



Rate Account

Property Location 100 RYAN ST
WEST END
Issue Date 5 Apr 2023

Dedicated to a better Brisbane

Bill number
5000 1043 6264 295

Bill number including donation
5800 1043 6264 295

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Apr 2023 - 30 Jun 2023



P093BCCRA023_A4MA01/E-1372/S-2744/I-5487

JASALAGE SUPER TRUST
C/- TEEPO PTY LTD AS TRUSTEE
PO BOX 5688
WEST END QLD 4101

Nett Amount Payable

\$763.15

Due Date

5 May 2023

Donate to the Lord Mayor's Charitable Trust to help those in need

You can make a \$15 donation to the Lord Mayor's Charitable Trust to support Brisbane's grass-roots charities.

Donations are tax deductible and can be made through your preferred rates payment method. A separate receipt will be issued by Council.

For more about the work of the Trust visit lmct.org.au

Council is fundraising for the Lord Mayor's Charitable Trust, a registered charity under the Collections Act 1966.



LORD MAYOR'S CHARITABLE TRUST

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

Compounding interest of 8.17% per annum will accrue daily on any amount owing immediately after this date.

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	704.31
State Government Charges	58.85

PAID

Gross Amount	763.16
Discount and/or Rounding (where applicable)	0.01 CF
Nett Amount Payable	763.15
Optional Lord Mayor's Charitable Trust donation received by the Due Date	778.15

Please note, your nominated bank account will be Direct Debited with the amount/s as arranged.

Including Lord Mayor's Charitable Trust \$15 donation

Excluding Lord Mayor's Charitable Trust \$15 donation

Pay using your smartphone



*439 580010436264295



*439 500010436264295



Bill Code: 319186
Ref: 5800 0000 0538 926
Amt: \$778.15 by 5 May 2023



Bill Code: 78550
Ref: 5000 0000 0538 926
Amt: \$763.15 by 5 May 2023



JASALAGE SUPER TRUST

Due Date

5 May 2023

50

Gross Amount

\$763.16

Nett Amount

\$763.15

<0000076315>

<004440>

<500010436264295>

>

**Water and Sewerage
Quarterly Account**



QUUR64_A4A01/E-13/S-14/I-27/035
JASALAGE SUPER TRUST
C/- TEEPO PTY LTD AS TRUSTEE
PO BOX 5688
WEST END QLD 4101

Property Location: 100 RYAN STREET
WEST END 4101

PAID

Customer reference number	10 1015 4746 0000 0
Bill number	1015 4746 107
Date issued	19/04/2023
Total due	\$965.01
Direct debit date	19/05/2023

Your water usage

Water usage (kL) 163
Days charged 90

18/5/23

Average daily water usage (litres)

Current period 1811
Same period last year 89

Account Summary Period 03/01/2023 - 02/04/2023

Your Last Account

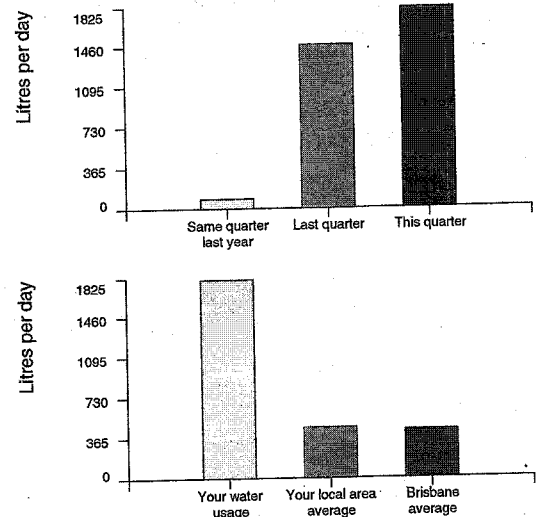
Amount Billed \$613.23
Amount Paid \$613.23CR

Your Current Account

Balance \$0.00
Current Charges \$965.01

Total Due \$965.01

*Thank you for paying by Direct Debit.
The Total Due is due on the Direct Debit Date. It will be debited from
your nominated account on the Direct Debit Date shown.*



ALWAYS HERE WHEN YOU NEED US

- Clean safe water every day
- 24/7 crews
- Local contact centre
- Supporting vulnerable customers
- Protecting the environment for future generations

Payment options

- Direct debit**
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit
- Telephone and internet banking - BPAY®**
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
® Registered to BPAY Pty Ltd ABN 69 079 137 518
- Internet**
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

- By phone**
Call 1300 123 141 to pay your account using your MasterCard or Visa 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 - Sniip®**
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 cards*. Sniip is not available for iPads or tablets.

Amount paid

Date paid

Receipt number

Policy Schedule

Landlord Residential Building Insurance

To sign up to receive your policy documents electronically please visit terrischeer.com.au/paperless



035-00859-

28 December 2022

Grako Pty Ltd ATF Jasalage Superannuation Fund
PO Box 5688
WEST END QLD 4101

POLICY NUMBER: TS2880987RBI
AMOUNT DUE: \$ 2,035.39
DUE DATE: 14/02/2023

Insured: Grako Pty Ltd ATF Jasalage Superannuation Fund

Insured Address: 100 Ryan Street, WEST END QLD 4101

Premium Type

Renewal

Sum Insured

Building	\$337,366
Liability to Other	\$20,000,000
Weekly rent	\$711

Expiry Date

14/02/2023. We invite you to renew your policy until 12:01am
14/02/2024

Managing Agent

Harcourts - West End (Proactive Results)

Excess per claim

Loss of rent, Liability to others, or any Add. benefits in Sect 1	\$0
Tenant damage	\$500
Earthquake or Tsunami	\$500
Building damage	\$500

Property Details

It is a permanent rental.
It is a House.
Construction type is weatherboard/wood.
The land size is less than 2 acres.
It was built in approximately 1950.
There is no common ground.
There is no business activity operated from this property.
The property is kept well maintained and in good condition*

Mortgagee: NAB

Annual Premium **\$2,035.39**

Includes: Combined Policy Discount

Last year's annual premium	\$1,506.16
Change on last year	35.1 %

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

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

PAID

3/2/23

Please turn over for important policy information and payment details

TS00033 01/03/14 A



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



278QRO1105DL01/E-2435/S-4505/I-9009/4 035
 The Trustee/s for JASALAGE SUPER TRUST
 PO BOX 5688
 WEST END QLD 4101

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

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

Assessment comments

N/A

Mark Jackson
 Commissioner of State Revenue

PAID

31/1/23

Preferred payment method

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



Bill code: 625178
 Ref: 400010627505

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

Registered to BPAY Pty Ltd ABN 69 079 137 518

Land tax

Assessment notice 2022-23

for land owned as at midnight 30 June 2022
 Issued under the Land Tax Act 2010 and Taxation Administration Act 2001

Issue date 4 October 2022
Payment reference 400010627505
Client number 4054574

Amount payable \$6,380.00
 (for this assessment)

Due date 3 January 2023

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.

Due date 3 January 2023
Payment reference 400010627505

Amount payable \$6,380.00
 (for this assessment)

400010627505



A: 79 Bambrook St, Taigum QLD 4018 P/F: 3865 4549 M: 0427 772 500

E: info@mitchconstructions.com.au W: mitchconstructions.com.au
Licensee: Glenn Mitchell | QBSA Lic: 17224 | ABN: 55931 238 723

Tax Invoice M260-23

Date: 3 December 2022

To: James & Sally Mulhearn
47 Orleigh Street
WEST END QLD 4101

Ph: James M: 0411 772 579 Email:
Ph: Sally M: 0422 228 320 Email: sallym4101@gmail.com

Site Address: 100 Ryan Street, West End Q 4101

Variation to Contract due to hidden flood damage and asbestos found behind existing sheeting.

1. Remove asbestos from two front rooms covered up with sheeting from previous renovation. Engage asbestos contractor. Strip/remove asbestos & dispose. Supply clearance certificate. Eleven day extension to contract to shut down site until clearance. **\$4720.00**
2. Repaint front and back deck due to paint failure after flood clean. **\$2365.00**
3. Renew existing flood damaged water main from meter to existing connection. Renew gas hot water line damaged from flood and provide certificate. All exposed after mud and debris removal. **\$1815.00**
4. Supply and install 3 external power points and 1 external light and 1 faulty main wire to hot plates, all of which were exposed after removal of mud and flood clean from under house. **\$1507.00**

Total Outstanding incl GST

\$ 10 407.00

Terms: 5 days

Bank Account Details:
Mitchell Constructions
BSB: 034 059 Account: 630125

Sent to Terri Scler ✓



A: 79 Bambrook St, Taigum QLD 4018 P/F: 3865 4549 M: 0427 772 500

E: info@mitchconstructions.com.au W: mitchconstructions.com.au
Licensee: Glenn Mitchell | QBSA Lic: 17224 | ABN: 55931 238 723

Tax Invoice M252-23

Date: 21 September 2022

To: James & Sally Mulhearn
47 Orleigh Street
WEST END QLD 4101

Ph: James M: 0411 772 579 Email:
Ph: Sally M: 0422 228 320 Email: sallym4101@gmail.com

Site Address: 100 Ryan Street, West End Q 4101

Please make payment as follows -

Paint / work completed - inc. GST \$ 37 940.00

PAID
22/09/22

Terms: 5 days

Bank Account Details:
Mitchell Constructions
BSB: 034 059 Account: 630125

877-77



TAX INVOICE

Grako Pty Ltd ATF Jasalage Superannuation Fund

Invoice Date
30 Aug 2022
Invoice Number
INV-2683
Reference
10% deposit and 1st
progress payment for the
Joinery and Stone for 100
Ryan Street West End
Kitchen
ABN
72 626 821 467

Pinnacle Kitchens QLD
 Pty Ltd
 26 Junction Rd
 BURLEIGH HEADS QLD
 4220
 AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Kitchen Joinery and Stone supply and installation for 100 Ryan Street West End. Cabinets Benchtops	1.00	18,617.00	10%	18,617.00

10% Deposit
 40% Check Measure / Design Sign Off
 40% Before Installation
 10% Balance Upon Completion

All Variations are to be paid 100% up front before Pinnacle Kitchens starts variations

Subtotal	18,617.00
TOTAL GST 10%	1,861.70
TOTAL AUD	20,478.70
Less Amount Paid	16,239.35
AMOUNT DUE AUD	4,239.35

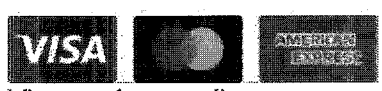
Due Date: 11 Nov 2022

Bank Details:

Pinnacle Kitchens QLD
 BSB: 034610
 Account: 355699
 If making payment by credit card a 1.75% surcharge will be applied.

PAID

13/12/22



[View and pay online now](#)



TAX INVOICE

Jasalage Superannuation Fund

Invoice Date
23 Feb 2023

Invoice Number
INV-1317

Reference
100 Ryan St West End

ABN
76 060 380 725

Tedim Bros Commercial
and Residential
15 Denham St
CLAYFIELD QLD 4011
AUSTRALIA
m 0419 792 684

Description	Quantity	Unit Price	GST	Amount AUD
External painting as quoted	1.00	14,940.00	10%	14,940.00
QBCC Insurance	1.00	236.30	GST Free	236.30
			Subtotal	15,176.30
			TOTAL GST 10%	1,494.00
			TOTAL AUD	16,670.30

Due Date: 2 Mar 2023

Please make payment to:

Orbitglen t/a Tedim Bros Commercial & Residential
BSB: 064 163 Account: 1054 7393

PAID
27/2/23.

PAYMENT ADVICE

Customer	Jasalage Superannuation Fund
Invoice Number	INV-1317
Amount Due	16,670.30
Due Date	2 Mar 2023
Amount Enclosed	

Enter the amount you are paying above

To: Tedim Bros Commercial and Residential
15 Denham St
CLAYFIELD QLD 4011
AUSTRALIA
m 0419 792 684



ROCKLEA
BUNNINGS GROUP LIMITED
ABN 26 008 672 179
Ph: (07) 3722 1000

Fri 21/04/2023 02:51:05

Invoice Num: 337/01702875
Account Number: 243285653
INITIATIVE AC: (INT)
PO BOX 5688

Mr JAMES MULHEARN

INIT R17 23/4/23
PAY

PowerPass Sale
**** TAX INVOICE ****

Order Number:
Job Number:

9316861016656 HAMMOCK DOUBLE TWO TREES
160X210CM STRIPE KIT TT402DK
1 @ \$134.00

1 @ SubTotal: \$134.00

Total \$134.00
GST INCLUDED IN THE TOTAL \$12.18
EFT \$134.00
CARD NO: 544938-090
CREDIT

Rounding \$0.00
Change \$0.00

* Indicates non taxable item(s)

S8087 R17 P787 C373984 #017-02875-8087-2023-04-21



Your whole project from start to finish

Visit Whole of House - Bunnings Trade

Thank you for shopping with Bunnings
Please retain receipt for proof of purchase

Have Your Say



NEWSTEAD WH
BUNNINGS GROUP LIMITED
ABN 26 008 672 179
Ph: (07) 3738 4100

Sat 08/04/2023 10:19:26 AM
SELF CHECKOUT R95

Invoice Number Details: 8161/09510234
Account Number: 243285653
INITIATIVE ACCOUNTING GROUP
PO BOX 5688
WEST END QLD
Mr JAMES MULHEARN

PowerPass Sale
**** TAX INVOICE ****

Order Number:
Job Number:

0799870491680 OUTDOOR ROLLER BLIND COOLAROO
2.4X2.4M W/PELNET GRAPHITE
1 @ \$50.00 \$50.00

4713037128611 SOLAR WALL LIGHT CLICK
6PK LED QWHL21001-6PK
1 @ \$16.15 5.08 DTSC \$16.15

2 @ SubTotal: \$66.15

Total \$66.15
GST INCLUDED IN THE TOTAL \$6.02
EFT \$66.15
CARD NO: 544938-090
CREDIT

Rounding \$0.00
Change \$0.00

Total PowerPass Savings \$0.85

* Indicates non taxable item(s)

S8161 R95 P350 C000051 #095-10234-8161-2023-04-08



Your whole project from start to finish

Visit Whole of House - Bunnings Trade

Thank you for shopping with Bunnings
Please retain receipt for proof of purchase

Have Your Say

103 R72

103 R72