

Customer Service

Adelaide-based Customer Care Centre


1300 SA WATER
 (1300 729 283)


customercare@sawater.com.au



Live chat

www.sawater.com.au

SA Water, the leading provider of water services for around 1.7 million South Australians, has been working together with the community to supply safe, clean drinking water and a dependable sewerage service for more than 160 years.

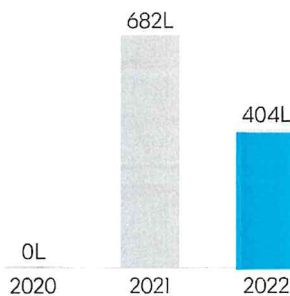
BOWMAN FUTURE FUND PTY. LTD.

CT6210168

AGENCY 14442

Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter

\$2.19

Total amount due:
\$249.80
Pay by:
02 Sep 22
Your account

 Account no. **10 03473 20 3**

 Invoice date **10 Aug 22**

 Residential **11A BYRON AV CLOVELLY PARK LT2 D118485**
Account summary

Previous balance		\$226.90
Amount paid	⊖	\$226.90
New charges	⊕	\$249.80
Current balance	⊖	\$249.80

Fees may apply for late payment.

Hey South Australia, our sewers are going to spoil if you're washing down oil.

We know what you're rinsing. Put it in the bin.



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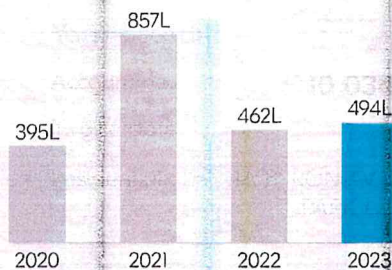
BOWMAN FUTURE FUND PTY. LTD.

CT6210168

AGENCY 14442

Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter
\$2.90

Total amount due:
\$252.33
Pay by:
02 Jun 23
Your account

Account no. **10 03473 20 3**
 Invoice date **10 May 23**
 Residential **11A BYRON AV CLOVELLY PARK LT2 D118485**

Account summary

Previous balance		\$287.55
Amount paid	⊖	\$287.55
New charges	⊕	\$252.33
Current balance	⊖	\$252.33

Fees may apply for late payment.

There's so much more

eBills are great, but mySAWater also lets you

- set up direct debit
- arrange payment extensions
- update your details
- request a refund on a credit balance and a whole lot more!

 Sign up today at my.sawater.com.au


Policy Schedule

Landlord Preferred Policy

17 October 2022

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

POLICY NUMBER: TS1598925LPP
AMOUNT DUE: \$ 299.00
DUE DATE: 06/12/2022

Insured: Bowman Future Fund Pty Ltd atf Bowman Superannuation Fund

Insured Address: 11a Byron Avenue, CLOVELLY PARK SA 5042

Premium Type

Renewal

Expiry Date

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

Managing Agent

Tamir Dunning 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*

Sum Insured

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

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

Annual Premium \$299.00

Includes: Multiple Property Discount

Last year's annual premium	\$325.00
Change on last year	-8.0 %

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

paid 22/10 ✓

Please turn over for important policy information and payment details

TS00033 01/03/14 A



Landlord Insurance
LAN108919114

6 November 2022

Dianne Bowman
47 Wanstead Street
NORTH COOGEE WA 6163

Thanks for continuing to pick Woolworths Landlords Insurance. You've picked an award winning insurance brand and we hope you're enjoying the benefits of being a Woolworths Insurance Customer.

This Certificate of Insurance (COI) along with your Product Disclosure Statement (PDS) sets out the terms and conditions of your insurance policy with us. Please check these to ensure the information in the COI is accurate and the cover provided suits your needs. If there is something you need to update or disclose, or if you do not wish to renew, make sure to contact us on 1300 641 379 before this policy renews on 6 Dec 2022. Our Target Market Determination is on our website insurance.woolworths.com.au. On payment, this COI becomes your tax invoice. Please store it in a safe place.

What you need to do:

Have a read of your PDS and make sure it still suits your needs. Also, review this COI and let us know if any of your information is incorrect or out of date. To make this easy for you we have highlighted the areas that could impact your cover. Keep an eye out for this icon.



These details may impact your cover.

Your payment summary



Single payment of:
\$1,066.06



This payment due on:
6 Dec 2022

This policy will automatically renew

For a complete breakdown of your premium, see section '5. Cost breakdown'.

Please note: Your sum insured has automatically increased to reflect inflation trends. If you wish to adjust the sum insured, please contact us on **1300 641 379** before the policy renewal date.

Your renewal policy summary

Policy number: LAN108919114

Period of insurance:

From: **6 Dec 2022 (00:01 am AEST)**

To: **6 Dec-2023 (11:59 pm AEST)**

Your property: **11A Byron Ave Clovelly Park, SA 5042**

Product: **Building**

Sum insured: **Building: \$570,300**

Basic excess: **Building: \$500**

Legal liability: **Up to \$20 million**

Optional benefits you've added to your policy: **None**

We also offer Building Electrical Motor Burnout cover. Let us know if you'd like to add this onto your policy.



1300 641 379



woolworths.com.au/myhomeinsurance



2022 – 2023 Certificate of Insurance

Landlord Insurance
LAN108919114



1. About your policy

For a full description of what you are covered for under this policy, please read the Product Disclosure Statement (PDS).

Policy number: **LAN108919114**

Policy holder(s): **Dianne bowman**

Contact phone number: **0413733587**

Email address: **bowmand1818@gmail.com**

Financial interest: **None**

Claims history (past 3 years): **0 claims**

You have told us that all policy holders, or their partners, have not:

- had any insurance claim declined for fraud or dishonesty in the last 10 years
- had any criminal convictions, excluding driving related offences or convictions, in the last 10 years
- had any insurance refused or declined in the last 10 years

You confirm that:

- all policy holders, their partners (legal or de-facto), are not currently bankrupt, or subject to a debt agreement or personal insolvency agreement under Part IX (Part 9) or Part X (Part 10) of the Bankruptcy Act



2. Your building

For a full description of what you are covered for under this policy, please read the Product Disclosure Statement (PDS).

Address: **11A Byron Ave Clovelly Park SA 5042**

Sum insured: **\$570,300**

A calculator can help with estimating your building's value, please visit woolworthshomeinsurance.com.au/home/building-calculator which is provided by Cordell Information Pty Ltd.

Flood cover: **Covered**

You describe your property as:

- tenanted long term
- a house which is in good condition and well maintained
- wall construction is brick veneer
- roof construction is colourbond/metal
- not used for business purposes
- not currently under construction or renovation
- not under a strata title/body corporate, community title or company title
- situated on less than 10 acres of land
- not currently sublet or going to be sublet
- not heritage listed



1300 641 379



woolworths.com.au/myhomeinsurance



2022 – 2023 Certificate of Insurance

Landlord Insurance
LAN108919114

5. Cost breakdown

Below we have included a breakdown of how much your policy will cost, including all government charges. Please note that if you have made changes to your policy or made a claim during or since the last policy period this may affect how your premiums compare in the below table.

	2022 - 2023	2021 - 2022
	Base premium	Base premium
Base cost:	\$873.10	\$718.55
GST:	\$87.31	\$71.86
Stamp duty:	\$105.65	\$86.95
TOTAL ANNUAL COST:	\$1,066.06	\$877.36

Anytime you renew your insurance, your premium is likely to change even if your circumstances haven't. We factor in things like the number of claims we experience, changes in government taxes and state or territory duty or levies and the cost of running our business. For further information on how this is calculated please see our Premium Excess and Discount Guide on our website insurance.woolworths.com.au/home-insurance/useful-documents

6. Your payments

You have chosen to pay: **Annually by Direct Debit from your credit card**

Account details: **Credit card number ending in 564**

Your payment: **\$1,066.06 (will automatically renew on 6 Dec 2022)**

Payment due date: **6 Dec 2022**

Please note

Payments will appear on your statement as Woolworths Insurance Chatswood.

What to expect at renewal

At least 14 days before your renewal date, we will send you a notice advising you if we are offering renewal. If so:

- **for automatic renewal**, the notice will set out the proposed new policy terms and premium. If no changes are required, and your premium payments are up to date, you do not need to do anything - your policy will automatically renew.
- **if you opted out of automatic renewals**, the notice will advise you to call us for a renewal quote and policy terms. If you're happy to proceed, we will renew your policy. If you don't contact us, your policy will lapse.



pad.



1300 641 379




woolworths.com.au/myhomeinsurance

NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

ABN 19 040 349 865
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

DATE OF ISSUE	ASSESSMENT PERIOD	FOR LAND OWNED AS AT	OWNERSHIP NUMBER
08/08/2022	01/07/2022 to 30/06/2023	01/07/2022	71170998



051-6163 (66285)

BOWMAN FUTURE FUND PTY. LTD.
47 WANSTEAD STREET
NORTH COOGEE WA 6163

DUE DATE
20/09/2022
TOTAL AMOUNT DUE
\$131.70

Pay by due date to avoid penalties

To sign up to email billing or change your postal address, visit www.revenuesa.sa.gov.au/updatedetails

ASSES. NO. TENANCY.	(CAPITAL VALUE	X	ESL FACTORS)	=	VARIABLE CHARGE	+	FIXED CHARGE	-	GENERAL REMISSIONS	-	CONCESSIONS/ REMISSIONS	+	ARREARS/ PAYMENTS	=	TOTAL
PROPERTY LOCATION	\$	AREA	LAND USE	LEVY RATE	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1003473203 11A BYRON AV / CLOVELLY PARK SA 5042 / LT 2	\$520,000	(R4) 1.0	(RE) 0.4	0.001125	\$234.00	\$50.00	\$152.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$131.70	\$131.70
TOTAL AMOUNT DUE														\$131.70	



SOUTH AUSTRALIA POLICE
SAFER COMMUNITIES



SOUTH AUSTRALIA



METROPOLITAN FIRE SERVICE
SOUTH AUSTRALIA



VOLUNTEER MARINE RESCUE

pad eft 2/9/22



Government of South Australia

**TO ARRANGE MONTHLY INSTALMENTS PLEASE VISIT
WWW.REVENUESA.SA.GOV.AU/ESL PRIOR TO YOUR DUE DATE**

ESLNX_0522

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



NOTICE OF EMERGENCY SERVICES LEVY ASSESSMENT

PREFERRED PAYMENT METHOD

See over for more payment options



*599 508800701700007

BOWMAN FUTURE FUND PTY. LTD.

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
71170998
DUE DATE
20/09/2022
TOTAL AMOUNT DUE
\$131.70



Billers Code: 24257
Ref: 5088007017

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

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+50880070170021> +001571+ <0550880070> <0000013170> +444+

2022/2023 First Quarter Rate Notice

051-6163 (30112)

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

Assessment Number

565218

Balance Remaining

\$1,458.15

OR

Quarterly Payment

\$366.15

Last Day for Payment

01 September 2022

or fines apply

NB: PAYMENTS RECEIVED AFTER 8 July 2022 DO NOT APPEAR ON THIS NOTICE

No GST is payable on Council Rates – Any arrears shown below are now due.

PROPERTY LOCATION, DESCRIPTION AND VALUATION DETAILS

Property Address	11A Byron Avenue CLOVELLY PARK SA 5042		
Property Title	Lot 2 DP 118485 CT 6210/168		
Description	H	Date of Declaration	28 June 2022
Capital Value	520000	Date of Issue	8 July 2022
Valuation Number	1003473203	Minimum Rate (Where Applicable)	\$1,091.00

ALL VALUATION ENQUIRIES to The State Valuation Office. Telephone 1300 653 346

PARTICULARS OF RATES AND CHARGES

Residential	Rate In Dollar	0.00272447	\$1,416.72
Regional Landscape Levy	Rate In Dollar	0.00007972	\$41.45
Rates Levied			\$1,458.17
Arrears/Payments			-\$0.02
Balance Remaining			\$1,458.15

paid eft 2/8/22

1st Quarter

\$366.15

Due by: 01/09/2022

2nd Quarter

\$364.00

Due by: 01/12/2022

3rd Quarter

\$364.00

Due by: 01/03/2023

4th Quarter

\$364.00

Due by: 01/06/2023

Please see reverse of this account for IMPORTANT INFORMATION and PAYMENT METHODS

PAYMENT SLIP

POST billpay

BILLPAY Code: 0560
Reference No.: 5652 18



*560 565218

BPAY

Billers Code: 9613
Reference No.: 565218



If you have a smart phone
you can download a free QR
Reader app and scan the black
QR code to pay your rates notice.



Reference: 555 075 690J
Customer ID: 565218



Balance Remaining

\$1,458.15

Quarterly Payment

\$366.15

Last Day for Payment

01 September 2022

Fines may apply for payments not received by the due date

2022/2023 Second Quarter Rate Notice

 051-6163 (24311)

Bowman Future Fund Pty Ltd
47 Wanstead Street
COOGEE WA 6163

Assessment Number

565218

Balance Remaining

\$1,092.00

OR

Quarterly Payment

\$364.00

Last Day for Payment

01 December 2022

or fines apply

NB: PAYMENTS RECEIVED AFTER 17 October 2022 DO NOT APPEAR ON THIS NOTICE

No GST is payable on Council Rates – Any arrears shown below are now due.

PROPERTY LOCATION, DESCRIPTION AND VALUATION DETAILS

Property Address	11A Byron Avenue CLOVELLY PARK SA 5042		
Property Title	Lot 2 DP 118485 CT 6210/168		
Description	H	Date of Declaration	28 June 2022
Capital Value	520000	Date of Issue	17 October 2022
Valuation Number	1003473203	Minimum Rate (Where Applicable)	\$1091.00

ALL VALUATION ENQUIRIES to The State Valuation Office. Telephone 1300 653 346

PARTICULARS OF RATES AND CHARGES

Residential	Rate In Dollar	0.00272447	\$1,416.72
Regional Landscape Levy	Rate In Dollar	0.00007972	\$41.45
Rates Levied			\$1,458.17
Arrears/Payments			-\$366.17

Balance Remaining *paid 15/11/22* **\$1,092.00**

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

\$364.00

\$364.00

\$364.00

Due by:

Due by:

01/12/2022

Due by:

01/03/2023

Due by:

01/06/2023

Please see reverse of this account for **IMPORTANT INFORMATION** and **PAYMENT METHODS**

PAYMENT SLIP

 **POST billpay**

BILLPAY Code: 0560
Reference No.: **5652 18**

 **BPAY**

Billor Code: 9613
Reference No.: **565218**

 **centralink**

Reference: 555 075 690J
Customer ID: **565218**



*560 565218



Balance Remaining

\$1,092.00

Quarterly Payment

\$364.00

Last Day for Payment

01 December 2022

Fines may apply for payments not received by the due date

2022/2023 Third Quarter Rate Notice

 051-6163 (23878)
Bowman Future Fund Pty Ltd
47 Wanstead Street
COOGEE WA 6163

Assessment Number

565218

Balance Remaining

\$728.00

OR

Quarterly Payment

\$364.00

Last Day for Payment

01 March 2023

or fines apply

NB: PAYMENTS RECEIVED AFTER 09 January 2023 DO NOT APPEAR ON THIS NOTICE

No GST is payable on Council Rates – Any arrears shown below are now due.

PROPERTY LOCATION, DESCRIPTION AND VALUATION DETAILS

Property Address	11A Byron Avenue CLOVELLY PARK SA 5042		
Property Title	Lot 2 DP 118485 CT 6210/168		
Description	H	Date of Declaration	28 June 2022
Capital Value	520000	Date of Issue	09 January 2023
Valuation Number	1003473203	Minimum Rate (Where Applicable)	\$1091.00

ALL VALUATION ENQUIRIES to The State Valuation Office. Telephone 1300 653 346

PARTICULARS OF RATES AND CHARGES

Residential	Rate In Dollar	0.00272447	\$1,416.72
Regional Landscape Levy	Rate In Dollar	0.00007972	\$41.45
Rates Levied			\$1,458.17
Arrears/Payments			-\$730.17

Balance Remaining *paid eft 1/2/23* **\$728.00**

1st Quarter

2nd Quarter

3rd Quarter

4th Quarter

Due by:

Due by:

Due by:

Due by:

\$364.00

01/03/2023

\$364.00

01/06/2023

Please see reverse of this account for **IMPORTANT INFORMATION** and **PAYMENT METHODS**

PAYMENT SLIP

 **POST billpay**

BILLPAY Code: 0560
Reference No.: **5652 18**

 **BPAY**

Billor Code: 9613
Reference No.: **565218**



Reference: 555 075 690J
Customer ID: **565218**



*560 565218



Balance Remaining

\$728.00

Quarterly Payment

\$364.00

Last Day for Payment

01 March 2023

Fines may apply for payments not received by the due date

2022/2023 Fourth Quarter Rate Notice

 051-6163 (22841)
Bowman Future Fund Pty Ltd
47 Wanstead Street
COOGEE WA 6163

Assessment Number

565218

Balance Remaining

\$364.00

OR

Quarterly Payment

\$364.00

Last Day for Payment

01 June 2023

or fines apply

NB: PAYMENTS RECEIVED AFTER 11 April 2023 DO NOT APPEAR ON THIS NOTICE

No GST is payable on Council Rates – Any arrears shown below are now due.

PROPERTY LOCATION, DESCRIPTION AND VALUATION DETAILS

Property Address	11A Byron Avenue CLOVELLY PARK SA 5042		
Property Title	Lot 2 DP 118485 CT 6210/168		
Description	H	Date of Declaration	28 June 2022
Capital Value	520000	Date of Issue	11 April 2023
Valuation Number	1003473203	Minimum Rate (Where Applicable)	\$1091.00

ALL VALUATION ENQUIRIES to The State Valuation Office. Telephone 1300 653 346

PARTICULARS OF RATES AND CHARGES

Residential	Rate In Dollar	0.00272447	\$1,416.72
Regional Landscape Levy	Rate In Dollar	0.00007972	\$41.45
Rates Levied			\$1,458.17
Arrears/Payments			-\$1,094.17

Balance Remaining *pd eft 8/5/23* **\$364.00**

1st Quarter

Due by:

2nd Quarter

Due by:

3rd Quarter

Due by:

4th Quarter

\$364.00

Due by: **01/06/2023**

Please see reverse of this account for **IMPORTANT INFORMATION** and **PAYMENT METHODS**

PAYMENT SLIP

 **POST billpay**

BILLPAY Code: 0560
Reference No.: **5652 18**

 **BPAY**

Billers Code: 9613
Reference No.: **565218**

 **centraLink**

Reference: 555 075 690J
Customer ID: **565218**



*560 565218



Balance Remaining

\$364.00

Quarterly Payment

\$364.00

Last Day for Payment

01 June 2023

Fines may apply for payments not received by the due date