

## Property Details

<b>Owner</b>	<b>ZAHRA PROPERTY PTY LTD</b>	
<b>Property Location</b>	<b>603/18 THORN ST KANGAROO POINT</b>	
<b>Real Property Description</b>	<b>L.603 SP.209177 PAR STH BRISBANE 10/1849</b>	
Valuation effective from	1 Jul 2015	\$56,787
	1 Jul 2016	\$62,196
	1 Jul 2017	\$62,196
Average Rateable Valuation (A R V)		\$60,393

## Account Details

Account Number 5000 0000 5231 018

<b>Opening Balance</b>		
Closing Balance Of Last Bill		374.63
Payment Received - 12-Jan-2018		374.60 CR
Discount/Rounding Allowed		0.03 CR
<b>Total</b>		<b>0.00</b>

**Period: 1 Apr 2018 - 30 Jun 2018**

### Brisbane City Council Rates & Charges

General Rates - Category 14 (Annually 0.3305 Cents In The A R V \$) @ Parity Factor (P/F) 2.157832	223.56
Waste Utility Charge - 1 Charge(S) @ \$79.52 Qtr	79.52
Bushland Preservation Levy Category 14 (Annual 0.0116 Cents In The A R V \$) @ P/F 2.157832	7.82
Environmental Mgt Compliance Levy Category 14 (Annual 0.0165 Cents In The A R V \$) @ P/F 2.157832	11.18
<b>Total</b>	<b>322.08</b>

### State Government Charges

Emergency Management Levy - Group 2	52.55
<b>Total</b>	<b>52.55</b>

## Other Information

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





Terri Scheer

63461 408195048



**\$329.00**

**Receipt**

WHEN

**Paying Sun, 25 Mar 2018**

Arriving Mon, 26 Mar 2018

RECEIPT NO.

**MBL2018032611155997**





Brisbane City Coun

78550 500000005231018

\$374.60

Receipt

WHEN

Paying Thu, 3 May 2018

Arriving Thu, 3 May 2018

RECEIPT NO.

MBL20180503114583666





# Policy Schedule

 ABUR  
 PENIBKAN  
 LL5302042

## Landlords Preferred Policy



BR-VIC-3883

 Zahra Properties Pty Ltd  
 9 Burley Court  
 WYNDHAM VALE VIC 3024

05 March 2018

**POLICY NUMBER:** TS0446465LPP

**AMOUNT DUE:** \$329.00

LL5302042 - 003883 - 1/1 - [LPP]

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

Renewal

**Expiry Date**

 4.00pm 23/04/2018. We invite you to renew your policy until 4.00pm  
 23/04/2019

**Managing Agent**

Peninsula Riverside

**Property Details**

The land size is less than 2 acres.

**Sum Insured**

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

**Excess per claim**

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

**Annual Premium \$329.00**

Includes GST of \$27.44 and Stamp Duty of \$27.17

*If any of the information shown is incorrect, please call to advise us.*
**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions**

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

Please turn over for important policy information

**Payment Slip for : Zahra Properties Pty Ltd - 603/18-32 Thorn Street, KANGAROO POINT QLD 4169**
**Amount Payable**

\$329.00

**Due Date**

23/04/2018

**Policy Number**

TS0446465LPP

**Payment Reference No**

704464650

**Payment Options**

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

**Biller Code:** 63461

**Ref:** 704464650

**Telephone & Internet Banking – BPAY®**

 Contact your bank or financial institution to make  
 this payment from your cheque, savings, debit,  
 credit card or transaction account. To use the QR  
 code, use the reader within your mobile banking app.  
 More info: [www.bpay.com.au](http://www.bpay.com.au)

**Insured details****What you have told us:**

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

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

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

**Your Duty of Disclosure**

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

**If you do not tell us something**

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

**Privacy**

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





# Rate Account

**Property Location** 603/18 THORN ST  
KANGAROO POINT  
**Issue Date** 4 Apr 2018

Dedicated to a better Brisbane

Account number <b>5000 0000 5231 018</b>
Bill number <b>5000 1032 9381 534</b>

**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

Account Period  
1 Apr 2018 - 30 Jun 2018



000  
BCC\_RATES\_33721\_20180329006XPBILR\_A-0004411-0017647  
ZAHRA PROPERTY PTY LTD  
9 BURLEY CT  
WYNDHAM VALE VIC 3024

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

**Nett Amount Payable**

**\$374.60**

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

**Due Date**

**4 May 2018**



## SWITCH TO PAPERLESS BILLING

Sign up to receive your rates notice by email to keep our city liveable and sustainable.

You won't forget when your bill is due by opting in to receive free SMS reminders.

To sign up, visit [brisbane.qld.gov.au/rates](http://brisbane.qld.gov.au/rates) to help keep Brisbane clean, green and sustainable.



### Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	322.08
State Government Charges	52.55

<b>Gross Amount</b>	374.63
<b>Discount and/or Rounding (where applicable)</b>	0.03 CR
<b>Nett Amount Payable</b>	374.60

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



#### Pay using your smartphone

Download the Snip App and scan the code to pay now.



Pay in person at any Post Office



\*439 500010329381534

**Due Date**

**4 May 2018**



ZAHRA PROPERTY PTY LTD

**Nett Amount**

**\$374.60**

Billers Code: 78550  
Ref: 5000 0000 5231 018

**50**

**Gross Amount**  
**\$374.63**



# YOUR CHARGES for 24/11/2017 to 22/02/2018 (91 days)

Customer ref. no. 10 1065 9610 0000 8

PENINSULA ON THE RIVER 603  
18 THORN STREET  
KANGAROO POINT 4169

## Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG29286	24/11/2017	144		
	23/02/2018	160	16kL	

 **Your usage was 16 kilolitres.**  
That's an average of 176 litres per day.

## Water Usage

### State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2017/18 16kL @ \$2.817000/kL \$45.07

### Queensland Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 consumption 2017/18 16kL @ \$0.768000/kL \$12.28

**Subtotal \$57.35**

## Water Services

### Queensland Urban Utilities water service charge

The amount we charge to maintain the water network.

Water access charge 2017/18 91 days \$51.63

This charge is for the period 01/04/2018 to 30/06/2018

**Subtotal \$51.63**

## Sewerage Services

### Queensland Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage access charge 2017/18 91 days \$131.97

This charge is for the period 01/04/2018 to 30/06/2018


**Subtotal \$131.97**

**Water usage \$57.35**




**Water services \$51.63**

**Sewerage services \$131.97**

**Your total charges 24/11/2017 to 22/02/2018 \$240.95**

 **What is a kilolitre (1kL)?**  
1 kilolitre = 1000 litres

## What can you do with 1 kilolitre?

-  Water the garden with a hand held hose for 1 hour
-  50 dishwasher cycles
-  Wash the car on the lawn 4 times

## What are Tier 1 and Tier 2 charges?

Water usage charges are scaled so that the more water you use the more you pay. For a 90 day period the tiers are as follows:

**Up to 74kL for 90 days**  
Tier 1 charges apply

**More than 74kL for 90 days**  
Tier 2 charges apply.


You only pay Tier 2 charges for anything OVER 74kL

## Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。  
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50  
통역사가 필요하시면 13 14 50 으로 연락하십시오.  
Cuando necesite un intérprete llame al 13 14 50

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Download the Snip App and scan the code to pay now.



Tear off slip and return with your cheque payment to PO Box 963, Parramatta, NSW 2124. See reverse for payment options.



**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: ZAHRA PROPERTY PTY LTD



Billers Code: 112144  
Ref: 10 1065 9610 0000 8



BPAY\* this payment via internet or phone banking.  
BPAY View\* - View and pay this bill using internet banking.  
To use the QR code, use the reader within your mobile banking app.  
More info: www.bpay.com.au



\*4001 101065961000008



**Commonwealth Bank Credit**  
Commonwealth Bank of Australia  
ABN 48 123 123 124  
240 Queen Street, Brisbane, QLD

Date  
Cash  
Cheques

Current charges due date  
25/05/2018

For Credit Queensland Urban Utilities

Trans Code 831 User ID 066840

Customer Reference No. 101065961000008

Total Due \$ 240.95

+757+

## Water and Sewerage Quarterly Account



QUUR88\_A4A01/E-18689/S-32255/I-64509/O24  
ZAHRA PROPERTY PTY LTD  
9 BURLEY CT  
WYNDHAM VALE VIC 3024

Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 9
Date issued	25/04/2018
<b>Total due</b>	<b>\$240.95</b>
<b>Current charges due date</b>	<b>25/05/2018</b>

### Your water usage

Water usage (kL)	16
Days charged	91

### Average daily water usage (litres)

Current period	176
Same period last year	252

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

## Account Summary Period 24/11/2017 - 22/02/2018

### Your Last Account

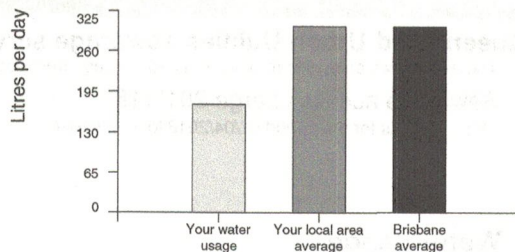
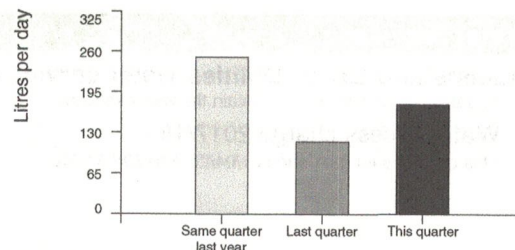
Amount Billed	\$223.02
Amount Paid	\$223.02CR

### Your Current Account

Current Charges	\$240.95
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<b>Total Due</b>	<b>\$240.95</b>
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*If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.*



**A new look...**  
**We've made your bill easier to read and understand.**  
Visit [urbanutilities.com.au/yourbillexplained](http://urbanutilities.com.au/yourbillexplained)



### Direct debit

To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)



### Telephone and internet banking - BPAY®

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



### Internet

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518

## Payment options



### By phone

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



### Mail

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



### In person

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



**By Mobile** - Download the free Sniip® mobile app, create your account and scan the circular QR code over the page to pay. Sniip payments can be used with Visa and MasterCard credit and debit cards and will incur a 0.39% surcharge. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

# YOUR CHARGES for 23/02/2018 to 27/05/2018 (94 days)

Customer ref. no. 10 1065 9610 0000 8

PENINSULA ON THE RIVER 603  
18 THORN STREET  
KANGAROO POINT 4169

## Your meter readings

Serial Number	Read Date	Reading	Usage	Comment
ABG29286	23/02/2018	160		
	28/05/2018	173	13kL	

**Your usage was 13 kilolitres.**  
That's an average of 138 litres per day.

**What is a kilolitre (1kL)?**  
1 kilolitre = 1000 litres

## What can you do with 1 kilolitre?

- Water the garden with a hand held hose for 1 hour
- 50 dishwasher cycles
- Wash the car on the lawn 4 times

## Water Usage

### State bulk water price

The amount per kilolitre that we pay the State Government for treated water.

State Bulk Water Charge 2017/18	13kL @ \$2.817000/kL	\$36.62
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### Queensland Urban Utilities distributor-retailer price

The amount per kilolitre we charge to maintain water quality and deliver this to your property.

Tier 1 usage 2017/18	13kL @ \$0.768000/kL	\$9.98
<b>Subtotal</b>		<b>\$46.60</b>

## Water Services

### Queensland Urban Utilities water service charge

The amount we charge to maintain the water network.

Water access charge 2018/19	92 days	\$54.12
This charge is for the period 01/07/2018 to 30/09/2018		
<b>Subtotal</b>		<b>\$54.12</b>

## Sewerage Services

### Queensland Urban Utilities sewerage service charge

The amount we charge to remove and treat sewage from your property.

Sewerage access charge 2018/19	92 days	\$134.46
This charge is for the period 01/07/2018 to 30/09/2018		
<b>Subtotal</b>		<b>\$134.46</b>

**Water usage \$46.60**

**Water services \$54.12**

**Sewerage services \$134.46**

**Your total charges 23/02/2018 to 27/05/2018 \$235.18**

## What are Tier 1 and Tier 2 charges?

Water usage charges are scaled so that the more water you use the more you pay. For a 90 day period the tiers are as follows:

**Up to 74kL for 90 days**  
Tier 1 charges apply

**More than 74kL for 90 days**  
Tier 2 charges apply.

You only pay Tier 2 charges for anything OVER 74kL

## Interpreter service 13 14 50

当您需耍口译员时，请致电 13 14 50。  
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.  
Khi bạn cần thông ngôn, xin gọi số 13 14 50  
통역사가 필요하시면 13 14 50 으로 연락하십시오.  
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**Water and Sewerage Account**  
In Person / Mail Payment Advice  
Name: ZAHRA PROPERTY PTY LTD

**B PAY**  
Biller Code: 112144  
Ref: 10 1065 9610 0000 8



**Commonwealth Bank Credit**  
Commonwealth Bank of Australia  
ABN 48 123 123 124  
240 Queen Street, Brisbane, QLD

**BPAY\*** this payment via Internet or phone banking.  
**BPAY View\*** - View and pay this bill using internet banking.  
To use the QR code, use the reader within your mobile banking app.  
More info: www.bpay.com.au



\*4001 101065961000008



Teller Stamp & Initials  
Cheques

Current charges due date  
23/08/2018

For Credit **Queensland Urban Utilities**

Trans Code

User ID

Customer Reference No.

831

066840

101065961000008

\$

235.18

## Water and Sewerage Quarterly Account



QUUR48\_A4A01/E-19095/S-32300/I-64599/024  
ZAHRA PROPERTY PTY LTD  
9 BURLEY CT  
WYNDHAM VALE VIC 3024

Customer reference number	10 1065 9610 0000 8
Bill number	1065 9610 10
Date issued	24/07/2018
<b>Total due</b>	<b>\$235.18</b>
<b>Current charges due date</b>	<b>23/08/2018</b>

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

### Your water usage

Water usage (kL)	13
Days charged	94

### Average daily water usage (litres)

Current period	138
Same period last year	109

## Account Summary Period 23/02/2018 - 27/05/2018

### Your Last Account

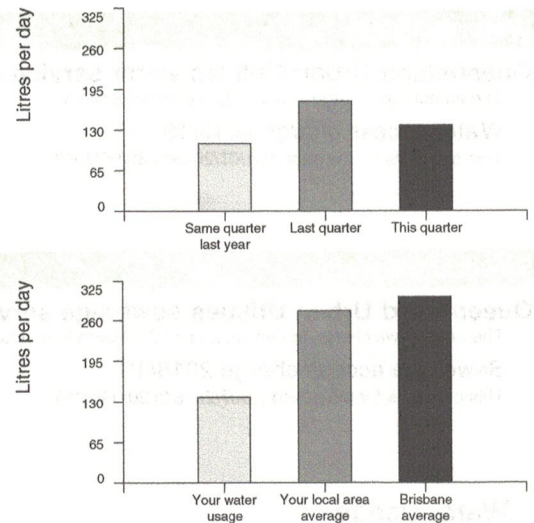
Amount Billed	\$240.95
Amount Paid	\$240.95CR

### Your Current Account

Balance	\$0.00
Current Charges	\$235.18

**Total Due \$235.18**

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



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

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

## Payment options

### Direct debit

To arrange automatic payment from your bank account, visit [www.urbanutilities.com.au/directdebit](http://www.urbanutilities.com.au/directdebit)

### Telephone and internet banking – BPAY®

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

### Internet

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Amount paid

Date paid

Receipt number