



Redland
CITY COUNCIL

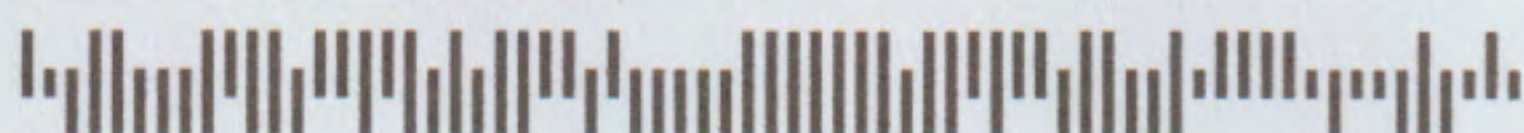
Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



155880/B/034626 H D-038
Unwin Property Pty Ltd As Trustee
18 Attenborough Circuit
Redland Bay QLD 4165

Property No.	356580
Valuation 2022-2023	\$405,000
Rating Category	2a
Billing Period	1 Jul 2022 - 30 Sep 2022
Property Location	45 Unwin Road Redland Bay QLD 4165 Lot 14 SP 266331
Due Date	15 Aug 2022

Rate Account Balance B/Fwd
\$0.00

+

Current Levy
\$1,100.36

=

Total Amount Owing
\$1,100.36

Summary of Charges

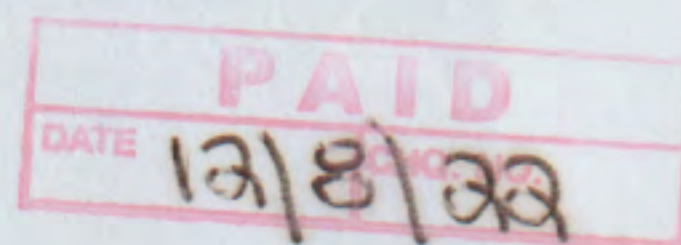
Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	604.43
Council Water and Sewerage Charges	\$	298.15
State Government Charges	\$	197.78

Total Amount Payable \$ **1,100.36**

Payments made after **04/07/2022** may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

To check your current balance log onto myServices
www.redland.qld.gov.au



Payment By BPAY



Biller Code: 53058
Ref: 3565807

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

® Registered to BPAY Pty Ltd ABN 69 079 137 518

Payment Online



www.redland.qld.gov.au

Use your credit card to pay 24 hours 7 days per week.

Reference No: 3565807

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours.
7 days per week.

Reference No: 3565807

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council
PO Box 21
Cleveland Qld 4163



Pay in Person at any
Post Office



***2431 3565807**

Account Summary

Property Number 356580

Unwin Property Pty Ltd As Trustee

Total Amount **\$1,100.36**



Redland
CITY COUNCIL

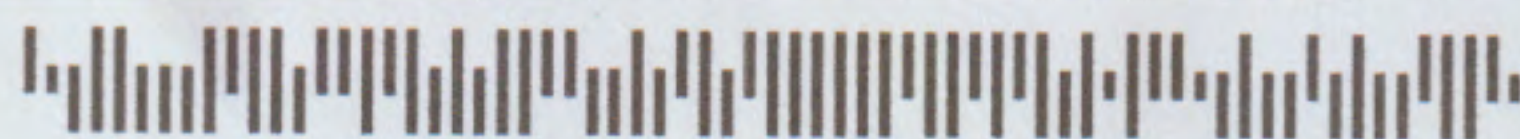
Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



156723/A/033694 H D-038
Unwin Property Pty Ltd As Trustee
18 Attenborough Circuit
Redland Bay QLD 4165

Property No.	356580
Valuation 2022-2023	\$405,000
Rating Category	2a
Billing Period	1 Oct 2022 - 31 Dec 2022
Property Location	45 Unwin Road Redland Bay QLD 4165 Lot 14 SP 266331
Due Date	14 Nov 2022

Rate Account Balance B/Fwd
\$0.00

+

Current Levy
\$1,114.70

=

Total Amount Owing
\$1,114.70

Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	604.43
Council Water and Sewerage Charges	\$	300.69
State Government Charges	\$	209.58

Total Amount Payable \$ **1,114.70**

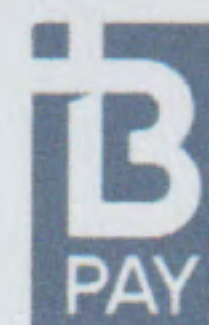
Payments made after 05/10/2022 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

To check your current balance log onto myServices
www.redland.qld.gov.au

Paid 11/11/22

Payment By BPAY



Biller Code: 53058
Ref: 3565807

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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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Payment Online



www.redland.qld.gov.au

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Reference No: 3565807

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7 days per week.

Reference No: 3565807

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Cleveland Qld 4163



Pay in Person at any
Post Office



*2431 3565807

Account Summary

Property Number 356580

Unwin Property Pty Ltd As Trustee

Total Amount **\$1,114.70**



Redland
CITY COUNCIL

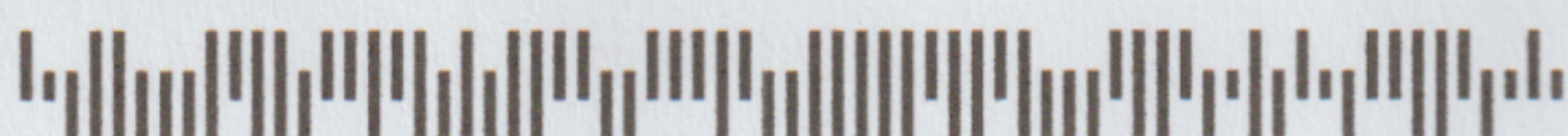
Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



157418/A/038705 H D-038
Unwin Property Pty Ltd As Trustee
18 Attenborough Circuit
Redland Bay QLD 4165

Property No.	356580
Valuation 2022-2023	\$405,000
Rating Category	2a
Billing Period	1 Jan 2023 - 31 Mar 2023
Property Location	45 Unwin Road Redland Bay QLD 4165 Lot 14 SP 266331
Due Date	13 Feb 2023

Rate Account Balance B/Fwd

\$0.00

+

Current Levy

\$1,112.23

=

Total Amount Owing

\$1,112.23

Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	604.43
Council Water and Sewerage Charges	\$	300.40
State Government Charges	\$	207.40

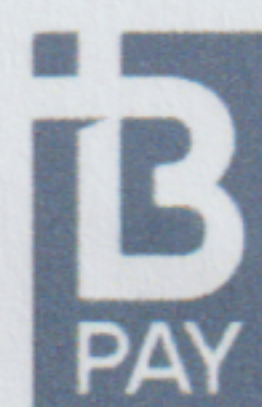
Total Amount Payable \$ **1,112.23**

Payments made after 31/12/2022 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

For enquires regarding the QLD State Government Water Discount,
please contact 13QGOV (13 74 68)

Payment By BPAY



Biller Code: 53058
Ref: 3565807

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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Payment Online



www.redland.qld.gov.au

Use your credit card to pay 24
hours 7 days per week.

Reference No: 3565807

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours.
7 days per week.

Reference No: 3565807

If you are experiencing financial hardship please contact us to discuss
options on 3829 8999.



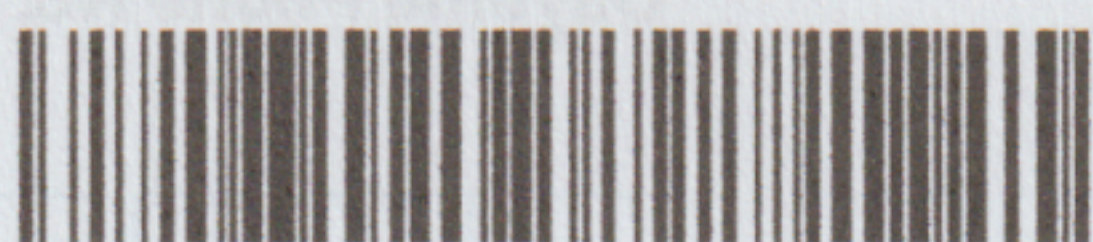
Remittance Advice By Mail

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Cleveland Qld 4163



**Pay in Person at any
Post Office**



***2431 3565807**

Account Summary

Property Number 356580

Unwin Property Pty Ltd As Trustee

Total Amount

\$1,112.23



Redland
CITY COUNCIL

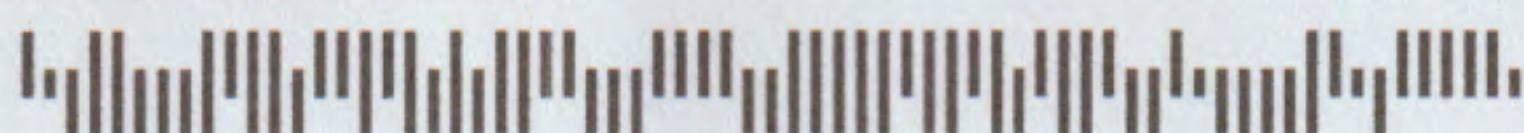
Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



158448/A/037057 H D-038
Unwin Property Pty Ltd As Trustee
18 Attenborough Circuit
Redland Bay QLD 4165

Property No.	356580
Valuation 2022-2023	\$405,000
Rating Category	2a
Billing Period	1 Apr 2023 - 30 Jun 2023
Property Location	45 Unwin Road Redland Bay QLD 4165 Lot 14 SP 266331
Due Date	18 May 2023

Rate Account Balance B/Fwd
\$0.00

+

Current Levy
\$1,116.18

=

Total Amount Owing
\$1,116.18

Summary of Charges

Balance Brought Forward	\$	0.00
Council Rates and Charges	\$	604.43
Council Water and Sewerage Charges	\$	301.05
State Government Charges	\$	210.70

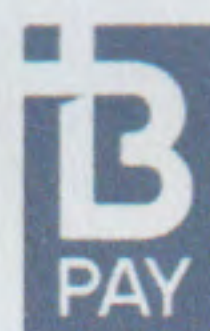
Total Amount Payable \$ **1,116.18**

Payments made after 03/04/2023 may not be included in the calculation of this rate notice.

See over the page for levy details and more payment options.

*Paid 17/5/23
Rec No:*

Payment By BPAY



Biller Code: 53058
Ref: 3565807

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

© Registered to BPAY Pty Ltd ABN 69 079 137 518

Payment Online



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Use your credit card to pay 24 hours 7 days per week.

Reference No: 3565807

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours.
7 days per week.

Reference No: 3565807

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.



Remittance Advice By Mail

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Redland City Council
PO Box 21
Cleveland Qld 4163



**Pay in Person at any
Post Office**



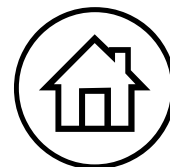
***2431 3565807**

Account Summary

Property Number 356580

Unwin Property Pty Ltd As Trustee

Total Amount **\$1,116.18**



038

11753-0032853-06055

Unwin Property Trust Pty Ltd
18 Attenborough Circuit
REDLAND BAY QLD 4165

Dear Policyholder,

Thank you for choosing NRMA Insurance. You will find a summary of your policy opposite, including how to renew and when the payment is due.

Next steps:

1. Review the information on the following pages and if you need to make changes call 132 132 or +61 2 8661 7307.
2. Please pay by 21 September 2022. If paying in person, take your payment slip on page 3 with you.
3. On full payment, this document becomes your Certificate of Insurance. If you change your cover, we will send you an updated Certificate.



**Australian
Resilience
Corps**

Do you want to join Australia's biggest network of helpers?

We are helping to build a national volunteer network to ensure communities are better prepared and protected against fires and floods.

As a founding partner we hope you will join us. There is a role for everyone, find out how you can help here:

www.resiliencecorps.org.au

YOUR POLICY SUMMARY

Policy number:	HOM 613 739 036
Due date:	21 September 2022
Current policy expires:	11:59pm on 21 September 2022
Home insured:	45 Unwin Road, Redland Bay QLD 4165
The insured:	Unwin Property Trust Pty Ltd
Sum insured:	Buildings: \$613,562 See over for breakdown.
Basic excess:	\$1,000 See over for all excesses that apply.

YOUR ANNUAL PREMIUM (Includes 25% No Claim Bonus, your chosen Options, 7.5% Loyalty Discount and government charges - see over for full details)

Annual premium:	\$1,889.48
OR	
For an additional \$33.28 p.a.	
Add Burn out of electric motors cover:	\$1,922.76
Please pay by 21 September 2022	
For how to pay, see page 4. To pay monthly, please contact us before this date.	

YOUR LOYALTY DISCOUNT

Loyalty Discount 7.5%	-\$127.77
Loyalty Years	5
Number of policies	1

Loyalty discount is based on the policy holder with the highest loyalty discount. You can view all your policies via your online account at nrma.com.au or call us on 132 132.

Enquiries 132 132
Payments 131 144

Claims 131 123
Visit nrma.com.au

YOUR POLICY DETAILS

The following pages list your Policy details. Please keep this certificate, along with your Home Insurance Buildings and Contents Product Disclosure Statement and Policy Booklet (PDS), in a safe place. On full payment these documents will form your Home Insurance Contract. Please review this document including the sum insured to ensure the level of cover is appropriate for you.

Policy number HOM 613 739 036
Your contract Valid from 11:59pm, 21 September 2022 to 11:59pm, 21 September 2023

Government charges & Premium comparison

Your premium is based on the possibility of a claim against your policy, and may change if the general cost to protect our customers changes. For information on how your insurance premium is calculated, please contact us to discuss.

To learn more about general premium calculations you may refer to the Insurance Council of Australia website:
<http://understandinsurance.com.au/premiums-explained>

The following amounts are included in your premium. To help you understand how your charges compare to last year, we have included the following comparison.

	Last year's	This year's
Premium before government charges	\$1,375.78	\$1,575.88
GST	\$137.58	\$157.59
Stamp duty	\$136.20	\$156.01
Total premium	\$1,649.56	\$1,889.48

Last year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.

The insured Unwin Property Trust Pty Ltd
Home insured 45 Unwin Road, Redland Bay QLD 4165
Year built Approximately 2015
Construction type Mainly brick veneer
Roof type Mainly tin/colourbond
Please advise us if this is incorrect.

Credit provider
1st Mortgagee Bank Of Queensland Limited

The home

- is occupied by tenants - landlord insuring building
- is used for residential purposes and not used for a business, trade or profession
- is watertight, structurally sound, secure and well maintained
- has 1 storey

Sum insured

Each year we increase your sum insured to take into account rising building costs. Please check that the amount below covers the replacement value of your home. Visit nrma.com.au/calculators for assistance.

Buildings **\$613,562**

Key policy features

- replacement cover for your buildings
- \$20 million liability cover for incidents that happen on the site
- you are covered for flood, rainwater run-off and storm surge

EXCESSES

The following excesses apply to your policy. In some cases, an excess does not apply. Check the Premium Excess and Discounts Guide for details.

- a \$1,000 basic excess for each claim

You can reduce your premium by choosing a higher basic excess. Contact us for an estimate.

OPTIONS

Options you may add

You may be eligible to add these options to your policy. Contact us for an estimate or refer to the PDS for more information.

- Burn out of electric motors (fusion) less than 15 years old
- Accidental Damage
- Pet Lover's Pack

YOUR PREMIUM

Please refer to the Premium Excess and Discounts guide for further information about how we determine your premium and excesses that may be payable at claim time. The following provides a breakdown of how your premium is calculated.

Premium including your chosen options and 25% No Claim Bonus	\$1,703.65
Less 7.5% Loyalty Discount	\$127.77
Plus Government charges	\$313.60
Total premium	\$1,889.48

BENEFITS

You've been awarded Claim Free Privilege Plus giving you a **25% No Claim Bonus plus Free No Claim Bonus Protection**. Please refer to the Premium, Excess and Discounts Guide for more information on No Claim Bonus and No Claim Bonus Protection.

INSURANCE HISTORY

Details of insurance and claim history for each insured are listed here.

Unwin Property Trust Pty Ltd

In the last 5 years

- had no insurance refused, cancelled, treated as never having operated, or renewal not offered
- had no claim refused

Page 3 of 4

PAYMENT SLIP



*782 HOM613739036 51022

Important! Take this payment slip with you when paying in person.

Name:	Unwin Property Trust Pty Ltd	
Policy number:	HOM 613 739 036	
Payment amount:	Annual premium:	\$1,889.48
	To add Burn out of electric motors cover:	\$1,922.76
Due date:	21 September 2022	

ADDITIONAL INFORMATION

Insurance Australia Limited ABN 11 000 016 722 AFS
Licence No. 227681 trading as NRMA Insurance in New
South Wales, the Australian Capital Territory, Queensland
and Tasmania, SGIO in Western Australia and SGIC in
South Australia.

Making a claim

If you need to make a claim, please call our dedicated
Claims Team on 131 123. It's available 24 hours a day, 7
days a week, and it may help to have this document with
you when you call.

Proof of loss and ownership

When you make a claim, we may ask you to provide proof
of ownership and value for an item - for example, a
receipt, valuation or photograph. So, make sure you keep
these documents safe.

Transaction confirmation

If you would like confirmation of any transaction made on
your policy, please contact us.

Privacy of your information

Any personal information you provide to us will be
collected, held, used and disclosed in accordance with our
Privacy Policy. Please refer to nrma.com.au to review the
Privacy Policy. You can also ask us to send you a copy by
calling 132 132.

HOW TO PAY



In person - Take this document and pay at any
Australia Post Office.



By phone - Call 131 144 and have your credit
card ready.



Online - Go to nrma.com.au/payments and have
your credit card ready.



By BPAY® - Contact your financial institution to
arrange payment from your account.

Biller code: 90001 (Insurance Australia Limited)
Reference: 4666 1373 9036



By mail - Detach this payslip and send it with
your cheque or credit card details below to:
NRMA Insurance, GPO Box 9871, Sydney NSW
2001

Credit card details

Please select one amount

- ☐ annual premium \$1,889.48
☐ to add cover for Burn out of electric \$1,922.76
motors

☐ Mastercard ☐ VISA

_____|_____|_____|_____|

Expiry ____/____ Signature _____



TAX INVOICE

C/- Ray White Redland Bay

Invoice Date

21 Jul 2022

Invoice Number

INV-6202

Reference

WO 11172 - 45 UNWIN
ROAD, REDLAND BAY

ABN

93 719 654 209

Resolution Pest Control Pty

Ltd ATF The JD Family Trust

3 Sir Charles Holm Drive

ORMEAU HILLS QLD 4208

(07) 5549 0572

Description	Quantity	Unit Price	GST	Amount AUD
Annual Termite Inspection	1.00	200.00	10%	200.00
45 UNWIN ROAD, REDLAND BAY				
Subtotal				200.00
TOTAL GST 10%				20.00
TOTAL AUD				220.00

Due Date: 28 Jul 2022

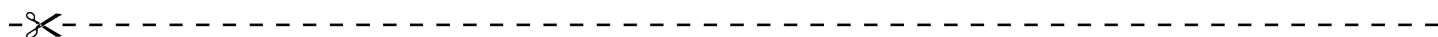
****PLEASE INCLUDE INVOICE NUMBER & PROPERTY ADDRESS IN REFERENCE****

Please make all EFT payments payable to Resolution Pest Control Pty Ltd

BSB: 034 153

ACCOUNT: 248 213

Thank you for your business!



PAYMENT ADVICE

Customer

C/- Ray White Redland Bay

Invoice Number

INV-6202

Amount Due

220.00

Due Date

28 Jul 2022

Amount Enclosed

Enter the amount you are paying above

To: Resolution Pest Control Pty Ltd ATF The JD Family Trust
3 Sir Charles Holm Drive
ORMEAU HILLS QLD 4208
(07) 5549 0572



TAX INVOICE

C/- Ray White Redland Bay

Invoice Date
27 Sep 2022

Invoice Number
INV-6531

Reference
45 UNWIN ROAD, REDLAND
BAY

ABN
93 719 654 209

Resolution Pest Control Pty
Ltd ATF The JD Family Trust
3 Sir Charles Holm Drive
ORMEAU HILLS QLD 4208
(07) 5549 0572

Description	Quantity	Unit Price	GST	Amount AUD
General Pest Treatment	1.00	220.00	10%	220.00
45 UNWIN ROAD, REDLAND BAY				
Subtotal				220.00
TOTAL GST 10%				22.00
TOTAL AUD				242.00

Due Date: 4 Oct 2022

****PLEASE INCLUDE INVOICE NUMBER & PROPERTY ADDRESS IN REFERENCE****

Please make all EFT payments payable to Resolution Pest Control Pty Ltd
BSB: 034 153
ACCOUNT: 248 213

Terms & Conditions Apply

Should payment not be received after 7 days a 25% late payment fee may apply. If we do not receive payment within 30 days, we will refer the matter to our collection agency.

Thank you for your business!

PAYMENT ADVICE

Customer C/- Ray White Redland Bay
Invoice Number INV-6531
Amount Due **242.00**
Due Date 4 Oct 2022

Amount Enclosed

To: Resolution Pest Control Pty Ltd ATF The JD Family Trust
3 Sir Charles Holm Drive
ORMEAU HILLS QLD 4208
(07) 5549 0572

Enter the amount you are paying above



TAX INVOICE

C/- Ray White Redland Bay

Invoice Date
28 Jun 2023

Invoice Number
INV-8066

Reference
45 UNWIN ROAD, REDLAND BAY

ABN
93 719 654 209

Resolution Pest Control Pty Ltd
ATF The JD Family Trust
3 Sir Charles Holm Drive
ORMEAU HILLS QLD 4208
(07) 5549 0572

Description	Quantity	Unit Price	GST	Amount AUD
Annual Visual Termite Inspection - (Internal & External) (3+ Bedrooms)	1.00	209.09	10%	209.09
45 UNWIN ROAD, REDLAND BAY				
			Subtotal	209.09
			TOTAL GST 10%	20.91
			TOTAL AUD	230.00

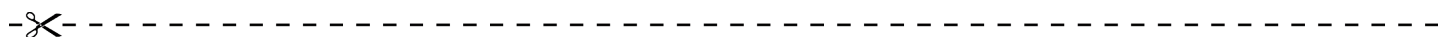
Due Date: 5 Jul 2023

Please make all EFT payments payable to Resolution Pest Control Pty Ltd
BSB: 034 153
ACCOUNT: 248 213
REFERENCE: **PLEASE USE YOUR INVOICE NUMBER AS THE REFERENCE**

Terms & Conditions Apply

Should payment not be received after 7 days a 25% late payment fee may apply. If we do not receive payment within 30 days, we will refer the matter to our collection agency.

Thank you for your business.



PAYMENT ADVICE

Customer	C/- Ray White Redland Bay
Invoice Number	INV-8066
Amount Due	230.00
Due Date	5 Jul 2023
Amount Enclosed	

To: Resolution Pest Control Pty Ltd ATF The JD Family Trust
3 Sir Charles Holm Drive
ORMEAU HILLS QLD 4208
(07) 5549 0572

Enter the amount you are paying above



ABN 41 662 374 610

4/2-12 Knobel Court,
Shailer Park, QLD, 4128

PLEASE PAY BY	AMOUNT	INVOICE DATE
30/04/2023	\$380.00	07/03/2023

TAX INVOICE NO. 151212

Ray White Redland Bay
Shops 39 & 40 Redland Bay Shopping
Centre Cnr Broadwater Tce
QLD

Job No.: 207405
Site Address: 45 Unwin Road
Redland Bay QLD 4165
Order No.: 11597
Due: 30/04/2023
Date: 07/03/2023
Job Name:

- 1 x SUPPLIED AND REPLACED FAULTY STOVE FUNCTION SWITCH

- 1 x TESTED ALL FUNCTIONS OF THE STOVE

ALL TESTED OK AFTER REPAIRS

THE APPLIANCE GUYS APPRECIATE YOUR BUSINESS & PROMPT PAYMENT OF
THIS ACCOUNT

Please note all appliance repairs come with a Full 12 Months Warranty and all new
appliance installations come with a Full Manufacturer's Warranty. All queries must be
emailed within 5 days from the date of this invoice and by email
to accounts@theapplianceguys.com.au.

Total	\$380.00
Incl. GST of	\$34.55
Amount Applied	\$0.00
Balance Due	\$380.00

How To Pay

Credit Card (Master Card or Visa)

**Direct Deposit**

Bank: Commonwealth Bank
Acc. Name: JDMQ PTY LTD
BSB: 062416
Acc. No.: 10318953

INVOICE NO. 151212

DUE DATE: 30/04/2023 **AMOUNT DUE:** \$380.00



Water Account Summary

General Enquiries: (07) 3829 8999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

Property No. 356580
Property Location
45 Unwin Road Redland Bay QLD 4165
Lot 14 SP 266331

Unwin Property Pty Ltd As Trustee
18 Attenborough Circuit
Redland Bay QLD 4165

Billing Period
1 Jul 2022 - 30 Sep 2022

Your Water Meter Readings

Water Meter Serial	Previous Read Date	Current Read Date	Number of Days	Previous Reading	Current Reading	Consumption (kilolitres)	Is Reading Estimated?
17W070018	28/02/2022	30/05/2022	91	452	495	43	No

Local Government Distribution and Retail Price

Residential water consumption	\$	27.05
Residential fixed water access 20mm	\$	74.85
Sewerage	\$	196.25

State Bulk Water Price

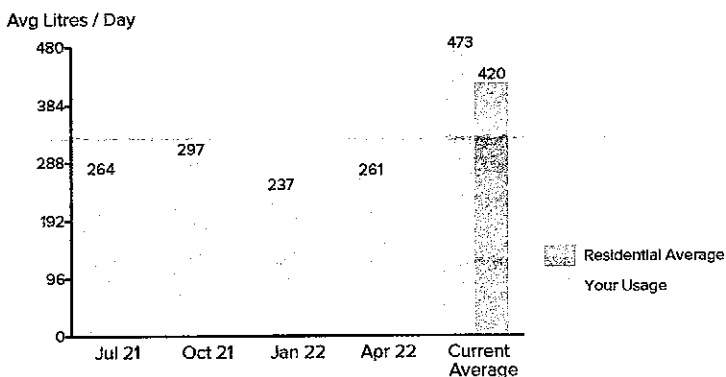
State Govt bulk water consumption	\$	138.93
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Total Water and Wastewater Charges	\$	437.08
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This amount is included on your Rate Notice – DO NOT PAY SEPARATELY

For comparison, the total water and wastewater billed on your last Rate Notice \$347.70

Your Water Usage Comparison



Please refer to the back page of this summary for further information.

Billing Enquiry?

For billing enquiries please contact Redland City Council
Telephone: 3829 8999 Facsimile: 07 3829 8765

Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland Qld 4163
email rcc@redland.qld.gov.au
web www.redland.qld.gov.au

For water and wastewater 24 hour service enquiries please contact Redland City Council
Telephone: 3829 8999