



Think climate change.  
Be waterwise.



HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
WATER USE PERIOD 63 DAYS  
BILL ID 0083  
ISSUE DATE 30 AUG 2022

### Your bill summary

Here is your latest **water use and service charge account** for the house at **14 Tulip Way East Cannington Lot 14**.

Property owner: BOWMAN FUTURE FUND PTY LTD

PLEASE PAY:

**\$251.84**

DUE BY:

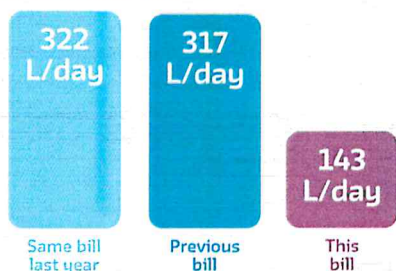
**15 Sep 2022**

### Account summary

New charges	Due 15 Sep 2022	\$251.84
<b>Total</b>		<b>\$251.84</b>

**INTEREST:** Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

### Daily water use comparison



Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit [watercorporation.com.au/waterwisestatus](http://watercorporation.com.au/waterwisestatus)

### Water use pricing

- You are currently in Tier 1.
- In 122kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in April 2023.

Learn more about how your charges are calculated at: [watercorporation.com.au/understandingyourbill](http://watercorporation.com.au/understandingyourbill)

1,000 litres (L) = 1 kilolitre (kL)



Total water use this bill year so far

(Continued on next page)

## Sign up for water supply alerts



By signing up for SMS or email water supply alerts, you'll stay in the know about outages impacting your water supply.

Go to [watercorporation.com.au/supplyalerts](http://watercorporation.com.au/supplyalerts) to get started.

# TAX INVOICE

Harcourts Focus

Invoice Date  
23 Nov 2022

Brians Residential Garage  
Doors

Invoice Number  
INV-1318

PO Box 295 Maddington  
6989

Reference  
14 Tulip Way , East  
Cannington WA

INCLUDES GST 10% 62.73  
TOTAL AUD 690.00

ABN  
93 085 210 984

Due Date: 7 Dec 2022

Using Brians Residential Garage Doors payments can be paid by  
cash, eftpos or direct credit to the following bank account

Description	Quantity	Unit Price	GST	Amount AUD
14 Tulip Way , East Cannington WA				
as quoted, option 1: supply/install Superlift sdo belt drive , 2 x remotes , 1 x wall control , Total \$690(inc gst) 5 year motor warranty	1.00	690.00	10%	690.00
dispose old unit , adjust/lubricate fittings as required				
work order reference 4118 invoice to Bowman Future Fund c/o Focus Real Estate Pty Ltd				

Customer Invoice Number	Harcourts Focus INV-1318	INCLUDES GST 10%	62.73
Amount Due		<b>TOTAL AUD</b>	<b>690.00</b>
Due Date		7 Dec 2022	
Amount Enclosed			

**Due Date: 7 Dec 2022**

Thank you for using Brians Residential Garage Doors payments can be paid by  
cash, eftpos or direct credit to the following bank account

Bank ANZ

Account Name - Brians Residential Garage Doors

BSB - 016499

Account Number- 188877356

## PAYMENT ADVICE

To: Brians Residential Garage Doors  
PO Box 295 Maddington 6989

Customer  
Invoice Number  
Amount Due  
Due Date  
Amount Enclosed

Harcourts Focus  
INV-1318  
690.00  
7 Dec 2022

Enter the amount you are paying above

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HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
WATER USE PERIOD 60 DAYS  
BILL ID 0084  
ISSUE DATE 31 OCT 2022

## Your bill summary

Here is your latest **water use and service charge account** for the house at **14 Tulip Way East Cannington Lot 14**.

Property owner: BOWMAN FUTURE FUND PTY LTD

PLEASE PAY:  
**\$271.33**

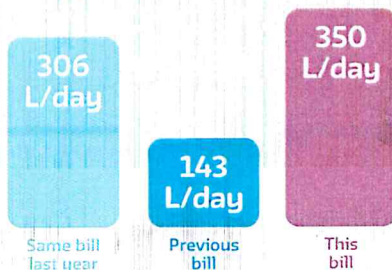
DUE BY:  
**16 Nov 2022**

## Account summary

New charges	Due 16 Nov 2022	\$271.33
<b>Total</b>		<b>\$271.33</b>

**INTEREST:** Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

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## Water use pricing

- You are currently in Tier 1.
- In 101kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in April 2023.

Learn more about how your charges are calculated at: [watercorporation.com.au/understandingyourbill](http://watercorporation.com.au/understandingyourbill)

1,000 litres (L) = 1 kilolitre (kL)



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HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
WATER USE PERIOD 56 DAYS  
BILL ID 0085  
ISSUE DATE 28 DEC 2022

## Your bill summary

Here is your latest **water use and service charge account** for the house at **14 Tulip Way East Cannington Lot 14**.

Property owner: BOWMAN FUTURE FUND PTY LTD

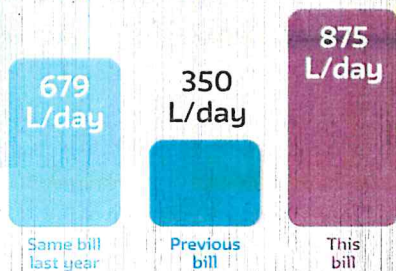
PLEASE PAY:  
**\$324.67**  
DUE BY:  
**13 Jan 2023**

## Account summary

New charges	Due 13 Jan 2023	\$324.67
<b>Total</b>		<b>\$324.67</b>

INTEREST: Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

## Daily water use comparison



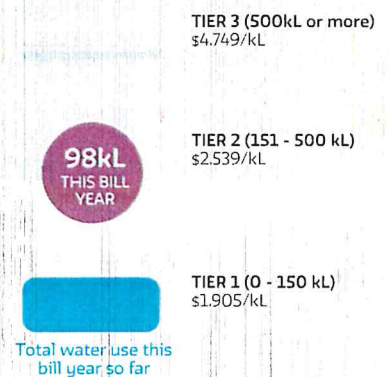
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit [watercorporation.com.au/waterwisestatus](http://watercorporation.com.au/waterwisestatus)

## Water use pricing

- You are currently in Tier 1.
- In 52kL you will enter Tier 2.
- You will reset to Tier 1 when your bill year ends in April 2023.

Learn more about how your charges are calculated at: [watercorporation.com.au/understandingyourbill](http://watercorporation.com.au/understandingyourbill)

1,000 litres (L) = 1 kilolitre (kL)



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HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
BILL ID 0086  
ISSUE DATE 28 FEB 2023

## Your bill summary

Here is your latest **service charge account** for the house at **14 Tulip Way East Cannington Lot 14**.

Property owner: BOWMAN FUTURE FUND PTY LTD

PLEASE PAY:  
**\$223.74**  
DUE BY:  
**16 Mar 2023**

## Account summary

New charges	Due 16 Mar 2023	\$223.74
<b>Total</b>		<b>\$223.74</b>

**INTEREST:** Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

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No water?

Be the first to know.  
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supply alerts.



[watercorporation.com.au/supplyalerts](http://watercorporation.com.au/supplyalerts)

BOWMAN FUTURE FUND PTY LTD  
 47 WANSTEAD ST  
 NORTH COOGEE WA 6163

<b>Account</b>	TULIP14
<b>Statement number</b>	36
<b>Statement period</b>	1 March 2023 - 3 April 2023
<b>Ownership</b>	Ltd, Bowman Future Fund Pty
<b>For property</b>	14 Tulip Way, East Cannington WA
<b>Current Tenancy</b>	Khaydarova, Jakhongir Kurbsnov & Nargizh Rent: \$505.00 Weekly Paid to: 02/04/23 plus \$433.57 part payment

Balance Brought Forward \$0.00

**Income Credit**

06/03/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Invoice - Invoice 6689, Water Use 23/12/2022 - 27/02/2023 **Please Pay This Invoice Separate to Your Rent Within 14 Days**	\$101.60
10/03/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 13/03/2023 to 26/03/2023	\$910.00
24/03/23 - Khaydarova, Jakhongir Kurbsnov & Nargizh - Rent - 27/03/2023 to 02/04/2023 (part payment \$433.57)	\$910.00
<b>Total income:</b>	<b>\$1,921.60</b>
Includes GST of:	\$0.00

**Expenses Debit**

15/03/23 - Water Use	\$101.60
15/03/23 - 1) Serviced leaking front hose tap. Tested ok. 2) Replaced broken and leaking kitchen sink mixer tap. Tested ok.	\$209.00
27/03/23 - Administration Fee (27/03/2023) to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$11.00
03/04/23 - Management Fee - Rent to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$160.16
03/04/23 - Management Fee - Invoices to Agent (TULIP14 - 14 Tulip Way, East Cannington WA)	\$8.94
<b>Total expenses:</b>	<b>\$490.70</b>
Includes GST of:	\$35.37

**Payments to owner**

03/04/23	\$1,430.90
<b>Total payments: Balance (\$0.00) + income (\$1,921.60) - expenses (\$490.70) - total held in trust (\$0.00) =</b>	
	<b>\$1,430.90</b>

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HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
WATER USE PERIOD 66 DAYS  
BILL ID 0087  
ISSUE DATE 1 MAR 2023

## Your bill summary

Here is your latest **water use account** for the house at **14 Tulip Way East Cannington Lot 14.**

Property owner: BOWMAN FUTURE FUND PTY LTD

PLEASE PAY:  
**\$325.34**

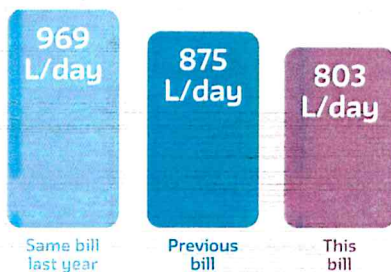
SEE ACCOUNT SUMMARY FOR DUE DATES

## Account summary

Service charges	Due 16 Mar 2023	\$223.74
New charges	Due 17 Mar 2023	\$101.60
<b>Total</b>		<b>\$325.34</b>

**INTEREST:** Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

## Daily water use comparison



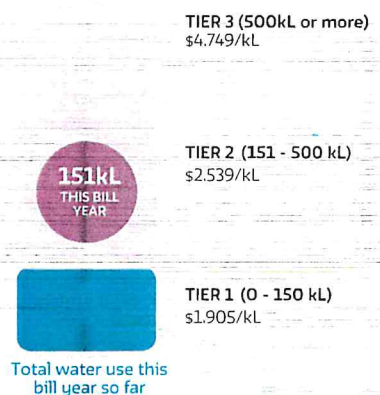
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit [watercorporation.com.au/waterwisestatus](http://watercorporation.com.au/waterwisestatus)

## Water use pricing

- You are currently in Tier 2.
- In 349kL you will enter Tier 3.
- You will reset to Tier 1 when your bill year ends in April 2023.

Learn more about how your charges are calculated at: [watercorporation.com.au/understandingyourbill](http://watercorporation.com.au/understandingyourbill)

1,000 litres (L) = 1 kilolitre (kL)



## Important information about your account

- We estimated this reading because we were unable to read your meter. We based the estimate on the property's water use from the same time last year. Find out why estimates happen, dispute the reading or submit your own at [watercorporation.com.au/estimate](http://watercorporation.com.au/estimate)

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No water?

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[watercorporation.com.au/supplyalerts](http://watercorporation.com.au/supplyalerts)

PERTH METRO PLUMBING  
 PLUMBERS LICENSE: 8197  
 ABN: 37 412 080 368  
 PHONE: 0458007300  
[admin@perthmetroplumbing.com.au](mailto:admin@perthmetroplumbing.com.au)



March 7, 2023  
 Invoice # 0123  
 Work/Purchase Order No: 4539

To: Bowman Future Fund Pty Ltd c/- Focus Real Estate Pty Ltd.

Property Address: 14 Tulip Way EAST CANNINGTON 6107	
WORK DESCRIPTION	
1) Serviced leaking front hose tap. Tested ok.	
2) Replaced broken and leaking kitchen sink mixer tap. Tested ok.	

Labour	SUB TOTAL	GST	TOTAL
1 Hour	\$ 100.00	\$ 10.00	\$ 110.00

Materials	SUB TOTAL	GST	TOTAL
1x tap washer service set	\$ 10.00	\$ 1.00	\$ 11.00
1x mixer tap	\$ 80.00	\$ 8.00	\$ 88.00

SUBTOTAL:	\$ 190.00
GST:	\$ 19.00
TOTAL:	\$ 209.00

Direct Debit  
 BSB: 302-162  
 A/C: 1811042  
 (Please use Inv No. as Reference)



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HARCOURTS FOCUS  
PO BOX 895  
CANNINGTON PO BOXES WA 6987

ACCOUNT NUMBER 90 16458 74 6  
WATER USE PERIOD 59 DAYS  
BILL ID 0088  
ISSUE DATE 28 APR 2023

### Your bill summary

Here is your latest **water use and service charge account** for the house at **14 Tulip Way East Cannington Lot 14**.

Property owner: BOWMAN FUTURE FUND PTY LTD

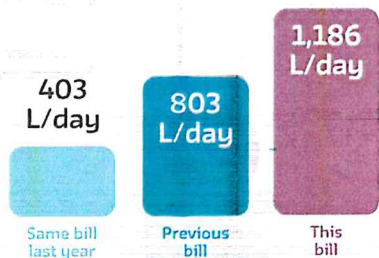
PLEASE PAY:  
**\$409.05**  
DUE BY:  
**15 May 2023**

### Account summary

New charges	Due 15 May 2023	\$409.05
<b>Total</b>		<b>\$409.05</b>

**INTEREST:** Interest may be charged on overdue amounts at **10.08%** per annum. If we are aware you are in financial hardship, you won't be charged interest. You can set up an interest-free payment plan, extend your bill due date or learn about our other options at [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp)

### Daily water use comparison



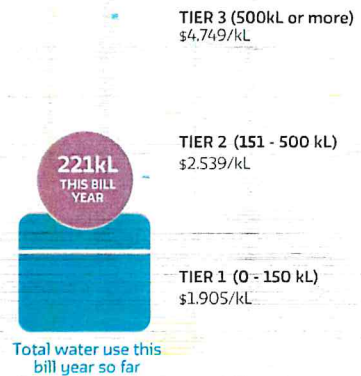
Tell us a bit more about your household to find out how your water use compares to homes like yours. Visit [watercorporation.com.au/waterwisestatus](http://watercorporation.com.au/waterwisestatus)

### Water use pricing

- This is the final reading for your water use year. You will reset to Tier 1 on your next bill.

Learn more about how your charges are calculated at: [watercorporation.com.au/understandingyourbill](http://watercorporation.com.au/understandingyourbill)

1,000 litres (L) = 1 kilolitre (kL)



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## Wind powered water?

We're moving to more renewable power to be net zero by 2035.

Q 'Our water' to learn more.

# Policy Schedule

## Landlord Preferred Policy

11 May 2023  
 Bowman Future Fund Pty Ltd & Dianne Bowman  
 47 Wanstead Street  
 NORTH COOGEE WA 6163

11 May 2023

**POLICY NUMBER:** TS1976810LPP  
**AMOUNT DUE:** \$ 325.00  
**DUE DATE:** 30/06/2023

**Insured:** Bowman Future Fund Pty Ltd & Dianne Bowman  
**Insured Address:** 14 Tulip Way, EAST CANNINGTON WA 6107

**Premium Type**  
 Renewal

**Expiry Date**  
 30/06/2023. We invite you to renew your policy until 12:01am  
 30/06/2024

**Managing Agent**  
 Harcourts Focus

**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\*  
 Other claims \$100

**Annual Premium** \$325.00

**Includes: Multiple Property Discount**

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**

**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** \$325.00

**Includes: Multiple Property Discount**

Last year's annual premium \$315.00  
 Change on last year 3.2 %

*paid eft 8/6/23*

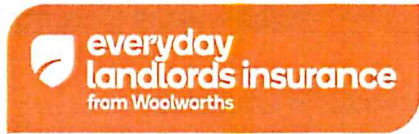
Please turn over for important policy information and payment details

TS00033 01/03/14 A



# 2023 – 2024 Certificate of Insurance

Landlords Insurance  
LAN105517743



1 May 2023

Dianne Bowmanfuturefundptyltd  
47 Wanstead St  
NORTH COOGEE WA 6163

Thanks for continuing to pick Everyday Landlords Insurance. You've picked an award winning insurance brand and we hope you're enjoying the benefits of being an Everyday 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 31 May 2023. Our Target Market Determination is on our website [everydayinsurance.com.au/useful-documents](http://everydayinsurance.com.au/useful-documents). 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:  
**\$1,400.58**



This payment due on:  
**31 May 2023**

## 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:** LAN105517743

Period of insurance:

From: **31 May 2023 (00:01 am AEST)**

To: **31 May 2024 (11:59 pm AEST)**

Your property: **14 Tulip Way East  
Cannington, WA 6107**

Product: **Building**

Sum insured: **Building: \$602,200**

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

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

Optional benefits **None**

you've added to your policy:

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



1300 641 379



[everyday.com.au/insurance](http://everyday.com.au/insurance)

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# 2023 – 2024 Certificate of Insurance

Landlords Insurance  
LAN105517743

## 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: **LAN105517743**

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

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: **14 Tulip Way East Cannington WA 6107**

Sum insured: **\$602,200**

A calculator can help with estimating your building's value, please visit [everydayinsurance.com.au/building-calculator](http://everydayinsurance.com.au/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 double / full brick**
- **roof construction is tiles**
- **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



[everyday.com.au/insurance](http://everyday.com.au/insurance)



## 2023 – 2024 Certificate of Insurance

Landlords Insurance  
LAN105517743

### 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.

	2023 - 2024	2022 - 2023
	<b>Base premium</b>	<b>Base premium</b>
Base cost:	\$1,157.50	\$973.33
GST:	\$115.75	\$97.33
Stamp duty:	\$127.33	\$107.07
<b>TOTAL ANNUAL COST:</b>	<b>\$1,400.58</b>	<b>\$1,177.73</b>

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 [everydayinsurance.com.au/useful-documents](http://everydayinsurance.com.au/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: **\$1,400.58 (will automatically renew on 31 May 2023)**

Payment due date: **31 May 2023**

#### Please note

Payments will appear on your statement as Everyday 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.



1300 641 379



[everyday.com.au/insurance](http://everyday.com.au/insurance)



1317 Albany Highway, Cannington  
 Locked Bag Number 80, Welshpool, W.A. 6986  
 Telephone: 1300 422 664  
 rates@canning.wa.gov.au | canning.wa.gov.au

Enquiries: 1300 422 664

OFFICE HOURS:  
 8.15 am to 5 pm Monday to Friday  
 Michael Littleton  
 Chief Executive Officer

**RATE NOTICE**  
 TAX INVOICE ABN 80 227 965 466

FINANCIAL YEAR: 01/07/2022 to 30/06/2023

ASSESSMENT NUMBER **394387**

DUE DATE **2 September 2022**

051 08503

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

See reverse side for important notices

Issue Date: 22/07/2022      ESL Category: 1  
 Lot/Location No: 14 5      ESL Rate in \$: 0.016213  
 Minimum Rate: \$952.00      ESL Valuation: 19500  
 RATE in \$: 0.06032700      ESL Property Use: Residential  
 GRV: 19500      VEN Number: 1663493

PROPERTY ADDRESS:  
 14 Tulip Way EAST CANNINGTON WA 6107  
 LOT: 14 P/D: 57680

DETAILS:		ARREARS	CURRENT	TOTAL
Residential	GST exempt		\$1,176.38	\$1,176.38
Emergency Services Levy	GST exempt		\$316.15	\$316.15
Residential Waste	GST exempt		\$411.86	\$411.86
Security Service Charge	GST exempt		\$61.94	\$61.94
No GST included in above amounts				
			<b>TOTAL DUE</b>	<b>\$1,966.33</b>

Pre-Payments/Adjustments are included in Total Due.  
 PAYMENTS received after the 05/07/2022 are not included in this account.

*pt in full eft 2/8/22*

**PAYMENT OPTIONS**

NOTE: Payments not received by the due date will incur daily penalty interest. Refer Note 4 overleaf.

OPTION No	PAYMENTS	DUE DATES	AMOUNTS
<b>1 One Payment</b>	One Payment	2 September 2022	\$1,966.33
<b>2 Four Instalments</b>	First Instalment	2 September 2022	\$494.76
	Second Instalment	4 November 2022	\$494.76
	Third Instalment	6 January 2023	\$494.76
	Fourth Instalment	10 March 2023	\$494.77

(Including \$12.72 instalment charge)  
 Printed notices will be charged at \$1.65 per notice.  
 Rebate accounts are excluded from the paper charge.

To take up the Instalment Option the 1st instalment must be paid in full by the 02 September 2022



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