

YEPPOON

REAL ESTATE

(w) 0749383777
 www.yeppoonrealestate.com.au
 esme@yeppoonrealestate.com.au
 21 Hill St
 Yeppoon QLD 4703
 ABN: 20950837240
 Licence: 3330259

Folio Summary

BRAYJRE CUSTODIAN PTY LTD

Folio: OWN10466
 From: 1/07/2022
 To: 30/06/2023
 Created: 3/07/2023

Money In	Money Out	Balance
\$34,614.70	\$3,326.02	\$31,288.68

Account	Included Tax	Money Out	Money In
10 Oxford Rd, Yeppoon QLD			
Rent			\$34,423.00
Water rates	\$17.43		\$191.70
Smoke Alarm Maintenance	\$14.45	\$159.00	
Barclay MIS	\$6.00	\$66.00	
Letting Fees	\$10.00	\$110.00	
Management Fees	\$271.74	\$2,991.02	
Subtotal		\$3,326.02	\$34,614.70

Account Transactions
 No transactions

Total		\$3,326.02	\$34,614.70
Total Tax on Money Out: \$302.19			
Total Tax on Money In: \$17.43			

Rates Notice

FIRST AND FINAL NOTICE



Livingstone Shire Council
Phone 07 4913 5000 or 1300 790 919
Email enquiries@livingstone.qld.gov.au
ABN 95 399 253 048



3.2971 311823 008
Brayjyre Custodian Pty Ltd
236 Great Western Hwy
WARRIMOO NSW 2774

Assessment No.: 311823-7
Date of Issue: 01-Feb-2023
Half Year Ended: 30-Jun-2023
Rateable Value: 190,000
Unimproved Value: 190,000

*PAID
10/2/23*

Property Location and Description: 10 Oxford Road, Yeppoon QLD 4703
L 127 SP 307478

Rate Type	Annual Rate / Charge	Valuation / Units	Half Yearly Charge
Gen Rate-Cat.L10	0.009899	190,000	940.40
Environment Charge	44.00	1	22.00
Road Network Charge	380.00	1	190.00
Disaster Response Chg	17.00	1	8.50
Domestic Waste/Recyc.	548.00	1	274.00
Water Access 20mm	672.00	1	336.00
Sewerage Private Res.	879.00	1	439.50
Total Council Rates & Utilities			\$2,210.40
EML Class B Group 02	186.80	1	93.40
TOTAL			\$2,303.80

(Notice includes interest on arrears (if any) to 31-Dec-2022 and payments received to 23-Jan-2023)

Council receives an annual payment from the Queensland Government to mitigate any direct impacts of the waste levy on households. The annual amount of \$1,140,178 will be received for the financial year 22-23.

* Payment for 10% Discount (Conditions apply see reverse)	Due Date	Gross Amount	Discount	Net Total Payable
	08-Mar-2023	\$2,303.80	\$199.00CR	\$2,104.80

RATES NOTICE

HOW TO PAY - For a full list of payment options please see over



Online Services - www.livingstone.qld.gov.au/onlineservices and click on Payments.

Online Ref: 3118237



Billpay Code: 4061
Ref: 311 8237

Pay in person at any Post Office, phone 13 18 16, or go to postbillpay.com.au

Assess No: 311823-7
Name: Brayjyre Custodian Pty Ltd

Due Date: 08-Mar-2023
Gross Amount: \$2,303.80
Discount: \$199.00CR
Net Total Payable: **\$2,104.80**



*4061 3118237



Bill Code: 130328
Ref: 3118237

Return this portion if paying by mail

Please tick if receipt required

Are you using the right Biller Code and Reference number?

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.

Water Usage Notice

FIRST AND FINAL NOTICE



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Email enquiries@livingstone.qld.gov.au
ABN 95 399 253 048



2.4341 311867 008
Brayjyre Custodian Pty Ltd



Assessment No: 311867-4
Date of Issue: 26-Apr-2023

Paid 27/4/23

Property Location and Description: 10 Oxford Road, Yeppoon QLD 4703
L 127 SP 307478

(Notice only includes payments to 14-Apr-2023 and interest on arrears (if any) to 31-Mar-2023)

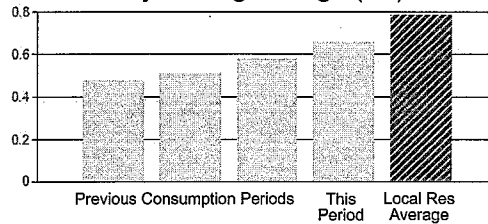
METER READING DETAILS

Meter Number	Previous Reading KL	Date	Current Reading KL	Date	Usage KL	Daily Average KL
Y19W020274	887	12/12/2022	944	09/03/2023	57	0.66

CHARGE DETAILS

Meter Number	Consumption in KL	Tiered Charge per KL	Amount
Y19W020274	45	0.91	40.95
Y19W020274	12	1.39	16.70
Total Current Charges			\$57.65

Daily Average Usage (KL)



Did you know? You can pay this account via our Online Services portal, 24/7
www.livingstone.qld.gov.au

DUE DATE: 31-May-2023

AMOUNT PAYABLE: \$57.65

WATER USAGE NOTICE

HOW TO PAY - For a full list of payment options please see over



Online Services - Visit livingstone.qld.gov.au and select Online Services.

Online Ref: 3118674

Assess No: 311867-4
Name: Brayjyre Custodian Pty Ltd
Due Date: 31-May-2023
Amount Payable: \$57.65



Billpay Code: 4061
Ref: 311 8674

Pay in person at any Post Office, phone 13 18 16, or go to postbillpay.com.au

Are you using the right Biller Code and Reference number?



*4061 3118674



Biller Code: 130336
Ref: 3118674

Return this portion if paying by mail

Please tick if receipt required

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Water Usage Notice

FIRST AND FINAL NOTICE



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ABN 95 399 253 048



3.2971 311867 008
Brayjyre Custodian Pty Ltd
[Redacted]

Assessment No: 311867-4
Date of Issue: 01-Feb-2023

*Paid
10/2/23*

Property Location and Description: 10 Oxford Road, Yeppoon QLD 4703
L 127 SP 307478

(Notice only includes payments to 23-Jan-2023 and interest on arrears (if any) to 31-Dec-2022)

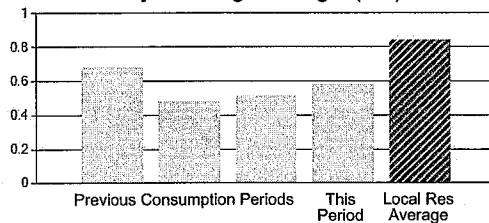
METER READING DETAILS

Meter Number	Previous Reading KL	Date	Current Reading KL	Date	Usage KL	Daily Average KL
Y19W020274	832	08/09/2022	887	12/12/2022	55	0.58

CHARGE DETAILS

Meter Number	Consumption in KL	Tiered Charge per KL	Amount
Y19W020274	45	0.91	40.95
Y19W020274	10	1.39	13.90
Total Current Charges			\$54.85

Daily Average Usage (KL)



Did you know? You can pay this account via our Online Services portal, 24/7
www.livingstone.qld.gov.au

DUE DATE: 08-Mar-2023

AMOUNT PAYABLE: \$54.85

WATER USAGE NOTICE

HOW TO PAY - For a full list of payment options please see over



Online Services - Visit livingstone.qld.gov.au and select Online Services.

Online Ref: 3118674



Billpay Code: 4061
Ref: 311 8674

Pay in person at any Post Office, phone 13 18 16, or go to postbillpay.com.au

Assess No: 311867-4
Name: Brayjyre Custodian Pty Ltd
Due Date: 08-Mar-2023
Amount Payable: \$54.85

Are you using the right Biller Code and Reference number?



*4061 3118674



Biller Code: 130336
Ref: 3118674

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.

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Please tick if receipt required

Water Usage Notice

FIRST AND FINAL NOTICE



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Email enquiries@livingstone.qld.gov.au
ABN 95 399 253 048



2.4278 311867 008
Brayjyre Custodian Pty Ltd

Assessment No: 311867-4
Date of Issue: 26-Oct-2022

Paid 4/11/22

Property Location and Description: 10 Oxford Road, Yeppoon QLD 4703
L 127 SP 307478

(Notice only includes payments to 16-Oct-2022 and interest on arrears (if any) to 30-Sep-2022)

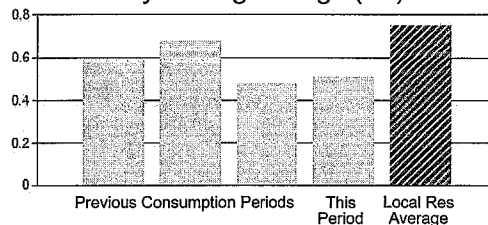
METER READING DETAILS

Meter Number	Previous Reading KL	Date	Current Reading KL	Date	Usage KL	Daily Average KL
Y19W020274	788	14/06/2022	832	08/09/2022	44	0.51

CHARGE DETAILS

Meter Number	Consumption in KL	Tiered Charge per KL	Amount
Y19W020274	44	0.91	40.05
Total Current Charges			\$40.05

Daily Average Usage (KL)



Did you know? You can pay this account via our Online Services portal, 24/7
www.livingstone.qld.gov.au

DUE DATE: 30-Nov-2022

AMOUNT PAYABLE: \$40.05

WATER USAGE NOTICE

HOW TO PAY - For a full list of payment options please see over



Online Services - www.livingstone.qld.gov.au/onlineservices and click on Payments.

Online Ref: 3118674



Billpay Code: 4061
Ref: 311 8674

Pay in person at any Post Office, phone 13 18 16, or go to postbillpay.com.au

Assess No: 311867-4
Name: Brayjyre Custodian Pty Ltd
Due Date: 30-Nov-2022
Amount Payable: \$40.05

Are you using the right Biller Code and Reference number?



*4061 3118674



Biller Code: 130336
Ref: 3118674

Return this portion if paying by mail

Please tick if receipt required

BPAY@ this payment via Internet or phone banking.
BPAY View@ - View and pay this bill using internet banking.



- 1300 392 535
- sure-insurance.com.au
- PO Box 487 Capalaba 4157

31 January 2023

Home Insurance Certificate of Insurance

Tracey Wilson
236 Great Western Hwy
WARRIMOO NSW 2774

Paid 31/1/23

Dear Tracey

Your policy number: 5311260
Effective date: 31 January 2023
Risk address: 10 Oxford Rd YEPPOON QLD 4703

Thank you for choosing Sure Insurance to cover your Home.
Your annual premium of \$1,376.76 is due to be paid by 10 February 2023
If you do not pay the premium by this date, your policy will be cancelled effective from 31 January 2023 and you will not be covered.

Check the information you have given us carefully.

Any cover that we provide you and the premium we charge, is based on the information that you have provided us under your duty to take reasonable care not to misrepresent. Please check the information in the attached Certificate of Insurance carefully.

Making SURE this cover is right for you.

Please read your enclosed Key Facts Sheet together with our Product Disclosure Statement (PDS) and Financial Services Guide (FSG) which can be found at www.sure-insurance.com.au.

After this insurance begins, you have 21 days to consider the information in your PDS. This is called the 'cooling off period'. Provided you have not made a claim on the policy in the meantime, you can cancel your insurance within 21 days from the day cover began. If you do, Sure Insurance will refund in full any money you have paid.



To help you calculate a replacement value for your Home Insurance, you can use the online sum insured calculator which is an initiative of the Insurance Council of Australia. You can access the calculators via our website, www.sure-insurance.com.au.

Any questions?

Please call us on 1300 392 535, have your policy number handy and we'll be happy to help.

Kind regards

The Sure Insurance Team

<p>How to pay</p>	<p> BPAY</p> <p>Bill Code: 298141 Ref: 53112603</p> <p>Contact your bank or financial institution to make this payment from your nominated account.</p>	<p> Call 1300 392 535 to pay with your credit card or to arrange to Pay by the Month</p> <p>Payment Ref: 53112603</p>
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Policy Schedule

Landlord Preferred Policy

Brayjyre Family Superfund ATF Brayjyre Custodian
Pty Ltd
236 Great Western Highway
WARRIMOO NSW 2774

*Paied
31/1/23*

12 December 2022

POLICY NUMBER: TS2177101LPP
AMOUNT DUE: \$ 359.00
DUE DATE: 31/01/2023

Insured: Brayjyre Family Superfund ATF Brayjyre Custodian Pty Ltd

Insured Address: 10 Oxford Road, YEPPOON QLD 4703

Premium Type

Renewal

Sum Insured

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

Expiry Date

31/01/2023. We invite you to renew your policy until 12:01am.
31/01/2024

Excess per claim

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

Managing Agent

Yeppoon Real Estate

Property Details

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

Annual Premium \$359.00

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

Last year's annual premium	\$395.00
Change on last year	-9.1 %

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

Please turn over for important policy information and payment details

TS00033 01/03/14 A

Insured details

What you have told us:

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

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

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

When you need to contact us

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

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

Privacy

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

Premium Details

Why your premium may change

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

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

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$329.44	\$299.42
GST	\$32.94	\$29.94
Stamp Duty	\$32.61	\$29.64
Annual Premium (*)	\$395.00	\$359.00

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

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

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

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

*Property maintenance and condition

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

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

Brayjyre Family Superfund ATF Brayjyre Custodian Pty Ltd - 10 Oxford Road, YEPPOON QLD 4703

Amount Payable

\$359.00

Due Date

31/01/2023

Policy Number

TS2177101LPP

Payment Reference No

721771012

Payment Options



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



Billier Code: 63461

Ref: 721771012



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