.00
		GST 10%	\$96.00
		Total	\$1,056.00
		PAID	\$0.00

**Balance Due \$1,056.00**

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14186  
Date: 09/03/2022  
Terms: NET 7

	Quantity	Rate	Amount
Service salt	1	\$60.00	\$60.00
Vac pool			
Salt cell			
Leaf rake pool			
Test water and backwash filter			
Crystal clear	1	\$900.00	\$900.00
30 amp standard			
Delivery and installation			
30 Tipplers street	1	\$0.00	\$0.00
Victoria point			
		Subtotal	\$960.00
		GST 10%	\$96.00
		Total	\$1,056.00
		PAID	\$0.00

**Balance Due \$1,056.00**

## Bronwyn Seeto

---

**From:** linda@allcommercialpq.com.au  
**Sent:** Thursday, 31 March 2022 8:44 PM  
**To:** Bronwyn Seeto  
**Subject:** Statement #37 - 28 Feb 2022 to 31 Mar 2022 (Kenbron Pty Ltd)  
**Attachments:** Statement #37 - 28 Feb 2022 to 31 Mar 2022 [2203312042-18].pdf; Inv\_30TIPPLERB\_from\_Betta\_Air\_QLD (002).pdf; TLC Pool invoice\_14164 (002) Filter.pdf; Value Pool Safety Invoice No.62411-90.pdf; Refresh Plumbing & Gas Invoice #933.pdf; Refresh Plumbing Gas Invoice #932 (002).pdf; TLC invoice\_14181.pdf; Hill and Valley Design Invoice INV-0074.pdf; TLC invoice\_14186.pdf; TLC invoice\_14186(1).pdf

Welcome to the convenience of Email Property Management Statements.

To view your Statement, simply click on the attached file.

If you can't open your Statement attachment, you may not have the free Adobe Acrobat Reader version 3.0 or later. Click here to download your free copy of Adobe Acrobat Reader:  
<http://www.adobe.com/products/acrobat/readstep.html>



**ALL COMMERCIAL  
PROPERTIES QLD**

## Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

28 Feb 2022

Statement to

31 Mar 2022

Statement number

37

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$4,388.98
	<b><u>28 Tiplers Street, Victoria Point</u></b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 21 Apr 2022			
	8074 Rent 18 Mar 2022 to 8 Apr 2022	\$2,000.00		\$6,388.98
	8082 Rent 9 Apr 2022 to 21 Apr 2022	\$1,100.00		\$7,488.98
	<b><u>30 Tiplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 8 Apr 2022			
	8010 Rent 12 Mar 2022 to 1 Apr 2022	\$1,875.00		\$9,363.98
	8016 Rent 2 Apr 2022 to 8 Apr 2022	\$625.00		\$9,988.98
	27047 * 30TIPP Inv 30TIPPLER-B Replace 2 x A/C units (Betta Air Qld) (includes \$438.73 GST)	\$4,826.00		\$5,162.98
	27048 * 30TIPP Inv 14164 Remove & replace pool filter with Zx75 01/03/2022 (Tlc Pool & Spa Services) (includ	\$600.00		\$4,562.98
	27049 30TIPP Inv 62411-90 Pool Safety Inspection & Certificate 02/03/2022 (Value Pool Safety)	\$183.00		\$4,379.98
	27050 * 28TIPP Replace leaking shower hose (Refresh Plumbing and Gas) (includes \$22.39 GST)	\$246.29		\$4,133.69
	27051 * 30TIPP Inv 932 Repair leaking ensuite toilet cistern, replace laundry taps & outdoor tap 02/03/2022	\$374.88		\$3,758.81
10 Mar	27064 * 30TIPP Inv 14181 Monthly pool service Feb '22 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,692.81
14 Mar	27096 * 28TIPP Inv 74 Exterior Paint concept and specification (Hill & Valley Design Studio Pty Ltd) (includ	\$297.00		\$3,395.81
	27097 * 30TIPP Inv 14186 Monthly Pool Service March '22 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,329.81
17 Mar	27245 * 30TIPP Inv 14186 Remove failed unit, Supply & install replacement pool chlorinator (Tlc Pool & Spa S	\$990.00		\$2,339.81
31 Mar	27278 * 28Tiplers St Plumbing Repairs Toilet, Taps, Dishwasher (Freeman's Plumbing Services Pty Ltd) (inclu	\$300.00		\$2,039.81
	27304 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$453.81		\$1,586.00
	Totals at end of period (\$1,586.00 withheld)	\$8,402.98	\$9,988.98	\$1,586.00
	Total expenses on attached tax invoices includes GST of \$706.02			

\* indicates taxable supply



**ALL COMMERCIAL  
PROPERTIES QLD**

## Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 Jan 2022

Statement to

28 Feb 2022

Statement number

36

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$14,365.26
	<b><u>28 Tiplers Street, Victoria Point</u></b>			
	Troy Adams; Juthamat Wingdet; \$620.00 per week; Paid to: 17 Mar 2022			
	7788 Rent 4 Feb 2022 to 17 Feb 2022	\$1,240.00		\$15,605.26
	7846 Rent 18 Feb 2022 to 3 Mar 2022	\$1,240.00		\$16,845.26
	7864 Rent 4 Mar 2022 to 17 Mar 2022	\$1,240.00		\$18,085.26
	<b><u>30 Tiplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 11 Mar 2022			
	7822 Rent 12 Feb 2022 to 4 Mar 2022	\$1,875.00		\$19,960.26
	7833 Invoice #55912, 30TIPP Water consumption charges 09/09/2021 - 13/1	\$389.86		\$20,350.12
	7833 Rent 5 Mar 2022 to 5 Mar 2022	\$0.14		\$20,350.26
	7834 Rent 5 Mar 2022 to 11 Mar 2022	\$625.00		\$20,975.26
11 Feb	7839 * Owners Contribution 28 Tiplers (includes \$1,363.64 GST)		\$15,000.00	\$35,975.26
2 Feb	26626 28TIPP PN 39918 RCC Rates 01/01/2022 - 31/03/2022 (Bronwyn & Ken Seeto)	\$1,306.89		\$34,668.37
	26627 30TIPP PN 39919 RCC Rates 01/01/2022 - -31/03/2022 (Bronwyn & Ken Seeto)	\$1,395.69		\$33,272.68
14 Feb	26713 28TIPP Cleaning services 26/01/2022 (Carmen's Domestic Cleaning Service)	\$130.00		\$33,142.68
	26714 * 30TIPP Inv 14140 Monthly pool service Jan '22 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$33,076.68
	26714 * 30TIPP Inv 14035 Monthly pool service Nov '21 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$33,010.68
	26715 * 28TIPP Inv 12723 Electrical repairs and replacements (Alan's Electrical Pty Ltd) (includes \$375.98 G	\$4,135.77		\$28,874.91
	26716 * 28TIPP Inv 240122 Mister Minit 2 x garage remotes (Bronwyn & Ken Seeto) (includes \$9.81 GST)	\$107.90		\$28,767.01
	26716 * 28TIPP Inv 429013636 Reece Plumbing Basin & tapware for bathroom (Bronwyn & Ken Seeto) (includes \$54	\$597.26		\$28,169.75
	26716 * 28TIPP Inv S0840608832 The Good Guys Dishwasher purchase (Bronwyn & Ken Seeto) (includes \$77.18 GST)	\$849.00		\$27,320.75
	26716 * 28TIPP Inv 094-26024-8085 Bunnings Mailbox purchase (Bronwyn & Ken Seeto) (includes \$25.52 GST)	\$280.77		\$27,039.98
	26717 * 28TIPP Inv 1039304 Professional photography (Open2view Queensland) (includes \$36.27 GST)	\$399.00		\$26,640.98
	26718 * 28TIPP Inv 5838 External and internal house prep and painting (Kraudelt Painting Pty Ltd alf Kraudel	\$20,058.50		\$6,582.48
	26719 28TIPP Inv 209 Lawn mow 03/02/2022 (Airds Property Care)	\$60.00		\$6,522.48
	26720 TIPP Quarterly PAYG Installment 01/10/2021 - 31/12/2021 (Australian Taxation Office)	\$451.50		\$6,070.98
	26720 TIPP Quarterly PAYG Installment 01/10/2021 - 31/12/2021 (Australian Taxation Office)	\$451.50		\$5,619.48
17 Feb	26871 * 28TIPP Inv 28TIPPLER Service 2 x A/C units 24/01/2022 (Beta Air Qld) (includes \$20.50 GST)	\$225.50		\$5,393.98
25 Feb	26892 * 28TIPP Inv 2879735 Electricity charges reimbursed 11/01/2022 - 03/02/2022 (Bronwyn & Ken Seeto) (inc	\$56.80		\$5,337.18

\* indicates taxable supply



# Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: [accounts@allcommercialpq.com.au](mailto:accounts@allcommercialpq.com.au)

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 Jan 2022

Statement to

28 Feb 2022

Statement number

36

2022	Details	Debit	Credit	Balance
26893	* 28TIPP Inv 11466 Final repairs & maintenance (AMA Property Maintenance) (includes \$52.95 GST)	\$582.45		\$4,754.73
26894	* 30TIPP Inv 30TIPPLER-A Investigate A/C issues and report/quote to replace (Beta Air Qld) (includes	\$255.75		\$4,498.98
26895	* 30TIPP Inv 30TIPPLER-B Repair A/C drains (Beta Air Qld) (includes \$10.00 GST)	\$110.00		\$4,388.98
Totals at end of period (\$4,388.98 withheld)		\$31,586.28	\$35,975.26	\$4,388.98
Total income on attached tax invoices includes GST of \$1,363.64				
Total expenses on attached tax invoices includes GST of \$2,526.42				



# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au)

Web: [www.redland.qld.gov.au](http://www.redland.qld.gov.au)

Property No.	39919
Valuation 2021-2022	\$430,000
Rating Category	2b
Billing Period	1 Jan 2022 - 31 Mar 2022
Property Location	30 Tipplers Street Victoria Point QLD 4165 Lot 81 RP 199096
Due Date	14 Feb 2022

154507/XE/000643 H  
 Kenbron Investment 1 Pty Ltd As Trustee  
 PO Box 7338  
 REDLAND BAY QLD 4165

Rate Account Balance B/Fwd <b>\$0.00</b>	+	Current Levy <b>\$1,395.69</b>	=	Total Amount Owing <b>\$1,395.69</b>
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## Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	689.46
Council Water and Sewerage Charges	\$	322.45
State Government Charges	\$	383.78
<b>Total Amount Payable</b>	<b>\$</b>	<b>1,395.69</b>

Payments made after 31/12/2021 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

## Payment By BPAY



**Billers Code:** 53058  
**Ref:** 1399195

## Telephone & Internet Banking – BPAY®

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)

© Registered to BPAY Pty Ltd ABN 69 079 137 518

## Payment Online



[www.redland.qld.gov.au](http://www.redland.qld.gov.au)

Use your credit card to pay 24 hours 7 days per week.

Reference No: 1399195

## Payment By Phone



**1300 300 943**

Visa, Mastercard. 24 hours. 7 days per week.

Reference No: 1399195

To check your current balance log onto myServices [www.redland.qld.gov.au](http://www.redland.qld.gov.au)

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



## Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council  
 PO Box 21  
 Cleveland Qld 4163



Pay in Person at any Post Office



\*2431 1399195

## Account Summary

Property Number 39919

Kenbron Investment 1 Pty Ltd As Trustee

Total Amount **\$1,395.69**

154507/XE/000643

3,061

154507/XE/000643

**Amount**

**Redland City Council Charges & Rebates**

General rate category 2b Min	\$521.50
Environment & coastal management	\$37.23
Landfill remediation	\$11.97
Redland City SES administration	\$1.82

**Utility Charges**

Residential 240Lt Waste / 240Lt Recycle	\$116.94
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**State Government Charges & Rebates**

Emergency management levy – Class A Group 2	\$57.45
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For the financial year 2021/22, an annual payment of \$5,231,355 will be paid to Redland City Council by the Queensland Government under the *Waste Reduction and Recycling Act 2011*. The purpose of this payment is to mitigate any direct impacts of the waste disposal levy to households in the Redland City local government area.

**Important Notes**

**Future Issue & Due Dates:**

Q4 Issue Date 13 Apr 22 /  
Due Date 16 May 22

**Interest:** From 1 July 2021 to 30 June 2022 compound interest at the rate of 8.03% is payable on all overdue rates and charges (excluding non-rate items). If overdue rates are included in the opening balance of this rate notice they are accruing interest.

**Balance of Account:** If you would like to discuss a balance outstanding on your account or discuss payment options please contact us on (07) 3829 8999.

This rate notice is issued in accordance with the Local Government Regulation 2012 and Council's budget resolutions.

Andrew Chesterman,  
Chief Executive Officer.

 **Payment In Person**

Council Service Centres:  
**Cleveland (Bloomfield St), and Capalaba (Noeleen St)**  
 Mon to Fri 8.30am – 4.30pm  
**Victoria Point Library (High St)** Mon to Fri 9am – 5pm

 **Payment By Direct Debit**

Download a Direct Debit Request from Council's website or phone (07) 3829 8999 to request a form.

Complete and return by email to :  
 DirectDebitRates@redland.qld.gov.au **Or** By Post To Redland City Council, Direct Debit, PO Box 21, Cleveland QLD 4163

Use Centrepay to make regular Deductions from your Centrelink payments. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [humanservices.gov.au/Centrepay](http://humanservices.gov.au/Centrepay) for more information and to set up your Centrepay Deductions.

3.062 154507XE/000643

**Credit Card Slip**

I hereby authorise the amount shown on this credit card slip to be charged against my credit card

**Property No. 39919**

VISA       MASTERCARD

**Amount**

\$       **Expiry Date**

**Full Name on Card**

**Signature**

**Daytime Phone No.**



# Water Account Summary

**General Enquiries:** (07) 3829 8999  
**Email:** rcc@redland.qld.gov.au  
**Web:** www.redland.qld.gov.au

**Property No.** 39919

**Property Location**  
 30 Tipplers Street Victoria Point QLD 4165  
 Lot 81 RP 199096

Kenbron Investment 1 Pty Ltd As Trustee  
 PO Box 7338  
 REDLAND BAY QLD 4165

**Billing Period**  
 1 Jan 2022 - 31 Mar 2022

## Your Water Meter Readings

Water Meter Serial	Previous Read Date	Current Read Date	Number of Days	Previous Reading	Current Reading	Consumption (kilolitres)	Is Reading Estimated?
17W069711	09/09/2021	13/12/2021	95	1,498	1,599	101	No

## Local Government Distribution and Retail Price

Residential water consumption	\$	63.53
Residential fixed water access 20mm	\$	72.42
Sewerage	\$	186.50

## State Bulk Water Price

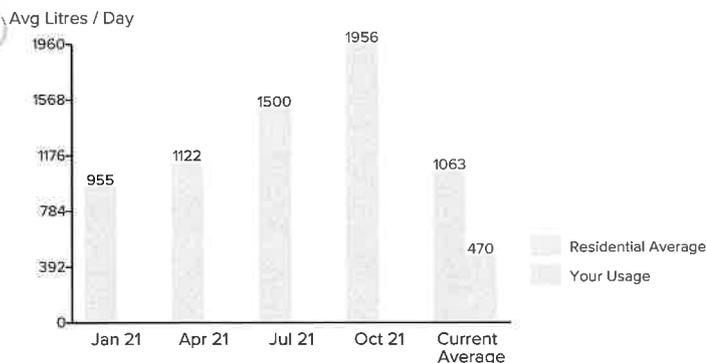
State Govt bulk water consumption	\$	326.33
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<b>Total Water and Wastewater Charges</b>	<b>\$</b>	<b>648.78</b>
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This amount is included on your Rate Notice – DO NOT PAY SEPARATELY

For comparison, the total water and wastewater billed on your last Rate Notice \$941.04

## Your Water Usage Comparison



Please refer to the back page of this summary for further information.

## Billing Enquiry?

For billing enquiries please contact Redland City Council  
**Telephone: 3829 8999** Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163  
 PO Box 21, Cleveland Qld 4163  
**email** rcc@redland.qld.gov.au  
**web** www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council  
**Telephone: 3829 8999**

## Water and Sewerage Charges

- The water fixed access charge is billed in advance and is a set charge (based on meter size).
- The sewerage charge is billed in advance and is a set charge.
- Water consumption is charged per kilolitre and is based on water meter readings taken over the quarter (1 kilolitre = 1,000 litres).

For the 2021 -2022 financial year the following water consumption charges apply:

Consumption Type	State Govt Bulk Water Price per kilolitre \$	Redland City Council Price per kilolitre \$	Total Price \$
Residential	3.231	0.629	3.860
Non Residential	3.231	1.440	4.671

## Why am I charged a state bulk water price?

Since 2008, Seqwater has owned, operated and maintained bulk supply dams, reservoirs and water treatment plants. State Government legislation requires council to display the bulk water charges as a separate item on your water summary.

## Estimated Readings

On occasion we may have trouble obtaining a meter reading for your property. Generally this happens in instances where the entry gate is locked, there is a dog or the meter is obstructed by vegetation. In these instances the meter reader will leave a self-read card in your letterbox if possible. You can avoid an estimated read by reading your water meter, completing the card and returning it to us as soon as possible.

If we have not received a meter reading we will estimate a reading based on your previous usage.

## Ownership Change - Why am I Paying for Water used by the Previous Owner?

As part of the settlement of ownership transfer the majority of conveyance solicitors will request a water search in order to do a water charge adjustment for the purposes of financial settlement. The adjustment covers the previous owner's water usage up until settlement date. Therefore in the majority of instances the new owner is not paying the water used by the previous owner. However, should you have any concerns please contact your conveyance solicitor.

## Checking for leaks

It is important to fix leaks or plumbing issues quickly. Locating and fixing leaks will save water and help reduce your water consumption charge.

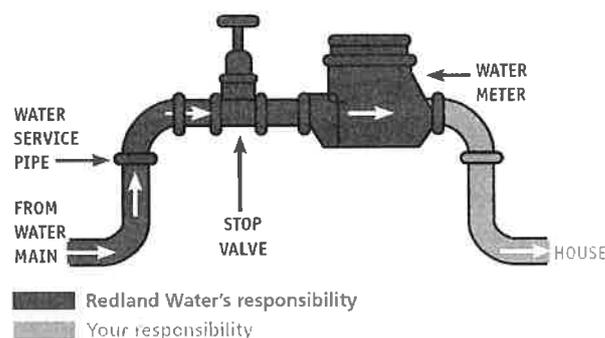
### Do a test:

- Turn off all household water appliances and garden taps
- Read and record the black and red numbers on the water meter (or take a photo of the numbers with your smart phone)
- Wait an hour or two then check the meter reading again.

If any of the numbers have moved you may have a leak in your internal water infrastructure. If a leak is suspected you are encouraged to contact a licensed plumber.

## Who owns the water meter?

Redland City Council owns the water meter, and the pipes that supply the services to the water meter.



0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14140  
Date: 06/02/2022  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal	\$60.00
GST 10%	\$6.00
Total	\$66.00
PAID	\$0.00

**Balance Due \$66.00**

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14035  
Date: 30/11/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tiplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal \$60.00  
GST 10% \$6.00  
Total \$66.00  
PAID \$0.00

**Balance Due \$66.00**

R



16/12/2021



47531119

029891



THE TRUSTEE FOR KENBRON  
SUPERANNUATION FUND  
19 BEACHSIDE COURT  
VICTORIA POINT QLD 4165

# Quarterly PAYG instalment notice

October to December 2021

Document ID: 47 109 957 080

ABN: 61 787 609 340

Issue date: 28 Feb 2022

Payment due date: 28 Feb 2022

## PAYG income tax instalment

ATO instalment amount  
for the period shown above is 17

903 From 2019 assessment

30 Typers BASIS

If you are paying the above amount – do not send this form to the ATO  
(payment can be made using one of the 'How to pay' options below)

OR

If you wish to VARY the amount, this form can be lodged online  
Visit [ato.gov.au/general/online-services/](http://ato.gov.au/general/online-services/)  
Payment of the varied amount can be made using one of the 'How to pay' options below

Please pay from Typers

10

### HOW TO PAY

Visit [ato.gov.au/ato](http://ato.gov.au/ato) or call 61787 609 340 3060

Bank



Account number  
617876093403060

Transfer to [www.ato.gov.au](http://www.ato.gov.au)

CREDIT OR DEBIT CARD

Use a credit or debit card to pay

IF THE PAYMENT BY OTHER

HOW TO LODGE



## HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)

Individuals and sole traders can lodge online via their myGov account. Businesses can use the secure portal or Standard Business Reporting (SBR) enabled software.

If lodging by paper, print clearly using a black pen, use whole dollars or 0.7000, do not use r, m, nil, negative figures or symbols.

Variation codes (T4)	T4 code
Reason for varying	
Change in investments	21
Current business structure not continuing	22
Significant change in trading conditions	23
Internal business restructure	24
Change in legislation or product mix	25
Financial market changes	26
Use of income tax losses	27

## Varying your PAYG income tax instalment amount

Estimated tax for the year T8 \$

Worked amount payable for the quarter T9 \$

Reason code for variation (see variation codes table above) T4

Write the T9 amount at 5A below

PAYG income tax instalment 5A \$

Credit from PAYG income tax instalment variation 5B \$

Is 5A more than 5B?  Yes, then write the result of 5A minus 5B at 9. This amount is payable to the ATO.

No, then write the result of 5B minus 5A at 9. This amount is refundable to you (or offset against any other tax debt you have).

Your payment or refund amount 9 \$

Do not use symbols such as +, -, /, %

Authorised contact person who completed the form

Contact phone number

**Declaration:** I declare that the information given on this form is true and correct, and that I am authorised to make this declaration.

Signature

Date

If varying your amount using this form, return it to:

**Australian Taxation Office  
Locked Bag 1936  
ALBURY NSW 1936**

Taxation laws authorise the ATO to collect information including personal information about individuals who may complete this form. For information about privacy and personal information go to [ato.gov.au/privacy](http://ato.gov.au/privacy). Activity statement notifications are available from [ato.gov.au](http://ato.gov.au) or can be ordered by phoning 13 28 66.



## PAYMENT SLIP - 60

THE TRUSTEE FOR KENBRON  
SUPERANNUATION FUND

ATO code 0000 0156 03

ABN 61 787 609 340

Amount paid \$ .00

PRN Code 61787 609 340 3060

Australian Taxation Office  
Locked Bag 1936  
ALBURY NSW 1936



<61787609340>

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P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515

# Betta Air QLD

## AIRCONDITIONING SERVICES Design • Sales • Installation • Service

BSA Licence 1006950    ARC Licence AU01515    ABN 38 667 079 869

### INVOICE TO

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

## Tax Invoice

DATE	INVOICE NO
31/01/2022	30TIPPLER-A
TERMS	DUE DATE
Net 30	2/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
24/01/2022	<p>Job Location: 30 Tipplers St, Victoria Point QLD.</p> <p>Your Ref: 6959.</p> <p>Called to site. Investigate reported fault with A/C units.</p> <p>Lounge Room: Panasonic Split System (manufactured 2008). Requires strip &amp; clean , bag wash. Reported condenser fan running when unit is turned off. Found unit not responding, malfunction with PCB. Attempt to source replacement parts - no longer available. Recommendations: replace A/C unit (See Quote).</p> <p>Bedroom (daughter's - 1st bedroom on left): Panasonic Spit System (manufacture 2008) Requires strip &amp; clean , bag wash. Reported as operating and then turning off after short time. Found remote controller set to "dry / dehumidify" mode. Re-set to "cool" mode, unit operating as required whilst on site. Tenant later advised unit stopped operating early hrs of the morning, indicator light flashing "red", unable to restart. Attempt to source replacement parts - no longer available. Recommendation: replace A/C unit (See Quote).</p>			

<b>Tax Summary</b>		<b>Subtotal</b>
		<b>Tax</b>
<b>PAYMENT DETAILS</b>		<b>Total</b>
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>
		<b>Balance Due</b>

P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515

**Betta Air QLD**

**AIRCONDITIONING SERVICES**  
Design • Sales • Installation • Service

BSA Licence 1006950    ARC Licence AU01515    ABN 38 667 079 869

**INVOICE TO**

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

**Tax Invoice**

DATE	INVOICE NO
31/01/2022	30TIPPLER-A

TERMS	DUE DATE
Net 30	2/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
	continued next page			
	Bedroom (son's): LG Split System. Operating as required. Reported as leaking water in the past. Hose connection to the condensate drain needs to be run to down pipe in solid PVC pipe (See Quote).			
	Master Bedroom: Hitachi Split System. Operating as required. Condensate drain needs to be connected to existing external drain point (See Quote).			
	Call-out (discounted).	GST	3.50	35.00
	Labour (Chris - 1.5hrs)	GST	14.25	142.50
	Labour (Tyler - 1.0hr)	GST	5.50	55.00

<b>Tax Summary</b>		<b>Subtotal</b>	\$232.50
		<b>Tax</b>	\$23.25
<b>PAYMENT DETAILS</b>		<b>Total</b>	\$255.75
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>	\$0.00
		<b>Balance Due</b>	\$255.75

P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515

**Betta Air QLD**

**AIRCONDITIONING SERVICES**  
Design • Sales • Installation • Service

BSA Licence 1006950    ARC Licence AU01515    ABN 38 667 079 869

**INVOICE TO**

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

**Tax Invoice**

DATE	INVOICE NO
31/01/2022	30TIPPLER-A

TERMS	DUE DATE
Net 30	2/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
24/01/2022	Job Location: 30 Tipplers St, Victoria Point QLD. Your Ref: 6959. Called to site. Investigate reported fault with A/C units.  Lounge Room: Panasonic Split System (manufactured 2008). Requires strip & clean , bag wash. Reported condenser fan running when unit is turned off. Found unit not responding, malfunction with PCB. Attempt to source replacement parts - no longer available. Recommendations: replace A/C unit (See Quote).  Bedroom (daughter's - 1st bedroom on left): Panasonic Spit System (manufacture 2008) Requires strip & clean , bag wash. Reported as operating and then turning off after short time. Found remote controller set to "dry / dehumidify" mode. Re-set to "cool" mode, unit operating as required whilst on site. Tenant later advised unit stopped operating early hrs of the morning, indicator light flashing "red", unable to restart. Attempt to source replacement parts - no longer available. Recommendation: replace A/C unit (See Quote).			

<b>Tax Summary</b>		<b>Subtotal</b>
		<b>Tax</b>
<b>PAYMENT DETAILS</b>		<b>Total</b>
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>
		<b>Balance Due</b>

P O Box 1335  
CAPALABA QLD 4157

Phone (07) 3206 1008  
Fax (07) 3206 1022  
Mobile 0418 887 515

**Betta Air QLD**

**AIRCONDITIONING SERVICES**  
Design • Sales • Installation • Service

BSA Licence 1006950    ARC Licence AU01515    ABN 38 667 079 869

INVOICE TO

The Directors  
Kenbron Investments 1 Pty Ltd  
C/- All Commercial Properties QLD  
PO Box 7338  
REDLAND BAY QLD 4165

**Tax Invoice**

DATE	INVOICE NO
31/01/2022	30TIPPLER-A

TERMS	DUE DATE
Net 30	2/03/2022

DATE	DESCRIPTION	TAX	TAX AMT	AMOUNT
	continued next page			
	Bedroom (son's): LG Split System. Operating as required. Reported as leaking water in the past. Hose connection to the condensate drain needs to be run to down pipe in solid PVC pipe (See Quote).			
	Master Bedroom: Hitachi Split System. Operating as required. Condensate drain needs to be connected to existing external drain point (See Quote).			
	Call-out (discounted).	GST	3.50	35.00
	Labour (Chris - 1.5hrs)	GST	14.25	142.50
	Labour (Tyler - 1.0hr)	GST	5.50	55.00

<b>Tax Summary</b>		<b>Subtotal</b>	\$232.50
		<b>Tax</b>	\$23.25
<b>PAYMENT DETAILS</b>		<b>Total</b>	\$255.75
Direct Deposit: Bank: ANZ Capalaba BSB: 014-218 Acct No: 3507-58452	Cheque Payable To: Betta Air QLD	<b>Payments / Credits</b>	\$0.00
		<b>Balance Due</b>	\$255.75



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 Dec 2021

Statement to

31 Jan 2022

Statement number

35

2022	Details	Debit	Credit	Balance
	Balance brought forward			\$1,040.00
	<b><u>28 Tiplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 10 Jan 2022; Vacated: 10 Jan 2022			
12 Jan	7565 Rent 4 Jan 2022 to 10 Jan 2022		\$520.00	\$1,560.00
	26317 Transfer deposit to Invoice #55883, 28TIPP Water consumption 09/09/21 - 10/01/22 100KL		\$383.21	\$1,943.21
	<b><u>30 Tiplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 11 Feb 2022			
	7621 Rent 8 Jan 2022 to 14 Jan 2022		\$625.00	\$2,568.21
	7622 Rent 15 Jan 2022 to 21 Jan 2022		\$625.00	\$3,193.21
	7623 Rent 22 Jan 2022 to 11 Feb 2022		\$1,875.00	\$5,068.21
28 Jan	7708 * Owner Contribution 28 Tiplers (includes \$1,818.18 GST)		\$20,000.00	\$25,068.21
7 Jan	26288 * 30TIPP Inv 14090 Monthly pool service Dec '21 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$25,002.21
29 Jan	26551 * 30TIPP Inv 862 Replace inlet valves on two toilets (Refresh Plumbing and Gas) (includes \$18.17 GST)	\$199.87		\$24,802.34
	26552 * 28TIPP Inv 845 Connect dishwasher, Secure basin, Install bathroom tapware (Refresh Plumbing and Gas)	\$388.08		\$24,414.26
	26553 * 28TIPP Inv 4488 Realign 2 x garage doors (Redland Garage Doors Pty Ltd) (includes \$10.00 GST)	\$110.00		\$24,304.26
	26554 28TIPP Inv 155 Garden maintenance & tidy (Airds Property Care)	\$650.00		\$23,654.26
	26555 * 28TIPP Inv 6167 Remove old, supply & install new vanity, replacement handles in kitchen, create dish	\$1,672.00		\$21,982.26
	26556 * 28TIPP Inv 9102 Remove old, supply & install new shower screen and door (Redland City Glass & Alumin	\$990.00		\$20,992.26
31 Jan	26559 * 28TIPP Inv 11441 Various repairs and maintenance per invoice (AMA Property Maintenance) (includes \$4	\$4,581.00		\$16,411.26
	26560 * 28TIPP Inv 645 Roof leak repair works (CI Roofing) (includes \$186.00 GST)	\$2,046.00		\$14,365.26
	Totals at end of period (\$14,365.26 withheld for Pending Invoices)	\$10,702.95	\$25,068.21	\$14,365.26
	Total income on attached tax invoices includes GST of \$1,818.18			
	Total expenses on attached tax invoices includes GST of \$913.90			

\* indicates taxable supply

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 14090  
Date: 31/12/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal \$60.00  
GST 10% \$6.00  
Total \$66.00  
PAID \$0.00

**Balance Due \$66.00**



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
ABN: 54 896 287 980

Tax Invoice # 862  
27th January 2022

Amanda Moore  
Kenbron Investments 1 Pty Ltd  
30 Tipplers Street  
Victoria Point QLD 4165

**WORK COMPLETED:**

Attended site with reports of both toilets not filling correctly.

Replaced inlet valves on both toilets, isolation valve was not shutting off, Replaced mini stop and flexi in main toilet.

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Standard Tradesman Hours	1	\$85.00	\$85.00
Materials	1	\$96.70	\$96.70
		SUBTOTAL:	\$181.70
		GST:	\$18.17
		TOTAL:	\$199.87
		PAID:	\$0.00
		<b>BALANCE DUE:</b>	<b>\$199.87</b>

The technician has carried out the above work to my satisfaction.

**How to Pay**

Tax Invoice #862  
\$199.87 due by 29th January 2022

We accept payment by:  
BSB: 124-001  
Account: 23069791  
Bank Of Queensland  
Name: Refresh Plumbing & Gas

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/s94thjf>



907 Beenleigh Redland Bay RD Carbrook  
4130

info@refreshplumbingandgas.com.au

**Tax Invoice**  
**ABN: 54 896 287 980**

Tax Invoice # 862  
27th January 2022

Customer Signature

## How to Pay

We accept payment by:

BSB: 124-001

Account: 23069791

Bank Of Queensland

Name: Refresh Plumbing & Gas

Tax Invoice #862  
\$199.87 due by 29th January 2022

**Bank Details** Bank Of Queensland  
124-001  
23069791

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/s94thjf>

# Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au



**ALL COMMERCIAL  
PROPERTIES QLD**

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

30 Nov 2021

Statement to

31 Dec 2021

Statement number

34

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$1,430.28
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 3 Jan 2022; Vacating: 10 Jan 2022			
	7398 Rent 30 Nov 2021 to 6 Dec 2021		\$520.00	\$1,950.28
	7426 Rent 7 Dec 2021 to 13 Dec 2021		\$520.00	\$2,470.28
	7453 Invoice #55364, Water consumption charges 10/06/21-09/09/21		\$272.08	\$2,742.36
	7454 Rent 14 Dec 2021 to 20 Dec 2021		\$520.00	\$3,262.36
	7497 Rent 21 Dec 2021 to 27 Dec 2021		\$520.00	\$3,782.36
	7521 Rent 28 Dec 2021 to 3 Jan 2022		\$520.00	\$4,302.36
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$625.00 per week; Paid to: 7 Jan 2022			
	7346 Rent 4 Dec 2021 to 9 Dec 2021		\$590.00	\$4,892.36
	7428 Rent 11 Dec 2021 to 24 Dec 2021		\$1,250.00	\$6,142.36
	7439 Rent 25 Dec 2021 to 7 Jan 2022		\$1,250.00	\$7,392.36
9 Dec	25903 30TIPP REF 400009842354 Land Tax Assessment 2021 .2022 (Office of State Revenue)	\$2,810.00		\$4,582.36
15 Dec	25940 28TIPP Client 3817732 Land Tax 2021-22 (Office of State Revenue)	\$2,470.00		\$2,112.36
	25981 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,072.36		\$1,040.00
	Totals at end of period (\$1,040.00 withheld for January maintenance expenses)	\$6,352.36	\$7,392.36	\$1,040.00



**Office of State Revenue**  
**ABN** 90 856 020 239  
**Phone** 1300 300 734  
**Email** landtax@treasury.qld.gov.au  
**Web** www.qld.gov.au/landtax

RECEIVED

22/9/2021  
dow

## Land tax

### Assessment notice 2021-22

for land owned as at midnight 30 June 2021

Issued under the Land Tax Act 2010 and Taxation Administration Act 2001



417638-001 003067(9408) D038

The Trustee/s for Kenbron Investment 1 Trust  
PO Box 7338  
REDLAND BAY QLD 4165

**Issue date** 13 September 2021

**Payment reference** 400009842354

**Client number** 3818418

30 Tipplers St

**Amount payable** \$2,810.00  
(for this assessment)

**Due date** 13 December 2021

#### Assessment details

The attached land tax summary provides details on how your assessment is calculated. Further information (for example, about exemptions and taxable value) is available at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

Please read the 'Your obligations and entitlements' section of this notice.

#### Assessment comments

N/A

**Mark Jackson**

**Commissioner of State Revenue**

If you pay late, it will cost you more.

Pay online now!

Your land tax pays for roads, hospitals and other government services right here in Queensland.

#### Preferred payment method

See over for more payment options including payments by credit card or instalments.



Bill code: 625178  
Ref: 400009842354

#### Telephone and Internet Banking—BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or transaction account.

More info: [www.bpay.com.au](http://www.bpay.com.au)

\*Registered to BPAY Pty Ltd ABN 69 079 137 518

**Due date** 13 December 2021

**Payment reference** 400009842354

**Amount payable** \$2,810.00  
(for this assessment)

400009842354

## Late or non-payment

Unpaid tax interest applies if the amount payable is not received in full by the payment due date. It is calculated daily at the prescribed rate (currently 8.04% per annum and adjusted each year on 1 July) on any unpaid land tax liability.

Interest will continue to accrue each Sunday until payment of the total amount owing is received in full.

If you believe you have unpaid land tax liabilities for previous financial years, please contact us on 1300 300 734.

## Your obligations and entitlements

This assessment has been determined based on the information available to the Commissioner at the time of assessment.

Please advise us within one month of the assessment notice date of issue of any:

- further exemption entitlements (by submitting the relevant forms for consideration)
- discrepancies in your Queensland landholdings
- changes to your eligibility for any exemptions or sub-divider discount that are indicated in this notice
- change to your postal address. Did you know you can update your contact details online anytime?

Go to [www.qld.gov.au/coa](http://www.qld.gov.au/coa)

If any information in this assessment is incorrect or needs to be amended, we will issue a reassessment notice.

We conduct reviews of this information. Failure to update or correct your records may result in the reassessment of your liability, including the application of interest and or penalties. For more information, read public rulings TAA060.1 — *Remission of unpaid tax interest*, and TAA060.2—*Penalty tax*, available at [www.qld.gov.au/osr](http://www.qld.gov.au/osr)

## Valuations

Land values are provided by the Valuer-General under the *Land Valuation Act 2010*, and are used to calculate your taxable value. Only the Valuer-General can amend these values. The Office of State Revenue cannot consider an objection/variation to your assessment if you believe these values are excessive.

## Your rights

If you are dissatisfied with this assessment, you may lodge an objection. This objection must:

- be in writing
- state the grounds for the objection
- include copies of any relevant material
- be lodged within 60 days after the assessment notice is given.

For more information on the objection process, see 'Land tax reassessments, objections and appeals' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

## Payment options (See 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax))



Billers code: 625178 Reference: 400009842354

### Telephone and Internet Banking—BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au) \*Registered to BPAY Pty Ltd ABN 69 079 137 518



Billers code: 625178 Reference: 400009842354

### Pay by VISA, MasterCard or AMEX

(for amounts between \$10 and \$50,000)  
Call 1300 803 545 or go to 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)  
Note: A surcharge applies on each payment made through BPOINT (0.518% for VISA or MasterCard and 1.4% for AMEX).



### Extended payment option (EPO) via direct debit

First you must register for an EPO within 35 days of the issue date of this notice. We will debit three payments from your account. Go to 'Paying land tax' at [www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)

**Debit 1:** \$936.67  
on 29 October 2021

**Debit 2:** \$936.67  
on 13 December 2021

**Debit 3:** \$936.66  
on 11 February 2022

If paying by cheque, please cut off this payment slip and return it with your payment to: Office of State Revenue, GPO Box 2476 Brisbane QLD 4001.



# Your 2021-22 land tax summary

2021-22 assessment	\$2,810.00
Reassessment—N/A	\$0.00
Total assessed liability	\$2,810.00
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
<b>Total amount due</b>	<b>\$2,810.00</b>

## How your land tax was calculated

Property address	Property ID (from your valuation notice)	Property description	Valuations* 3 year averaging may be applied (If blank - State wide averaging factor of .98 used)			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2021-22	2020-21	2019-20						
LAND OWNED SOLELY BY Kenbron Investment 1 Trust											
30 TIPPLERS ST VICTORIA POINT	223811	81/RP/199096	\$430,000	\$430,000	\$430,000	\$430,000		\$430,000.00			\$430,000.00
Exemption codes											
D Subdivider discount applied											
A Aged-care facilities											
C COVID-19 Land tax relief											
E Other exemption											
M Moveable dwelling park											
P Primary production											
R Home											
S Supported accommodation											
T Transitional Home											
<b>Total taxable value</b>											\$430,000.00
<b>Tax rate ***</b>											\$1,450 + 1.70c for each \$1 more than \$350,000
<b>Total assessed liability</b>											\$2,810.00

\* These values are provided by the Valuer-General ([www.qld.gov.au/landvaluations](http://www.qld.gov.au/landvaluations)) under the *Land Valuation Act 2010* and are required to be used to calculate your taxable value. They may only be amended by the Valuer-General. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.

\*\*\* Different rates apply to foreign companies and trustees of foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website ([www.qld.gov.au/landtax](http://www.qld.gov.au/landtax)).



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account name(s)

Kenbron Pty Ltd 19 Beachside Court Victoria Point QLD 4165
--

Account	TIPPLERS
Statement from	29 Oct 2021
Statement to	30 Nov 2021
Statement number	33

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$137.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 29 Nov 2021			
	7178 Rent 2 Nov 2021 to 8 Nov 2021		\$520.00	\$657.00
	7222 Rent 9 Nov 2021 to 15 Nov 2021		\$520.00	\$1,177.00
	7273 Rent 16 Nov 2021 to 22 Nov 2021		\$520.00	\$1,697.00
	7291 Rent 23 Nov 2021 to 29 Nov 2021		\$520.00	\$2,217.00
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 3 Dec 2021			
	7214 Rent 6 Nov 2021 to 19 Nov 2021		\$1,180.00	\$3,397.00
	7231 Rent 20 Nov 2021 to 26 Nov 2021		\$590.00	\$3,987.00
	7232 Invoice #55365, Water consumption charges 10/06/21-09/09/21		\$682.12	\$4,669.12
	7282 Rent 27 Nov 2021 to 3 Dec 2021		\$590.00	\$5,259.12
8 Nov	25411 * 30TIPP Inv 13987 Repair bearings & mechanical seal on pool pump (Tlc Pool & Spa Services) (includes	\$330.00		\$4,929.12
	25411 * 30TIPP Inv 13987 Monthly pool service Oct '21 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$4,863.12
9 Nov	25422 * 28TIPP Inv WO-2248329 Replace 3 x damaged alarms- tenant on charged (Smoke Alarm Solutions Pty Ltd)	\$357.00		\$4,506.12
	25423 * 28TIPP Inv 4202 Garage Roller Door repair & service (Redland Garage Doors Pty Ltd) (includes \$10.00	\$110.00		\$4,396.12
11 Nov	25472 28TIPP PN 39918 RCC Rates 1/10/2021 - 31/12/2021 (Bronwyn & Ken Seeto)	\$1,277.89		\$3,118.23
18 Nov	25672 30TIPP PN 39919 RCC Rates 01/10/2021 - 31/12/2021 (Bronwyn & Ken Seeto)	\$1,687.95		\$1,430.28
	Totals at end of period (\$1,430.28 withheld)	\$3,828.84	\$5,259.12	\$1,430.28

Total expenses on attached tax invoices includes GST of \$78.45

\* indicates taxable supply

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 13987  
Date: 31/10/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00
Pump repair Barrings Mech seal Labour	1	\$300.00	\$300.00
		Subtotal	\$360.00
		GST 10%	\$36.00
		Total	\$396.00
		PAID	\$0.00

**Balance Due \$396.00**



# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au

153672/XE/000523 H  
Kenbron Investment 1 Pty Ltd As Trustee  
PO Box 7338  
REDLAND BAY QLD 4165

Property No.	39919
Valuation 2021-2022	\$430,000
Rating Category	2b
Billing Period	1 Oct 2021 - 31 Dec 2021

**Property Location**  
30 Tipplers Street Victoria Point QLD 4165  
Lot 81 RP 199096

**Due Date** - **15 Nov 2021**

Rate Account Balance B/Fwd	+	Current Levy	=	Total Amount Owing
<b>\$0.00</b>		<b>\$1,687.95</b>		<b>\$1,687.95</b>

## Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	689.46
Council Water and Sewerage Charges	\$	370.28
State Government Charges	\$	628.21
<b>Total Amount Payable</b>	<b>\$</b>	<b>1,687.95</b>

Payments made after 05/10/2021 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

To check your current balance log onto myServices  
[www.redland.qld.gov.au](http://www.redland.qld.gov.au)

### Payment By BPAY



**Bill Code:** 53058  
**Ref:** 1399195

### Telephone & Internet Banking – BPAY®

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)

® Registered to BPAY Pty Ltd ABN 69 079 137 518

### Payment Online



[www.redland.qld.gov.au](http://www.redland.qld.gov.au)  
Use your credit card to pay 24 hours 7 days per week.  
**Reference No:** 1399195

### Payment By Phone



**1300 300 943**

Visa, Mastercard. 24 hours.  
7 days per week.

**Reference No:** 1399195

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



### Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council  
PO Box 21  
Cleveland Qld 4163



Pay in Person at any  
Post Office



\*2431 1399195

### Account Summary

**Property Number** 39919

Kenbron Investment 1 Pty Ltd As Trustee

**Total Amount** **\$1,687.95**



\*L000623\*

2.551

153672/XE/000523

Amount

**Redland City Council Charges & Rebates**

General rate category 2b Min	\$521.50
Environment & coastal management	\$37.23
Landfill remediation	\$11.97
Redland City SES administration	\$1.82

**Utility Charges**

Residential 240Lt Waste / 240Lt Recycle	\$116.94
---	----------

**State Government Charges & Rebates**

Emergency management levy – Class A Group 2	\$57.45
---	---------

For the financial year 2021/22, an annual payment of \$5,231,355 will be paid to Redland City Council by the Queensland Government under the *Waste Reduction and Recycling Act 2011*. The purpose of this payment is to mitigate any direct impacts of the waste disposal levy to households in the Redland City local government area.

**Important Notes**

**Future Issue & Due Dates:**

Q3 Issue Date 12 Jan 22 /  
Due Date 14 Feb 22  
Q4 Issue Date 13 Apr 22 /  
Due Date 16 May 22

**Interest:** From 1 July 2021 to 30 June 2022 compound interest at the rate of 8.03% is payable on all overdue rates and charges (excluding non-rate items). If overdue rates are included in the opening balance of this rate notice they are accruing interest.

**Balance of Account:** If you would like to discuss a balance outstanding on your account or discuss payment options please contact us on (07) 3829 8999.

This rate notice is issued in accordance with the Local Government Regulation 2012 and Council's budget resolutions.

Andrew Chesterman,  
Chief Executive Officer,

**Payment In Person**

Council Service Centres:  
**Cleveland (Bloomfield St), and Capalaba (Noeleen St)**  
 Mon to Fri 8.30am – 4.30pm  
**Victoria Point Library (High St)** Mon to Fri 9am – 5pm

**Payment By Direct Debit**

Download a Direct Debit Request from Council's website or phone (07) 3829 8999 to request a form.  
 Complete and return by email to :  
[DirectDebitRates@redland.qld.gov.au](mailto:DirectDebitRates@redland.qld.gov.au) Or By Post To Redland City Council, Direct Debit, PO Box 21, Cleveland QLD 4163

Use Centrepay to make regular Deductions from your Centrelink payments. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [humanservices.gov.au/Centrepay](http://humanservices.gov.au/Centrepay) for more information and to set up your Centrepay Deductions.

**Credit Card Slip**

I hereby authorise the amount shown on this credit card slip to be charged against my credit card

**Property No. 39919**

VISA       MASTERCARD

--	--	--	--

<b>Amount</b>	\$	<b>Expiry Date</b>	
<b>Full Name on Card</b>			
<b>Signature</b>			
<b>Daytime Phone No.</b>			



# Water Account Summary

**General Enquiries:** (07) 3829 8999

**Email:** rcc@redland.qld.gov.au

**Web:** www.redland.qld.gov.au

**Property No.** 39919

**Property Location**

30 Tiplers Street Victoria Point QLD 4165  
Lot 81 RP 199096

**Billing Period**

1 Oct 2021 - 31 Dec 2021

Kenbron Investment 1 Pty Ltd As Trustee  
PO Box 7338  
REDLAND BAY QLD 4165

## Your Water Meter Readings

Water Meter Serial	Previous Read Date	Current Read Date	Number of Days	Previous Reading	Current Reading	Consumption (kilolitres)	Is Reading Estimated?
17W069711	10/06/2021	09/09/2021	91	1,320	1,498	178	No

## Local Government Distribution and Retail Price

Residential water consumption	\$	111.36
Residential fixed water access 20mm	\$	72.42
Sewerage	\$	186.50

## State Bulk Water Price

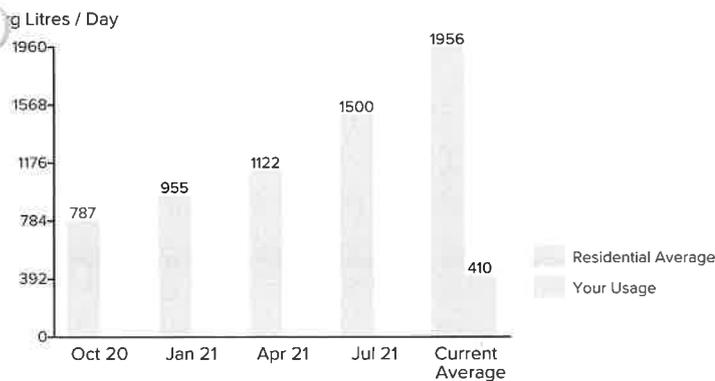
State Govt bulk water consumption	\$	570.76
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<b>Total Water and Wastewater Charges</b>	<b>\$</b>	<b>941.04</b>
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**This amount is included on your Rate Notice – DO NOT PAY SEPARATELY**

For comparison, the total water and wastewater billed on your last Rate Notice \$763.28

## Your Water Usage Comparison



Please refer to the back page of this summary for further information.

## Billing Enquiry?

For billing enquiries please contact Redland City Council  
**Telephone: 3829 8999** Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163  
PO Box 21, Cleveland Qld 4163

**email** rcc@redland.qld.gov.au

**web** www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council

**Telephone: 3829 8999**

\*M000523Q02\*  
2.553  
153672/XE/000523

## Water and Sewerage Charges

- The water fixed access charge is billed in advance and is a set charge (based on meter size).
- The sewerage charge is billed in advance and is a set charge.
- Water consumption is charged per kilolitre and is based on water meter readings taken over the quarter (1 kilolitre = 1,000 litres).

**For the 2021 -2022 financial year the following water consumption charges apply:**

Consumption Type	State Govt Bulk Water Price per kilolitre \$	Redland City Council Price per kilolitre \$	Total Price \$
Residential	3.231	0.629	3.860
Non Residential	3.231	1.440	4.671

## Why am I charged a state bulk water price?

Since 2008, Seqwater has owned, operated and maintained bulk supply dams, reservoirs and water treatment plants. State Government legislation requires council to display the bulk water charges as a separate item on your water summary.

## Estimated Readings

On occasion we may have trouble obtaining a meter reading for your property. Generally this happens in instances where the entry gate is locked, there is a dog or the meter is obstructed by vegetation. In these instances the meter reader will leave a self-read card in your letterbox if possible. You can avoid an estimated read by reading your water meter, completing the card and returning it to us as soon as possible.

If we have not received a meter reading we will estimate a reading based on your previous usage.

## Ownership Change - Why am I Paying for Water used by the Previous Owner?

As part of the settlement of ownership transfer the majority of conveyance solicitors will request a water search in order to do a water charge adjustment for the purposes of financial settlement. The adjustment covers the previous owner's water usage up until settlement date. Therefore in the majority of instances the new owner is not paying the water used by the previous owner. However, should you have any concerns please contact your conveyance solicitor.

## Checking for leaks

It is important to fix leaks or plumbing issues quickly. Locating and fixing leaks will save water and help reduce your water consumption charge.

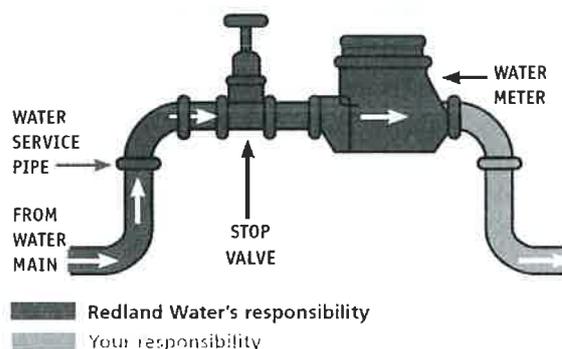
### Do a test:

- Turn off all household water appliances and garden taps
- Read and record the black and red numbers on the water meter (or take a photo of the numbers with your smart phone)
- Wait an hour or two then check the meter reading again.

If any of the numbers have moved you may have a leak in your internal water infrastructure. If a leak is suspected you are encouraged to contact a licensed plumber.

## Who owns the water meter?

Redland City Council owns the water meter, and the pipes that supply the services to the water meter.





**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd 19 Beachside Court Victoria Point QLD 4165
--

Account

TIPPLERS

Statement from

15 Oct 2021

Statement to

29 Oct 2021

Statement number

32

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 1 Nov 2021			
	7064 Rent 19 Oct 2021 to 25 Oct 2021		\$520.00	\$520.00
	7086 Rent 26 Oct 2021 to 1 Nov 2021		\$520.00	\$1,040.00
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 5 Nov 2021			
27 Oct	25310 28TIPP Quarterly PAYG Installment 01/07/2021 - 0/09/2021 (Australian Taxation Office)	\$451.50		\$588.50
	25310 30TIPP Quarterly PAYG Installment 01/07/2021 - 0/09/2021 (Australian Taxation Office)	\$451.50		\$137.00
	Totals at end of period (\$137.00 withheld for RCC Rates)	\$903.00	\$1,040.00	\$137.00



47531119

# Quarterly PAYG instalment notice

July to September 2021

135839  
038



THE TRUSTEE FOR KENBRON  
SUPERANNUATION FUND  
19 BEACHSIDE COURT  
VICTORIA POINT QLD 4165

Document ID **46 937 388 947**

ABN **61 787 609 340**

Variations due on **28 Oct 2021**

Payment due on **28 Oct 2021**

## PAYG income tax instalment

ATO instalment amount for the period shown above is **T7 \$ 903** From 2019 assessment

**If you are paying the above amount – do not send this form to the ATO**  
(payment can be made using one of the 'How to pay' options below)

**OR**

If you wish to **VARY** the amount, this form can be lodged online.  
Visit [ato.gov.au/general/online-services/](http://ato.gov.au/general/online-services/)  
Payment of the varied amount can be made using one of the 'How to pay' options below.

*28 + 30 Tipplers  
Please Pay  
To B*

NAT 4753-11 2019 [DE-9137]

149ATBA\_Form\_R\_VIC\_288/135839/135839/6

### HOW TO PAY

Your payment reference number (PRN) is: **61787 609 340 3060**

BPAY\*



Telephone & Internet Banking – BPAY\*

Contact your bank or financial institution to make this payment from your cheque, savings, debit or credit card account.  
More info: [www.bpay.com.au](http://www.bpay.com.au)

CREDIT OR DEBIT CARD

Pay online with your credit or debit card at [www.governmenteasypay.gov.au/PayATO](http://www.governmenteasypay.gov.au/PayATO)  
To pay by phone, call the Government EasyPay service on 1300 898 089.  
A card payment fee applies.

OTHER PAYMENT OPTIONS

For other payment options, visit [ato.gov.au/paymentoptions](http://ato.gov.au/paymentoptions)

HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)



## HOW TO LODGE

This form can be lodged online. Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)

- Individuals and sole traders can lodge online via their myGov account.
- Businesses can use the secure portal or Standard Business Reporting (SBR) enabled software.

If lodging by paper:

- print clearly using a black pen
- use whole dollars or '0' (zero)
- do not use n/a, nil, negative figures or symbols.

Variation codes (T4)	T4 code
Reason for varying	
Change in investments	21
Current business structure not continuing	22
Significant change in trading conditions	23
Internal business restructure	24
Change in legislation or product mix	25
Financial market changes	26
Use of income tax losses	27

## Varying your PAYG income tax instalment amount

Estimated tax for the year **T8** \$

Varied amount payable for the quarter **T9** \$

Write the T9 amount at 5A below

Reason code for variation (see variation codes table above) **T4**

PAYG income tax instalment **5A** \$

Credit from PAYG income tax instalment variation **5B**

**Don't complete this section unless you are VARYING.**

This form can be lodged online.

Visit [ato.gov.au/general/online-services](http://ato.gov.au/general/online-services)

If you are NOT VARYING you only need to pay the amount at T7 on the reverse.

Is 5A more than 5B?

(indicate with X)

Yes, then write the result of 5A minus 5B at 9. **This amount is payable to the ATO.**

No, then write the result of 5B minus 5A at 9. **This amount is refundable to you** (or offset against any other tax debt you have).

**Your payment or refund amount**

9 \$

Do not use symbols such as +, -, /, \$

Authorised contact person who completed the form

Contact phone number

**Declaration** I declare that the information given on this form is true and correct, and that I am authorised to make this declaration.

Signature

Date / /

If varying your amount using this form, return it to:

**Australian Taxation Office  
Locked Bag 1936  
ALBURY NSW 1936**

Taxation laws authorise the ATO to collect information including personal information about individuals who may complete this form. For information about privacy and personal information go to [ato.gov.au/privacy](http://ato.gov.au/privacy). Activity statement instructions are available from [ato.gov.au](http://ato.gov.au) or can be ordered by phoning 13 28 66.



Australian Government  
Australian Taxation Office

## PAYMENT SLIP - 60

THE TRUSTEE FOR KENBRON  
SUPERANNUATIONFUND

ATO code 0000 0156 03

ABN 61 787 609 340

Amount paid \$ .00

PRN Code 61787 609 340 3060

Australian Taxation Office  
Locked Bag 1936  
ALBURY NSW 1936



<61787609340> < < 000000> 15600< >



# Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211  
Email: accounts@allcommercialpq.com.au

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPLERS

Statement from

30 Sep 2021

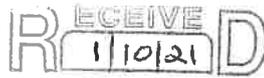
Statement to

15 Oct 2021

Statement number

31

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tiplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 18 Oct 2021			
	7015 Rent 5 Oct 2021 to 11 Oct 2021		\$520.00	\$520.00
	7041 Rent 12 Oct 2021 to 18 Oct 2021		\$520.00	\$1,040.00
	7043 * Invoice #55192, 28TIPP - On charge for 3 x replacement Smoke Alarm (Including GST) (includes \$32.45)		\$357.00	\$1,397.00
	<b><u>30 Tiplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 5 Nov 2021			
	7026 Rent 9 Oct 2021 to 29 Oct 2021		\$1,770.00	\$3,167.00
	7036 Rent 30 Oct 2021 to 5 Nov 2021		\$590.00	\$3,757.00
30 Sep	25067 * TLC - Inv 13940 30 Tiplers (includes \$6.00 GST)	\$66.00		\$3,691.00
15 Oct	25131 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$3,691.00		\$0.00
	Totals at end of period	\$3,757.00	\$3,757.00	\$0.00
	Total income on this tax invoice includes GST of \$32.45			
	Total expenses on attached tax invoices includes GST of \$6.00			



0410656990  
 slatwood@hotmail.com  
 BSB 484-799  
 ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
 accounts@allcommercialpq.com.au

Invoice No: 13940  
 Date: 30/09/2021  
 Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal \$60.00  
 GST 10% \$6.00  
 Total \$66.00  
 PAID \$0.00

**Balance Due \$66.00**



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

31 Aug 2021

Statement to

30 Sep 2021

Statement number

30

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 4 Oct 2021			
	6738 Rent 31 Aug 2021 to 6 Sep 2021	\$520.00		\$520.00
	6815 Invoice #54628, 28 TIPP Water consumption 12/12/2020 - 12/03/2021	\$265.25		\$785.25
	6825 Rent 7 Sep 2021 to 13 Sep 2021	\$520.00		\$1,305.25
	6845 Rent 14 Sep 2021 to 20 Sep 2021	\$520.00		\$1,825.25
	6892 Rent 21 Sep 2021 to 27 Sep 2021	\$520.00		\$2,345.25
	6911 Rent 28 Sep 2021 to 4 Oct 2021	\$520.00		\$2,865.25
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 8 Oct 2021			
	6752 Rent 4 Sep 2021 to 10 Sep 2021	\$590.00		\$3,455.25
	6820 Rent 11 Sep 2021 to 24 Sep 2021	\$1,180.00		\$4,635.25
	6824 Rent 25 Sep 2021 to 8 Oct 2021	\$1,180.00		\$5,815.25
7 Sep	24709 * TIPP Inv 13894 Monthly pool servicing August 2021 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$5,749.25
15 Sep	24818 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$4,709.25		\$1,040.00
30 Sep	25002 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,040.00		\$0.00
	Totals at end of period	\$5,815.25	\$5,815.25	\$0.00
	Total expenses on attached tax invoices includes GST of \$6.00			

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 13894  
Date: 31/08/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal \$60.00  
GST 10% \$6.00  
Total \$66.00  
PAID \$0.00

**Balance Due \$66.00**



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

30 Jul 2021

Statement to

31 Aug 2021

Statement number

29

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 30 Aug 2021			
	6543 * Invoice #54804, 28TIPP - RCC Water consumption charges 12/03/2021 (Including GST) (includes \$22.42)		\$246.57	\$246.57
	6578 Rent 3 Aug 2021 to 9 Aug 2021		\$520.00	\$766.57
	6619 Rent 10 Aug 2021 to 16 Aug 2021		\$520.00	\$1,286.57
	6665 Rent 17 Aug 2021 to 23 Aug 2021		\$520.00	\$1,806.57
	6699 Rent 24 Aug 2021 to 30 Aug 2021		\$520.00	\$2,326.57
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 3 Sep 2021			
	6593 Rent 7 Aug 2021 to 27 Aug 2021		\$1,770.00	\$4,096.57
	6605 Invoice #54805, 30TIPP - RCC Water consumption charges 12/03/2021		\$504.36	\$4,600.93
	6606 Rent 28 Aug 2021 to 3 Sep 2021		\$590.00	\$5,190.93
10 Aug	24338 TIPP PN 39918 28 Tipplers RCC Rates 01/07/2021 - 3/09/2021 (Bronwyn & Ken Seeto)	\$1,252.40		\$3,938.53
	24339 * TIPP Inv 13848 Monthly Pool Servicing July '21 (Tic Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,872.53
16 Aug	24445 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$2,832.53		\$1,040.00
31 Aug	24641 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,040.00		\$0.00
	Totals at end of period	\$5,190.93	\$5,190.93	\$0.00

Total income on this tax invoice includes GST of \$22.42

Total expenses on attached tax invoices includes GST of \$6.00

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 13848  
Date: 31/07/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt	1	\$60.00	\$60.00
Vac pool			
Salt cell			
Leaf rake pool			
Test water and backwash filter			

Subtotal	\$60.00
GST 10%	\$6.00
Total	\$66.00
PAID	\$0.00

**Balance Due \$66.00**



**ALL COMMERCIAL  
PROPERTIES QLD**

## Tax Invoice

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: accounts@allcommercialpq.com.au

Account  
name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account

TIPPLERS

Statement from

15 Jul 2021

Statement to

30 Jul 2021

Statement number

28

2021	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b><u>28 Tipplers Street, Victoria Point</u></b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 2 Aug 2021			
	6448 Rent 20 Jul 2021 to 26 Jul 2021		\$520.00	\$520.00
	6480 Rent 27 Jul 2021 to 2 Aug 2021		\$520.00	\$1,040.00
	<b><u>30 Tipplers Street, Victoria Point</u></b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 6 Aug 2021			
	6464 Invoice #54629, 30 TIPP Water consumption 12/12/2020 - 12/03/2021		\$377.33	\$1,417.33
23 Jul	24233 * 30TIPP Inv 3801 Replace leaking kitchen tap mixer (Scurry Plumbing Solutions Pty Ltd) (includes \$10.	\$110.00		\$1,307.33
30 Jul	24278 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,307.33		\$0.00
	Totals at end of period	\$1,417.33	\$1,417.33	\$0.00
	Total expenses on attached tax invoices includes GST of \$10.00			

Civil Commercial Residential

**TAX INVOICE / STATEMENT**

Bill To:  
 kenbron Pty Ltd  
 c/- All Commercial Properties QLD

Invoice #: 00003801  
 Date: 30/06/2021  
 Terms: Net 7  
 Due Date: 7/07/2021

Cust. O/N Reference: 6435

Description	Price Excludes GST	GST
Attend site at 30 Tipplers Street, Victoria Point on the 30/06/2021 to complete the following works		\$45.14
Downpipe repair and GAS Certification Labour	\$100.00	
Leaking kitchen sink tap Supply and Install new Sink Tap	\$351.36	
This is a payment claim under the Building & Construction Industry Payments Act 2004.		

COMMENT	GST:	\$45.14
<i>Please pay on receipt of Invoice as no further Statement is issued.</i>	Total Inc GST:	\$496.50
<i>Thank You</i>	Amount Applied:	\$0.00
	<b>Balance</b>	<b>\$496.50</b>

<b>BANK DETAILS</b> <b>EFT: National Australia Bank</b> <b>BSB: 084606</b> <b>Acc: 86 931 1366</b>	<b>PLEASE MAKE CHEQUES PAYABLE</b> <b>Scurry Plumbing Solutions Pty Ltd</b>
---	--



**ALL COMMERCIAL  
PROPERTIES QLD**

**Tax Invoice**

ABN: 67 102 465 412

Suite A10, First Floor, 11-13 Bunker Road  
Victoria Point Qld 4165

Telephone: (07) 3207 8211

Email: [accounts@allcommercialpq.com.au](mailto:accounts@allcommercialpq.com.au)

Account name(s)

Kenbron Pty Ltd  
19 Beachside Court  
Victoria Point QLD 4165

Account	TIPPLERS
Statement from	30 Jun 2021
Statement to	15 Jul 2021
Statement number	27

2021

Details

		Debit	Credit	Balance
	Balance brought forward			\$0.00
	<b>28 Tiplers Street, Victoria Point</b>			
	Adam Harambura; Kristen Turner; \$520.00 per week; Paid to: 19 Jul 2021			
	6363 Rent 6 Jul 2021 to 12 Jul 2021		\$510.00	\$510.00
	6399 Rent 13 Jul 2021 to 19 Jul 2021		\$520.00	\$1,030.00
	<b>30 Tiplers Street, Victoria Point</b>			
	Tye Sharpe; Melissa Sharpe; \$590.00 per week; Paid to: 6 Aug 2021			
	6375 Rent 10 Jul 2021 to 30 Jul 2021		\$1,770.00	\$2,800.00
	6387 Rent 31 Jul 2021 to 6 Aug 2021		\$590.00	\$3,390.00
13 Jul	23990 * TIPP Inv 13795 Monthly Pool servicing June '21 (Tlc Pool & Spa Services) (includes \$6.00 GST)	\$66.00		\$3,324.00
15 Jul	24039 TIPP PN 39919 30 Tiplers RCC Rates 01/07/2021 - 30/09/2021 (Bronwyn & Ken Seeto)	\$1,510.19		\$1,813.81
	24069 Payment to Owner (Kenbron Pty Ltd) (Kenbron Pty Ltd, Westpac Banking Corporation, 034-074 187037)	\$1,813.81		\$0.00
	Totals at end of period	\$3,390.00	\$3,390.00	\$0.00
	Total expenses on attached tax invoices includes GST of \$6.00			

\* indicates taxable supply

0410656990  
slatwood@hotmail.com  
BSB 484-799  
ACC 500363790

# Tlc Pool & Spa Services

## Tax Invoice

Bill To: Amanda Moore  
accounts@allcommercialpq.com.au

Invoice No: 13795  
Date: 30/06/2021  
Terms: NET 7

	Quantity	Rate	Amount
Tipplers street Vic point	1	\$0.00	\$0.00
Service salt Vac pool Salt cell Leaf rake pool Test water and backwash filter	1	\$60.00	\$60.00

Subtotal	\$60.00
GST 10%	\$6.00
Total	\$66.00
PAID	\$0.00

**Balance Due \$66.00**