TRANCE ELECTRICAL

MAINTENANCE PTY LTD

E.C. 005159

EMAIL

Admin: terry@tranceelectrical.com.au Accounts:shellee@tranceelectrical.com.au

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21 Gransmoor Way, Willetton WA 6155 Phone: 9457 0733 / Mob: 0418 901 788

Invoice To:

Peak Central Unit 1E, 817 Beelier Drive COCKBURN CENTRAL WA 6164

TAX INVOICE

00249910

Date: 2/12/2022

Job Location: 8/640 Beeliar Drive Success

Your Job Order #: 7146

DESCRIPTION		GST Inc. AMOUNT
Replace 1x halogen down light with 1x LED down light Travel and admin Labour 30 mins 1x LED down light		\$65.00 \$55.00 \$20.00
Harrison II Tax II takin an no Chaleman with the lasueld. The court Cellills militipal deal alia Bank. The last of At GOUN IND 56 9341440 This can be continued tax by deal numbers with payment. This can be we don't accept cost ill card payment.	0024191 S.R. bts S.S. Solet Inc G.S. Advon : Apili et	5: 2 ° . : 7 \$-1 . : 5 \$: 40 . 5 c \$: 40 . 5 c
d Dean Thry I takshall	EUGLÄNCETÜE	\$1.do.bc
SHANCE ELECTROCA, MAIN TENANTEPTAL DE ATRICE SALEMENT ALBOR. S. 1775 (1983)		

Terms:

7 DAYS.

Please pay on Tax Invoice as no Statement will be issued.

Bank Account Details: National Australia Bank
BSB: 086-147 ACCOUNT NO: 569341440

Please ensure you mention tax invoice number/s with payment.

* Unfortunately we don't accept credit card payments.

Serviceman: Terry Marshall

We appreciate your business.

00249910

Subtotal: GST: Total Inc GST: \$127.27 \$12.73 \$140.00

\$0.00

BALANCE DUE:

Amount Applied:

\$140.00



1300 284 330 reception@amwaudit.com.au ABN: 59 125 425 274

TAX INVOICE

To The Owners 8/640 Beeliar Drive, Success C/- Peak Central Unit 1E, 817 Beeliar Drive COCKBURN CENTRAL WA 6164

Invoice Number:

1004573

Date:

15 August 2022

Our ref:

BEE5

Description

Tasks

Amount

Audit - Variable Outgoings

Our fee in relation to the 8/640 Beeliar Drive Variable Outgoings audit for the year ended 30 June 2022.

650.00

60% harge

 Subtotal
 650.00

 GST
 65.00

 Total
 715.00

Amount Due

715.00

Due Date: 22 August 2022

You will be liable to pay interest on any fees or out of pocket expenses which remain unpaid for a period of 7 days from the date of our account. Interest will accrue on the balance outstanding from time to time from the expiry of that period until the date of payment at the rate of 12% per annum. In addition you can be charged for all costs incurred by us to collect moneys due including our administration costs for issuing statements and any letters or telephone calls required to recover payment at the rate of \$15 plus GST for each statement, letter or telephone call.

PAYMENT ADVICE

Payment Options: Cash - Cheque - D/D - Money Order Post: PO Box 229, JOONDALUP DC, WA 6919 If you wish to pay by credit card, please use email below & request xero invoice for link.

Bank Details: AMW Audit BSB: 306 089 Acc: 371 4727

Customer

8/640 Beeliar Drive, Success

Invoice Number

1004573 715.00

Amount Due

Amount Paid

Enter the amount you are paying above

If paying by direct debit, please include invoice number in reference and email remittance to: reception@amwaudit.com.au



Policy Schedule

Landlord Preferred Policy



Bowman Future Fund Pty Ltd Atf Bowman Superannuation Fund 47 Wanstead Street NORTH COOGEE WA 6163

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

19 September 2022

POLICY NUMBER:

TS1269014LPP

AMOUNT DUE:

\$315.00

DUE DATE:

06/11/2022

Insured: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund Insured Address: 8/640 Beeliar Drive, BEELIAR WA 6164

Premium Type

Renewal

Expiry Date

06/11/2022. We invite you to renew your policy until 12:01am 06/11/2023

Managing Agent

Peak Central

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*

Sum Insured

Contents/Building Liability to Other Weekly rent

\$60,000

\$20,000,000 Up to \$1,000

Excess per claim

Loss of rent Add. benefits in Sect 1,

\$0 \$0

Liability Tenant damage \$500

Scorching or pet damage Earthquake or Tsunami

\$250 \$200

Other claims

\$100

Annual Premium

\$315.00

Includes: Multiple Property Discount

Last year's annual premium

\$335.00

Change on last year

-6.0 %

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

M 3/10/22

Please turn over for important policy information and payment details



Supplementary Product Disclosure Statement



This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859, trading as Vero Insurance.

This SPDS supplements the Terri Scheer Landlord Preferred Policy Product Disclosure Statement and Policy Wording (PDS) with a prepared date of 11/12/2020 and must be read together with the PDS and any other SPDS we have given you or may give you for the PDS.

The purpose of this SPDS is to:

- update information about how we will pay claims under the Additional Benefits 'Your legal expenses', 'Replacement of locks', 'Representation costs', 'Removal and storage of goods' and 'Re-letting expenses in excess of the bond' in 'Section 1: Loss of rent';
- update information about how we will pay claims under the Benefit within your sum insured 'Emergency Service damage' and 'Removal of damaged contents' in 'Section 2: Contents';
- update information about how we will pay claims under the Benefit within your sum insured 'Emergency Service damage' in 'Section 3: Building (tenant damage)';
- update information about how we will settle claims under 'How we settle contents claims' in 'Section 2: Contents' and under 'How we settle building claims' in 'Section 3: Building (tenant damage)';
- update the exclusion under the heading 'We do not cover' in insured event 'Prevention of access' in 'Section 1: Loss of rent'; and
- update exclusions under the 'We do not cover' section of insured event 'Fire (including bushfire) or explosion' in 'Section 2: Contents', under the main heading 'What we do not cover (building)' in 'Section 3: Building (tenant damage)', and under the main heading 'Things we don't cover'.

Changes to the PDS

The paragraphs below the heading 'How we settle contents claims' on page 39 and above the heading 'Pairs and sets' on page 40 are deleted and replaced with:

When your claim for loss, theft or damage to your contents is covered, your contents may be replaced, repaired or we may pay you.

You can obtain a quote from your own repairer/supplier to repair or replace the contents and we will settle your claim by paying you, see below under the headings 'Repairing your contents' and 'Replacing your contents'.

If you do not obtain your own quote(s), we will aim to use a member of our supplier network to repair or replace damaged contents.

Sometimes it is not always possible or practical for a member of our supplier network to repair or replace damaged contents and this will determine how your contents claim will be settled.

This will not be possible or practical where:

- there is pre-existing damage to your contents item(s) or it is unsafe to repair them;
- we do not have a supplier for the lost or damaged items (or we do not have a supplier available in your area);
- the lost or damaged items cannot be itemised or measured (e.g. items that have been completely destroyed);
- there is no expertise available in Australia to repair the item;
- the contents are low value items; and/or
- replacement(s) for the contents item(s) are not available readily at a supplier(s) convenient to you.

We will tell you if this is the case and we will settle your claim by paying you, see 'Paying you' below.

How we settle will depend on the circumstances of the claim including the cost of repair or replacement, the type of item, the contents sum insured and any lower policy limits.

If the cost of repair or replacement exceeds your contents sum insured, you will be paid your contents sum insured.

When a member of our supplier network repairs or replaces your contents, we will try to find new materials to match undamaged parts. Sometimes this is not possible. See 'When we cannot match materials to undamaged parts' on page 42 for further details. There are also specific terms for how we repair or replace Carpets and floating floorboards, Curtains, Furniture coverings and Manchester (See pages 40 to 41 for further details).

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If we settle your claim by paying you, we will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

4. On page 50 under the main heading 'Basis on which claims are paid' above the heading 'Matching building materials' insert the new section:

For Benefit within your sum insured under 'Section 3: Building (tenant damage)'

If we pay a claim under Benefit within your sum insured under 'Section 3: Building (tenant damage)' we will settle your claim in accordance with that benefit. For the Benefit within your sum insured 'Emergency Service damage' (see page 47) we will only settle your claim by paying you. This means we will not repair or replace or arrange a service.

If we settle your claim by paying you, we will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

5. Delete the paragraph under the heading 'How we settle building claims' on page 48 and replace with:

We will aim for you to use your own builder to repair or rebuild the damage to your building. See below under 'When your builder does the repair or rebuild' for how we will settle your building claim when your builder does the repair.

If you choose not to use your own builder to repair or rebuild the damage to your building we will aim to use a member of our supplier network to repair or rebuild the damage to your building. See below under 'When a member of our network does the repair or rebuild' for how we will settle your building claim when a member of our supplier network is able to complete the repair or rebuild.

Sometimes it is not always possible for a member of our network to repair or rebuild (e.g. where there is pre-existing damage). This will determine how the building claim will be settled.

We will tell you if this is the case and we will settle your claim by paying you, see below under 'When a member of our supplier network is unable to complete the repair or rebuild'.

How we settle will depend on the circumstances of the claim including the cost of repair or rebuild, the building sum insured and any policy limits.

6. Above the heading 'When we settle the building claim we will not' on page 49 insert:

When a member of our supplier network is unable to complete the repair or rebuild

When your claim for loss or damage to the building is covered and a member of our supplier network is unable to complete the repair or rebuild we will ask you to engage a builder to provide a scope of works and provide a quote on the cost to repair or rebuild your building on a 'new for old' basis.

Once the scope of works and quote is provided to us, we will arrange for it to be assessed. This will involve reviewing the quote to determine it is appropriate and reasonable for the scope of works. This includes a consideration of the appropriateness of materials, repair method, labour and material costs and overall cost effectiveness. If the quote is appropriate and reasonable for the scope of works, we will then pay you the assessed amount. If it is not, the quote may be adjusted. This may include adjusting the scope of works or the quote. We will then pay you the adjusted amount of the quote.

- 7. Under insured event 'Prevention of access' in 'Section 1: Loss of rent' on page 20, under the 'We do not cover' section delete:
 - tenant was residing in the building at time of loss or damage

and replace it with:

- unless a tenant was residing in the building at time of incident.
- Under insured event 'Fire (including bushfire) or explosion' in 'Section 2: Contents' on page 32, under the 'We do not cover' section delete:

Loss or damage arising from:

- Smoking of cigarettes, pipes, cigars, vapes or by use or consumption of any drug;
- Arcing or melting;
- Gradual exposure to fire, heat, ash, soot and smoke during recurring incidents of fire or bushfire over an extended period of time.
- Pollution or vapour from a home heater or a cooking appliance unless a fire spreads from the initial source.

