

Statement / Tax Invoice to Owner

John and Connie Hansen
 43 Koola Avenue
 EAST KILLARA NSW 2071

Statement date: 01/03/2021
Statement no.: 4
Prepared for: John and Connie Hansen - Trustees for the Hansen Family Super Fund
Property manager: Linda Vandeppear

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	+ \$2,688.28	- \$618.77	- \$0.00	- \$295.00	= \$1,774.51

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
27 Cleve Street, Mansfield Park	Bronwyn Barnett	\$350.00 per week	1,400.00	02/03/2021	\$0.00	02/03/2021
27 Cleve Street, Mansfield Park	Daniel Boag	\$350.00 per week	0.00	30/07/2020	\$0.00	30/07/2020

Income for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid By	Amount	GST
03/02/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
10/02/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
12/02/2021	27 Cleve Street	Water Supply - Period From: 16/12/2020; Period To: 31/03/2021; 106 days - Period From: 16/12/2020; Period To: 31/03/2021; 106 days	Bronwyn Barnett	79.65	0.00
12/02/2021	27 Cleve Street	Water Usage - Period From: 16/12/2020; Period To: 29/01/2021; Usage: 25 kL; 45 days; Average Daily Usage: 0.56 kL; Daily Allowance: 0.00 kL; Last Meter Reading: 426 - Period From: 16/12/2020; Period To: 29/01/2021; Usage: 25 kL; 45 days; Average Daily Usag	Bronwyn Barnett	48.63	0.00
15/02/2021	27 Cleve Street	Rubbish Removal -	Daniel Boag	1,160.00	105.45
17/02/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
24/02/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
				\$2,688.28	\$105.45

Expenses for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid To	Amount	GST
10/02/2021	27 Cleve Street	Water Supply	SA Water	193.82	0.00
17/02/2021	27 Cleve Street	Insurance	Terri Scheer Insurance Agency	365.00	0.00
17/02/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	1,134.46	0.00
24/02/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	350.00	0.00
24/02/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
01/03/2021	27 Cleve Street	Routine Inspection Fee	Rental Property Network	33.00	3.00

Unpaid Invoices for 27 Cleve Street

Property	Description	Supplier	Ref.	Date Due	Amount
27 Cleve Street	Gardening Services	Ultimate Gardening Solutions	563	03/03/2021	295.00
					<u>\$295.00</u>

Payments to You

Date	Property	Details	Amount
01/03/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	290.05
24/02/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	350.00
17/02/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	1134.46
			<u>\$1,774.51</u>

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

Policy Schedule

Landlord Preferred Policy

1 February 2021

John Hansen & Connie Hansen
C/- Rental Property Network Pty Ltd
PO Box 425
WILLASTON SA 5118

POLICY NUMBER: TS0797264LPP

AMOUNT DUE: \$ 365.00

Insured: John Hansen & Connie Hansen

Insured Address: 27 Cleve Street, MANSFIELD PARK SA 5012

Premium Type

Renewal

Expiry Date

4.00pm 22/03/2021. We invite you to renew your policy until 4.00pm
22/03/2022

Managing Agent

Rental Property Network Pty Ltd

Property Details

The land size is less than 2 acres.

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 and Tax audit	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$365.00

Last year's annual premium	\$314.00
Change on last year	16.2 %

If the information shown is incorrect, please call to advise us.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Please turn over for important policy information

Special Conditions

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

Payment Slip for: John Hansen & Connie Hansen - 27 Cleve Street, MANSFIELD PARK SA 5012

Amount Payable

\$365.00

Due Date

22/03/2021

Policy Number

TS0797264LPP

Payment Reference No

707972642

Payment Options



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



63461707972642000036500



Biller Code: 63461

Ref: 707972642



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

Insured details

What you have told us:

This document sets out the information that we have relied on to decide whether to renew your policy and on what terms.

If any of this information has changed, or is incorrect, please contact us on the contact details set out in this document. See your duty of disclosure for further details of your obligations.

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.

Your Duty of Disclosure

Before you renew this contract of insurance, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions.

Also, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed or is incorrect. If we do this, please advise us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change.

You have this duty until we agree to renew the contract.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

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 terriscbeer.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	\$257.17	\$298.94
GST	\$25.72	\$29.89
Stamp Duty	\$31.12	\$36.17
Annual Premium (*)	\$314.00	\$365.00

* 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.

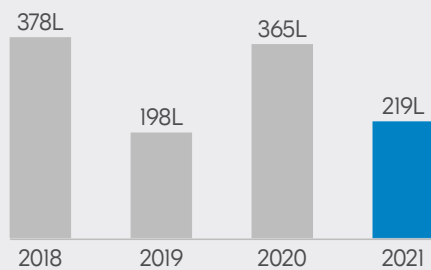
JV & CCY HANSEN

CT5341334

AGENCY 1656685

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
\$1.70

SA Water

ABN 69 336 525 019

250 Victoria Square/Tarntanyangga
Adelaide SA 5000

Customer Service

Adelaide-based Customer Care Centre

1300 SA WATER
(1300 729 283)

customercare@sawater.com.au

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.

Total amount due:

\$193.82

Pay by:

05 Mar 21

Your account

Account no. **06 29821 00 9**

Invoice date 10 Feb 21

Residential 27 CLEVE ST MANSFIELD
PARK LT 28

Account summary

Previous balance		\$240.91
Amount paid	⊖	\$240.91
New charges	⊕	\$193.82
Current balance	⊖	\$193.82

Fees may apply for late payment.



Make this your last paper bill

Managing bills is easier with **mySAWater**

- Pay online or set up direct debit
- Get bills via email
- View transaction history
- Update your contact details
- Understand your water use
- Manage multiple properties



Register now using the QR code or visit sawater.com.au/account/register

Property value

You may object to the valuation referred to in this notice by writing served personally or by post to the Valuer-General within 60 days after the date of service of this notice.

But note:

- (a) If you have previously received a notice or notices under the Water Industry Act 2012 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of the first such notice;
- (b) You may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60 day objection period where it can be shown there is reasonable cause by a person entitled to make an objection to a valuation.

A written objection to valuation must set out the full and detailed grounds for objection. Objections can be submitted via an online form at sa.gov.au/landservices, or email objection to LsgObjections@sa.gov.au with all valuation enquiries to 1300 653 346.

Customer charter

Read our Standard Customer Contract and Customer Charter at www.sawater.com.au

Change of your address

Change your postal address online via mySAWater or at www.sawater.com.au. If ownership of your property changes, please refer all settlement queries to your conveyancer.

Concessions

Eligible concession card holders or people assessed as being on a low income may be able to claim a remission on water and sewage rates. Visit sa.gov.au/concessions or call 1800 307 758 to find out more.

Payment assistance

If you are unable to pay your bill by the 'pay by' date, you can request an extension or setup a payment arrangement by calling 1300 SA WATER (1300 729 283) or with mySAWater.

Interpreter service

If you require an interpreter, please call 131 450 and request the language you need.

+Υπηρέστια Διαμερηνείας τηλεφωνήστε στο 131 450

Servizio interpreti: per favore chiama 131 450

दुभाषिया सेवा: कृपया 131 450 पर फोन करें

Cần Dịch Vụ Thông Ngôn, xin gọi cho số 131 450

传译服务：请拨打电话 131 450

لخدمة الترجمة الشفهية: يرجى الإتصال على الرقم 131 450
خدمات ترجمه: خواهشمند است تا با شماره تلفن 131 450 تماس حاصل نمایید.

Water

Quarterly meter reading of water use in kilolitres (1kL = 1,000 litres) and the supply charge.

Meter(s)	Previous reading	Current reading	Use
W40602361	07 Oct 20	426 29 Jan 21	451 25kL
Total reading(s)			25kL

Proposed next read between 01 Apr 21 and 15 Apr 21

Charge Type	Period	Water use	Price	Charge
Water use	07 Oct 20 to 29 Jan 21 (114 days)	25.00kL	25.00kL at \$1,945	\$48.63
Supply charge	01 Jan 21 to 31 Mar 21			\$67.85

Total Water + **\$116.48**

Sewerage

Access charge 01 Jan 21 to 31 Mar 21 Property value: \$375,000 at 20.625 cents per \$1000 \$77.34

The quarterly charge for sewerage services (access to mains network, removal and treatment) is based on the property value as determined by the Valuer-General.

Total Sewerage + **\$77.34**

Total = **\$193.82**

Total GST of this invoice \$0.00

Paying your bill



Bill code: 8888
Ref: 0629821009

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.



Direct debit

Call us on 1300 SA WATER (1300 729 283) or sign up to mySAWater and switch to eBills and view, pay and manage your account online. Visit www.sawater.com.au/directdebit to learn more.



Paying by mail

Post your payment slip and cheque/money order to SA Water GPO Box 4682 Melbourne Victoria 3001.



Paying in person

Pay at a Commonwealth Bank branch (excluding Express Branches) or Australia Post - no credit cards accepted.

Payment slip

Total amount due **\$193.82**

Pay by date **05 Mar 21**

Account no. 06 29821 00 9

Invoice date 10 Feb 21



*591 0629821009

For credit: SA Water

Trancode User code Customer ref no.

831

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For more payment options, including extensions, visit www.sawater.com.au or call 1300 SA WATER (1300 729 283). ©Registered to BPAY Pty Ltd ABN 69 079 137 518

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