



Think climate change.  
Be waterwise.



ACCOUNT NUMBER	90 01905 78 5
BILL ID	0113
ISSUE DATE	28 NOV 2022

ARENA REAL ESTATE  
113 NEWCASTLE ST  
PERTH WA 6000

### Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 53 Bronte St East Perth Lot 21.**

PLEASE PAY:

**\$186.06**

DUE BY:

**14 Dec 2022**

Strata lot 3 Property owner: GRACY HOLDINGS PTY LTD

### Account summary

New charges	Due 14 Dec 2022	\$186.06
<b>Total</b>		<b>\$186.06</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)

(Continued on next page)

Sign up for water supply alerts



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## New charges

CHARGE TYPE	BASED ON	AMOUNT
<b>Service charges</b>		
Water 1 Nov 2022 - 31 Dec 2022	1 residence	\$46.08
Sewerage 1 Nov 2022 - 31 Dec 2022	Rateable value* of \$13520	\$118.40
Drainage 1 Nov 2022 - 31 Dec 2022	Minimum charge for 1 residence	\$21.58
<b>Service charges total</b>		<b>\$186.06</b>

GST does not apply.

**Total** **\$186.06**

\*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations) or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

## MANAGE YOUR ACCOUNT ONLINE

Pay online, view past bills, see your water use history, compare your water use and more through your online account. Register using your Electronic Reference Number (ERN).  
**ERN: 90019 05785 2255253**  
Register at:  
[watercorporation.com.au/register](http://watercorporation.com.au/register)


## OUR COMMITMENT TO YOU

We are committed to resolving issues as quickly as possible. If you wish to make a complaint call **13 13 85**. If you are not satisfied with the resolution you may contact the Energy and Water Ombudsman on **1800 754 004**. Learn more about our commitment to you at [watercorporation.com.au](http://watercorporation.com.au)

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Interpreter Services: **13 14 50**   
National Relay Service for hearing or speech impaired customers: **13 36 77**

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### Direct Debit

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### Credit / Debit Card

Visit [watercorporation.com.au](http://watercorporation.com.au) or call **1300 366 067** (Transaction fees may apply and will be advised at payment)



### Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:  
WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



### POST Billpay

Pay in person at any Post Office.



### Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on **13 13 85** or go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information and to set up your Centrepay deductions.



Biller Code: 8805  
Ref: 90 01905 78 5

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 2255253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER 90 01905 78 5  
PLEASE PAY \$186.06  
PAYMENT DUE BY 14 Dec 2022



\*690 9001905785

<0000018606>

<066304>

<000090019057858>

>



Unit 4/24 Forward Street,  
Welshpool WA  
6106

PH: 0894442244

FAX:

EMAIL:

info@bengerplumbing.com.au

PL 7657 GL 12691

**TAX INVOICE / STATEMENT**

ABN: 54 688 449 939

Invoice # 11253

Job Contact  
Shweta

Phone:

Gracy Holdings Pty Ltd  
ARENA Real Estate  
3/53 Bronte St  
Perth WA 6004

WORK CARRIED OUT AT: 3/53 Bronte St, Perth WA 6004

DATE: 28th March 2023	CUST ORDER NO: 5993	JOB NO: 11253
DESCRIPTION		PRICE
1	Call out	\$40.00
2	Labour	\$220.00
2	Spindle service materials	\$45.45
2	Pex flexible hose	\$25.11
2	Parking fees	\$10.91

Subtotal	\$341.47
GST	\$34.15
<b>TOTAL CHARGE</b>	<b>\$375.62</b>

**WORK COMPLETED:**

Attend to plumbing maintenance items.  
Service shower tap spindles and re seat brass sets.  
Service basin tap spindles and re seat brass sets.  
Replace water flexible hoses.

**REMITTANCE**

**Payment Options:** Credit Card, Cheque or Direct Deposit.

7 days from date of Invoice.

**INVOICE #11253**

**Bank Details**

**Name:** Benger Plumbing & Gas Pty Ltd  
**BSB:** 036-044 **Account #:** 351595

**Customer Name:** ARENA Real Estate

Please use Invoice number and Surname as payment reference.



27 St Georges Terrace,  
Perth Western Australia 6000  
GPO Box C120, Perth WA 6839

# CITY OF PERTH RATE NOTICE

Tax Invoice ABN : 83 780 118 628

General Enquiries (08) 9461 3333  
Account Enquiries (08) 9461 3296  
Facsimile (08) 9461 3069

**CASHIER HOURS:**  
8.00 a.m. to 5.00 p.m Monday to Friday

**DUE DATE**  
  
**07 Sep 22**

 **049** 0000288  
**Gracy Holdings Pty Ltd**  
**C/- Arena Real Estate**  
**113 Newcastle St**  
**PERTH WA 6000**

**ASSESSMENT NUMBER** **1060805**

Issue Date **28 Jul 22**  
Property Description **Lot 3 SP 30473**  
Rateable Valuation **\$13,520**  
**Local Government Details**  
Land Use **Residential**  
Minimum Payment **\$765.00**  
**State Government Details**  
ESL Category **Category 1**  
ESL Property Use **Residential**  
Minimum ESL **\$93.00**  
Maximum ESL **\$468.00**

Financial Year - 1 July 2022 to 30 June 2023

**PROPERTY ADDRESS**

Unit 3/49-53 Bronte Street, EAST PERTH WA 6004

**LOCAL GOVERNMENT RATES AND CHARGES**

General Rates - \$13,520 x 0.065145  
Residential - Basic Service - 240lt

**STATE GOVERNMENT LEVY (any queries phone 1300 136 099)**

Emergency Services Levy (ESL) - \$13,520 x 0.016213

TOTAL

	GST	TOTAL
General Rates	\$0.00	\$880.75
Residential - Basic Service	\$0.00	\$321.20
Emergency Services Levy (ESL)	\$0.00	\$219.20
<b>TOTAL</b>		<b>\$1,421.15</b>

Any payments received after 20 July 2022 will not be included on this notice.  
The payment due amount shown on this notice was correct as at 20 July 2022.

**OPTIONS TO PAY**

Full Payment			
Option 1 - No extra costs for this option	Due date	Amount	
	<b>07 Sep 22</b>	<b>Full Payment</b>	<b>\$1,421.15</b>
Pay by 2 Instalments			
Option 2 - Cost of option is \$39.10 (Total cost for option 2 is \$1,460.25)	Due date	Amount	
	<b>07 Sep 22</b>	<b>1st Instalment</b>	<b>\$730.15</b>
	16 Nov 22	2nd Instalment	\$730.10
Pay by 4 Instalments			
Option 3 - Cost of option is \$47.45 (Total cost for option 3 is \$1,468.60)	Due date	Amount	
	<b>07 Sep 22</b>	<b>1st Instalment</b>	<b>\$367.30</b>
	16 Nov 22	2nd Instalment	\$367.10
	18 Jan 23	3rd Instalment	\$367.10
	22 Mar 23	4th Instalment	\$367.10

**To be eligible for Payment Option 2 or 3, the first payment MUST be received by the 1st due date.**

DO NOT DETACH BEFORE BANKING

I/We choose to pay by  
(please tick box)

- OPTION 1  **\$1,421.15**  
OPTION 2  **\$730.15**  
OPTION 3  **\$367.30**

For more details on rates, scan this QR code with your smart phone.



\*644 1060805


SIGNED.....


S000288Q01 0000288 #84061

## PREFERRED METHODS OF PAYMENT

NAME: Gracy Holdings Pty Ltd

ASSESSMENT No: 1060805

 **Billers Code: 18127**  
**Ref: 1060805**



BPAY® this payment via Internet or phone banking or use the QR code reader within your mobile banking app.



**INTERNET**

Payments may be made via the internet at [perth.wa.gov.au/ratespayments](http://perth.wa.gov.au/ratespayments) using Mastercard, Visa and Amex. Note that payment is limited to a maximum of \$10,000 per assessment per year.



**DIRECT DEBIT**

Please contact Council's Rates Office on (08) 9461 3296, or visit our website [www.perth.wa.gov.au/rates](http://www.perth.wa.gov.au/rates) for more information.

# IMPORTANT INFORMATION

## 1. PAYMENTS

Payment of Rates, ESL, Rubbish Service Charges and Pool Inspection Fee (if applicable) can be made by one of three options as follows: **Full** payment within 35 days of the date of issue of the Rate Notice, **or by Two or Four** instalments. **To be eligible for instalments the first payment amount must be paid on or before the first due date**, the remaining instalments must also be paid on or before the due dates as advised on the Rate Notice. Please note that the instalment options will incur an administration fee and will be charged instalment interest at the rate of 5.5% pa.

**NOTE: TO BE ELIGIBLE TO PAY BY INSTALMENTS, ALL ARREARS MUST BE PAID BY THE DUE DATE.**

## 2. ARREARS

Where rates or charges remain outstanding after the due date and no election has been made to pay the amounts by instalments, legal action may be taken for their recovery. All costs associated with legal action will be added to the ratepayers account. Unpaid rates, ESL and other charges are ultimately secured against the property and are recoverable on the sale of the property.

## 3. INTEREST ON OVERDUE RATES, ESL, RUBBISH SERVICE CHARGES & ARREARS

(Section 6.51 of the Local Government Act 1995 and Section 36S of the Fire and Emergency Services Authority of Western Australia Act). Council will charge interest on all outstanding rates, ESL and service charges not paid by their respective due dates. The interest rate set by government regulations is 5.5% pa charged daily for Rates and Service charges and 7% pa charged daily for ESL.

## 4. CHANGE OF OWNERSHIP OR POSTAL ADDRESS

When a person disposes of rateable land, advice must be given in writing within 21 days after the sale. Changes of postal address are the responsibility of the owner/s and must be given in writing or in some circumstances may be provided over the phone to the staff in the Rates Department. Changes of address can be completed on the City's website on [www.perth.wa.gov.au/rates](http://www.perth.wa.gov.au/rates) by selecting the Change of Address link. Alternatively you can email the Rates Department on [rates@cityofperth.wa.gov.au](mailto:rates@cityofperth.wa.gov.au). The assessment number must be quoted on all correspondence.

## 5. ALTERNATIVE PAYMENT ARRANGEMENTS

Under the provisions of S6.49 of the Local Government Act 1995, Ratepayers experiencing difficulties in paying their rates accounts by the due date may contact the Council's Rates Department on (08) 9461 3296 as soon as possible to discuss alternative payment arrangements. There is an administration fee of \$45.00 to be placed onto this type of arrangement. Rates and services charges will continue to accrue 5.5% pa and ESL 7% pa penalty interest regardless of any arrangements entered into. Please note, all payment arrangement requests must be in writing and can be emailed to [rates@cityofperth.wa.gov.au](mailto:rates@cityofperth.wa.gov.au)

## 6. DIRECT DEBIT OPTIONS

Ratepayers who wish to make payment of their rates via a Direct Debit option can do so by completing the online Direct Debit form by visiting the 'How to Pay your Rates' section on the City's website at [www.perth.wa.gov.au/rates](http://www.perth.wa.gov.au/rates). Alternatively contact Council's Rates section on (08) 9461 3296. An initial set up fee of \$35.00 applies for the direct debit option. This applies to any of the three payment options offered on the rate notice only.

## 7. DIFFERENTIAL GENERAL RATES

Section 6.33 of the Local Government Act 1995 allows for differential rating to be imposed on properties. The purpose of this is to provide a fair and equitable distribution of the Rate burden to each category.

## 8. OBJECTION AND APPEAL PROVISIONS

Valuations – your valuation (GRV or UV) is only one factor used to calculate your rates notice. The Valuation of Land Act 1978 (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, please visit Landgate's website [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations), or alternatively call Landgate Customer Service on +61(0)8 9273 7373.

Rates Record – Section 6.76 of the Local Government Act 1995 provides the grounds, time and the way individual objections and appeals to the Rates Record may be lodged. The grounds for objections are in respect to; The identity of the owner/occupier, or the land is not rateable. The characteristics of the use of the land for the imposition of differential rates by the Council. An objection to the Rate Book must be made in writing to the council within 42 days of the date of issue of a rates notice.

Section 6.81 of the Local Government Act 1995 refers that rates assessments are required to be paid by the due date, irrespective of whether an objection or appeal has been lodged. In the event of a successful objection or appeal, the rates will be adjusted, and you will be advised accordingly. Credit balances may be refunded on request.

## 9. PENSIONERS AND SENIORS

According to the Rates and Charges Rebates and Deferments Act 1992, Pensioners and Seniors who own and occupy a property on 1 July of the current rating year, **have no arrears** and who meet certain criteria are entitled to claim;

Pensioners- A rebate of **up to 50%** of the current year rates, rubbish service and ESL, or if eligible, defer payment of their rates and ESL (rubbish charges are still payable). This capped at a maximum amount each year, which is determined by the State Government.

Seniors – A rebate of **up to 25%** of the current year rates and ESL. This is capped at a maximum amount each year, which is set by the State Government.

Applications can be made via the Water Corporation on 1300 659 951 or online at [www.watercorporation.com.au](http://www.watercorporation.com.au). The Water Corporation will then forward a copy to Council.

For further information or to make applications directly with Council for these concessions, please contact the Rates Department on (08) 9461 3296 or email [rates@cityofperth.wa.gov.au](mailto:rates@cityofperth.wa.gov.au).

**NOTE: Rebates apply to current rates and ESL only (and in some circumstances, to rubbish service charges). Rebates on rates and ESL are provided by the WA State Government.**

## 10. HERITAGE RATE CONCESSIONS

The City's Heritage Rate Concession program offers a concession on general rates for eligible heritage properties on either the City of Perth or Metropolitan Redevelopment Authority heritage lists. Further information and an application form are available as downloads from the City's website [www.perth.wa.gov.au/heritage](http://www.perth.wa.gov.au/heritage) and select Heritage Grants and Rates Concessions" or by contacting the City's Heritage Team on 9461 3249.

## 11. DFES – EMERGENCY SERVICES LEVY (ESL)

This is a levy which the WA State Government requires all Local Governments in WA to collect on its behalf and remit to DFES. For information regarding this levy please phone the Dept of Fire & Emergency Services (DFES) 1300 136 099 or access their website: [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

## 12. GST

GST does not apply to Local Government rates, ESL or rubbish service charges. GST is applicable only for rubbish hire service charges.

## ALTERNATE METHODS OF PAYMENT



### TELEPHONE

Phone 1300 366 563. Follow operator instructions to make your payment using your Mastercard, Visa or Amex card. Note that payment is limited to a maximum of \$10,000 per assessment per year.



### AUSTRALIA POST

Payment may be paid at any Post Office by Cash, cheque, EFTPOS. Payments over \$10,000 cannot be accepted at Australia Post branches.



### IN PERSON

Present this notice intact to the cashier during office hours (8:00am to 5:00pm Monday to Friday) at Council House, 27 St Georges Terrace, Perth. You may pay by EFTPOS, cash, credit card or cheques crossed "Not negotiable". Payment by credit card is limited to a maximum of \$10,000 per assessment per year. Mastercard, Visa and Amex accepted.

*paid 5/7/23  
Super Fund AK*

Gracy Holdings Pty Ltd  
PO Box 169  
MT HELENA WA 6082

35239/12/05/07/2023  
**Invoice**  
ABN 80989200314  
Date of Notice 05/07/2023

**Levy Notice Reminder**

The levy contribution for the Owners of Strata Plan 35239 is payable by the due date^.  
^Reference Section 100 of the Strata Titles Act 1985.

**RE: Clarendon Court Strata Plan 35239, Lot 12, Unit 12, Gracy Holdings Pty Ltd 10 Prescott Place ,  
ORELIA WA 6167.**

Details	Admin Due	Reserve Due	Paid	Interest Paid	Interest Due	Due Date	Total Due
Standard Levy Contribution Schedule (01/05/23 - 31/07/23)	\$950.00	\$450.00	\$0.00	\$0.00	\$0.00	14/07/2023	\$1,400.00
						Total if Paid by Due Date	<b>\$1,400.00</b>
No GST has been charged.							\$1,400.00

Please make your payment into the Strata Company account using the payment methods listed below  
Section 78 of the Strata Titles Act Regulations provides for Interest on unpaid levies to be charged at 11% p.a.  
\*\* Visit [www.esmstrata.com.au](http://www.esmstrata.com.au) and update your details to receive your levy reminder via email \*\*

 Our online portal is now live <https://portal.propertyiq.com.au/>  
 Check your account balance  
  Download levies and statements  
  Set reminders  
  Pay your levies



\*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at <a href="http://www.deft.com.au">www.deft.com.au</a> .		<b>Biller Code: 96503</b> <b>Ref: 214328296 203324</b>	<b>Account: Owners of Clarendon Court SP35239</b> <b>Owner: Gracy Holdings Pty Ltd</b> <b>Lot No: 12</b>
	Pay by phone from your Credit Card or *pre-registered bank account. Call 1300 30 10 90 or Int ++612 8232 7395		Contact your financial institution to make a BPAY payment from your cheque or savings account.	
	Pay by mailing this payment slip with your Cheque to DEFT Payment Systems Locked Bag 2501, Perth WA 6001		Pay in person at any Australia Post Office using Cheque or EFTPOS	<b>All Cheques must be made payable to:</b> <b>Owners of Clarendon Court SP35239</b>
 *496 214328296 203324 <b>DEFT Reference Number: 214328296 203324</b>				<b>Total Due</b> <b>\$1,400.00</b>



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ACCOUNT NUMBER	90 01905 78 5
BILL ID	0111
ISSUE DATE	29 JUL 2022

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(Continued on next page)

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Register at:  
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#### Direct Debit

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#### Credit / Debit Card

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#### Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:  
WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



#### POST Billpay

Pay in person at any Post Office.



#### CentrePAY

Use CentrePAY to make regular deductions from your Centrelink payment. CentrePAY is a voluntary and easy payment option available to Centrelink customers. Call us on **13 13 85** or go to [servicesaustralia.gov.au/centrePAY](http://servicesaustralia.gov.au/centrePAY) for more information and to set up your CentrePAY deductions.



Biller Code: 8805  
Ref: 90 01905 78 5

#### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 225253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER 90 01905 78 5  
PLEASE PAY \$189.10  
PAYMENT DUE BY 15 Aug 2022



\*690 9001905785

<0000018910>

<066304>

<000090019057858>

>



## OWNERSHIP STATEMENT #43 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	30/03/2023 - 27/04/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$850.18</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID	
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$475.00/W	14/04/23 - 11/05/23	11/05/23	\$0.00	<b>\$1,850.00</b>	
<i>Rent changed from \$450.00 Weekly to \$475.00 Weekly, effective from 28/04/2023</i>							
<b>Total rent for period</b>						<b>TOTAL</b>	<b>\$1,850.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
20/04/2023	3/53 Bronte St	Terri Scheer (BPAY Ref: 701485641) Landlord Insurance	\$26.86	<b>\$325.00</b>	
26/04/2023		Ownership Funds	\$0.00		<b>\$1,674.15</b>
27/04/2023	3/53 Bronte St	Quality Air Solutions (Inv: 4820) New Air Conditioning Unit	\$196.82	<b>\$2,165.00</b>	
<b>SUBTOTAL</b>				<b>\$2,490.00</b>	<b>\$1,674.15</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$815.85</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Residential Management Fee	\$15.72	<b>\$172.97</b>	
<b>SUBTOTAL</b>		<b>\$183.97</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$183.97</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
27/04/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$850.18</b>	

	<b>SUBTOTAL</b>	<b>\$850.18</b>	<b>\$0.00</b>
<b>Total ownership payments</b>	<b>TOTAL</b>		<b>-\$850.18</b>
<b>CLOSING (CARRIED FORWARD) BALANCE</b>			
	<b>TOTAL</b>		<b>\$0.00</b>



PO BOX 7169  
Karawarra Western Australia 6152

info@beyondmaintenancesolutions.com.au

**Tax Invoice**  
**ABN: 53 627 460 477**

Tax Invoice # 851  
4/08/2022

Gracy Holdings Pty Ltd  
Arena Real Estate  
113 Newcastle St  
Perth, Wa 6000

**WORK CARRIED OUT AT:** 3/53 Bronte St, Perth WA 6004  
**P.O NUM:** 4736a-2022

**WORK COMPLETED:**

Work :  
Clean the laminate from behind the kitchen sink  
Remove old grout/silicone  
Dry area  
Silicone on either side on wall and sink side.

Recommendation:

The outdoor seating re-oil is best done during warmer weather as it will dry quicker. It will need sanding and re-oiling at least 2 coats to make it last.

Cost: \$305+ gst

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Labour as per completed work above	1	\$160.00	\$160.00
SUBTOTAL:			\$160.00
GST:			\$16.00
TOTAL:			\$176.00
PAID:			\$0.00
<b>BALANCE DUE:</b>			<b>\$176.00</b>

**How to Pay**

Tax Invoice # 851  
\$176.00 due by 11th August 2022

We accept payment by: Bank Deposit

**Bank Details** **Name:** Beyond Maintenance  
Solutions Pty Ltd  
**BSB:** 302 162  
**Account Number:** 150 3582



Think climate change.  
Be waterwise.



ACCOUNT NUMBER 90 01905 78 5  
BILL ID 0114  
ISSUE DATE 30 JAN 2023

ARENA REAL ESTATE  
113 NEWCASTLE ST  
PERTH WA 6000

### Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 53 Bronte St East Perth Lot 21.**

PLEASE PAY:  
**\$179.96**  
DUE BY:  
**15 Feb 2023**

Strata lot 3 Property owner: GRACY HOLDINGS PTY LTD

### Account summary

New charges	Due 15 Feb 2023	\$179.96
<b>Total</b>		<b>\$179.96</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)

(Continued on next page)

No water?

Be the first to know.  
Sign up for water  
supply alerts.



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

## New charges

CHARGE TYPE	BASED ON	AMOUNT
<b>Service charges</b>		
Water 1 Jan 2023 - 28 Feb 2023	1 residence	\$44.57
Sewerage 1 Jan 2023 - 28 Feb 2023	Rateable value* of \$13520	\$114.52
Drainage 1 Jan 2023 - 28 Feb 2023	Minimum charge for 1 residence	\$20.87
<b>Service charges total</b>		<b>\$179.96</b>

GST does not apply.

**Total**

**\$179.96**

\*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations) or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

### MANAGE YOUR ACCOUNT ONLINE

Pay online, view past bills, see your water use history, compare your water use and more through your online account. Register using your Electronic Reference Number (ERN).  
**ERN: 90019 05785 225253**  
Register at:  
[watercorporation.com.au/register](http://watercorporation.com.au/register)


### OUR COMMITMENT TO YOU

We are committed to resolving issues as quickly as possible. If you wish to make a complaint call **13 13 85**. If you are not satisfied with the resolution you may contact the Energy and Water Ombudsman on **1800 754 004**. Learn more about our commitment to you at [watercorporation.com.au](http://watercorporation.com.au)

### CONCESSION APPLICATION

You may be eligible for a discount on your bill. Check your eligibility and apply online at [watercorporation.com.au/concessions](http://watercorporation.com.au/concessions)

### CONTACT US

General enquiries and alternative format bills: **13 13 85**  
Faults & emergencies (24/7): **13 13 75**  
Interpreter Services: **13 14 50**   
National Relay Service for hearing or speech impaired customers: **13 36 77**

For an explanation of meter readings, bill estimates, meter testing, rates and charges, or to have this bill reviewed visit [watercorporation.com.au](http://watercorporation.com.au)

### FOLLOW US ON



### NEED MORE TIME TO PAY?

We're flexible and here to help. Call **13 13 85** or visit [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp) to find out if you're eligible to extend your due date, sign up for an interest-free payment arrangement or apply for one of our other support programs.



#### Direct Debit

Visit [watercorporation.com.au/directdebit](http://watercorporation.com.au/directdebit) or call **13 13 85** to set up direct debit.



#### Credit / Debit Card

Visit [watercorporation.com.au](http://watercorporation.com.au) or call **1300 366 067** (Transaction fees may apply and will be advised at payment)



#### Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:  
WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



#### POST Billpay

Pay in person at any Post Office.



#### Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on **13 13 85** or go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information and to set up your Centrepay deductions.



Biller Code: 8805  
Ref: 90 01905 78 5

#### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 225253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER 90 01905 78 5  
PLEASE PAY \$179.96  
PAYMENT DUE BY 15 Feb 2023



\*690 9001905785

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Think climate change.  
Be waterwise.



ACCOUNT NUMBER	90 01905 78 5
BILL ID	0115
ISSUE DATE	27 MAR 2023

ARENA REAL ESTATE  
113 NEWCASTLE ST  
PERTH WA 6000

### Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 53 Bronte St East Perth Lot 21.**

PLEASE PAY:

**\$186.06**

DUE BY:

**12 Apr 2023**

Strata lot 3 Property owner: GRACY HOLDINGS PTY LTD

### Account summary

New charges	Due 12 Apr 2023	\$186.06
<b>Total</b>		<b>\$186.06</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)

(Continued on next page)

No water?

Be the first to know.  
Sign up for water  
supply alerts.



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

## New charges

CHARGE TYPE	BASED ON	AMOUNT
<b>Service charges</b>		
Water 1 Mar 2023 - 30 Apr 2023	1 residence	\$46.08
Sewerage 1 Mar 2023 - 30 Apr 2023	Rateable value* of \$13520	\$118.40
Drainage 1 Mar 2023 - 30 Apr 2023	Minimum charge for 1 residence	\$21.58
<b>Service charges total</b>		<b>\$186.06</b>

GST does not apply.

**Total**

**\$186.06**

\*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations) or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

### MANAGE YOUR ACCOUNT ONLINE

Pay online, view past bills, see your water use history, compare your water use and more through your online account. Register using your Electronic Reference Number (ERN).  
**ERN: 90019 05785 2255253**  
Register at:  
[watercorporation.com.au/register](http://watercorporation.com.au/register)


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Faults & emergencies (24/7): **13 13 75**  
Interpreter Services: **13 14 50**   
National Relay Service for hearing or speech impaired customers: **13 36 77**

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### FOLLOW US ON



### NEED MORE TIME TO PAY?

We're flexible and here to help. Call **13 13 85** or visit [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp) to find out if you're eligible to extend your due date, sign up for an interest-free payment arrangement or apply for one of our other support programs.



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#### Credit / Debit Card

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#### Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:  
WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



#### POST Billpay

Pay in person at any Post Office.



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Biller Code: 8805  
Ref: 90 01905 78 5

#### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 2255253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER 90 01905 78 5  
PLEASE PAY \$186.06  
PAYMENT DUE BY 12 Apr 2023



\*690 9001905785

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Think climate change.  
Be waterwise.



ACCOUNT NUMBER	90 01905 78 5
BILL ID	0112
ISSUE DATE	28 SEP 2022

ARENA REAL ESTATE  
113 NEWCASTLE ST  
PERTH WA 6000

### Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 53 Bronte St East Perth Lot 21.**

PLEASE PAY:

**\$186.06**

DUE BY:

**14 Oct 2022**

Strata lot 3 Property owner: GRACY HOLDINGS PTY LTD

### Account summary

New charges	Due 14 Oct 2022	\$186.06
<b>Total</b>		<b>\$186.06</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)

(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.



## New charges

CHARGE TYPE	BASED ON	AMOUNT
<b>Service charges</b>		
Water 1 Sep 2022 - 31 Oct 2022	1 residence	\$46.08
Sewerage 1 Sep 2022 - 31 Oct 2022	Rateable value* of \$13520	\$118.40
Drainage 1 Sep 2022 - 31 Oct 2022	Minimum charge for 1 residence	\$21.58
<b>Service charges total</b>		<b>\$186.06</b>

GST does not apply.

**Total**

**\$186.06**

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Register at:  
[watercorporation.com.au/register](http://watercorporation.com.au/register)


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### FOLLOW US ON



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WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



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Biller Code: 8805  
Ref: 90 01905 78 5

#### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 225253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER 90 01905 78 5  
PLEASE PAY \$186.06  
PAYMENT DUE BY 14 Oct 2022



\*690 9001905785

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**COCKERTONT**

To: Gracy Super Fund  
Unit 3 53 Bronte Street  
EAST PERTH  
WA  
  
6004

**Tax Invoice No :** INV253242

**Ext Purch Order No  
Order No**

**INVOICE DATE** 1/08/2022

**DUE DATE** 1/08/2022

<u>Item Code</u>	<u>Description</u>	<u>Quantity</u>	<u>Price (EXC)</u>	<u>GST</u>	<u>Amount</u>
MAINTS2	Maint Twin System 2 Serv Per Annum	1.00	313.64	31.36	345.00

MAINTENANCE PLAN 2 X STANDARD SERVICES  
WATER2WATER TWIN FILTER SYSTEM  
PRICE INCLUDES SEDI/CARB FILTER CHANGES AT EACH SERVICE  
FULL CHECK OF FAUCET/TUBING/HOUSINGS & SANITISATION  
OF FILTER HOUSINGS.  
LOCATED Unit 3, 53 Bronte Street, East Perth.

Parts/labour for repairs are not included.

**MASTERCARD & VISA CREDIT CARDS ACCEPTED 1% FEE APPLIES**

For EFT payments, please use the following bank account information and use your invoice number as a payment reference:

BSB: 037-889 Account No: 10051850

SUBTOTAL 313.64

GST 31.36

**Total Due 345.00**

## OWNERSHIP STATEMENT #40 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	22/12/2022 - 25/01/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,390.70</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	06/01/23 - 02/02/23	02/02/23	\$0.00	<b>\$1,800.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,800.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
19/01/2023	3/53 Bronte St	Quality Air Solutions (Inv: 20555) call out to non working r/c a/c on second floor, possible faulty PCB board however motor installed too close to window, recommend replacement	\$20.91	<b>\$230.00</b>	
<b>SUBTOTAL</b>				<b>\$230.00</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$230.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Residential Management Fee	\$15.30	<b>\$168.30</b>	
<b>SUBTOTAL</b>		<b>\$179.30</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$179.30</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
25/01/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$1,390.70</b>	
<b>SUBTOTAL</b>		<b>\$1,390.70</b>	<b>\$0.00</b>

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<b>Total ownership payments</b>	<b>TOTAL</b>	<b>-\$1,390.70</b>
<hr/>		
<b>CLOSING (CARRIED FORWARD) BALANCE</b>		
<hr/>		
	<b>TOTAL</b>	<b>\$0.00</b>

---

## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

11-Oct-22  
Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
03/09/2022	3	Opening Balance Arrears	\$562.20	\$61.00	\$0.00	\$0.00	\$623.20
<b>Total</b>			<b>\$562.20</b>	<b>\$61.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$623.20</b>

**No GST has been charged**

**TOTAL AMOUNT DUE \$623.20**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



**DEFT**  
PAYMENT SYSTEMS



Billers Code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number.

\*Registration is required for payments from cheque or savings accounts. For registration please register online at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162. You do not need to re register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



Pay over the internet by DEFT Online from your \*pre-registered bank account at [www.deft.com.au](http://www.deft.com.au)



Pay by DEFT Phonepay from your \*pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made through DEFT online or DEFT Phonepay. Log onto [www.deft.com.au](http://www.deft.com.au) or Call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$623.20

**Due Date**

03/09/2022

**Amount Paid**

\$

## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

ABN 76 337 528 851

21-Mar-23

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
28/03/2023	3	Infrastructure Contract	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00
<b>Total</b>			<b>\$110.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.00</b>

**Includes GST of \$10.00**

**TOTAL AMOUNT DUE \$110.00**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



**DEFT**  
PAYMENT SYSTEMS



Billers Code 96503

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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



Pay over the internet by DEFT Online from your \*pre-registered bank account at [www.deft.com.au](http://www.deft.com.au)



Pay by DEFT Phonepay from your \*pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made through DEFT online or DEFT Phonepay. Log onto [www.deft.com.au](http://www.deft.com.au) or Call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$110.00

**Due Date**

28/03/2023

**Amount Paid**

\$

<b>Payment Receipt</b>
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<b>DEFT PAYMENTS</b>	<b>\$110.00</b>
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BPAY Bill Payment	
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Status	Paid
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BPAY Biller Code	96503
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BPAY Biller Name	DEFT PAYMENTS
------------------	---------------

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Customer Ref.	270 291 172 166 883
---------------	---------------------

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Payment Date	7 Jun 2023 at 3:39pm
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---

Description	Richardson Levy 21Mar23
-------------	-------------------------

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Acknowledgement	146784486
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FROM	<b>Super Fund Current Account</b>
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	633 000 / 159 752 575
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Paid to	DEFT PAYMENTS
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## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

**ABN 76 337 528 851**

08-Feb-23

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
01/12/2022	3	Levy 1/12/2022-28/2/2023	\$0.00	\$0.00	\$7.51	\$0.00	\$7.51
01/03/2023	3	Standard quarterly levy 01/03/23 - 31/05/23	\$562.05	\$60.85	\$0.00	\$0.00	\$622.90
<b>Total</b>			<b>\$562.05</b>	<b>\$60.85</b>	<b>\$7.51</b>	<b>\$0.00</b>	<b>\$630.41</b>

**Includes GST of \$56.63**

**TOTAL AMOUNT DUE \$630.41**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



**DEFT**  
PAYMENT SYSTEMS



Billers Code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number.

\*Registration is required for payments from cheque or savings accounts. For registration please register online at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162. You do not need to re register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



Pay over the internet by DEFT Online from your \*pre-registered bank account at [www.deft.com.au](http://www.deft.com.au)



Pay by DEFT Phonepay from your \*pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



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Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$630.41

**Due Date**

01/03/2023

**Amount Paid**

\$



## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

ABN 76 337 528 851

21-Mar-23

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
28/03/2023	3	Infrastructure Contract	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00
<b>Total</b>			<b>\$110.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$110.00</b>

**Includes GST of \$10.00**

**TOTAL AMOUNT DUE \$110.00**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



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DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$110.00

**Due Date**

28/03/2023

**Amount Paid**

\$

## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

11-Oct-22  
Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
03/09/2022	3	Opening Balance Arrears	\$562.20	\$61.00	\$0.00	\$0.00	\$623.20
<b>Total</b>			<b>\$562.20</b>	<b>\$61.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$623.20</b>

**No GST has been charged**

**TOTAL AMOUNT DUE \$623.20**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



Billers Code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number.

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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



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Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$623.20

**Due Date**

03/09/2022

**Amount Paid**

\$

**Reminder Notice**

**Notice of Levies Due**

Frontingnac Pty Ltd  
Members of SCA(WA)  
ABN: 83 793 814 049

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

**TAX INVOICE**

ABN 76 337 528 851

16-Jun-23

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
01/06/2023	3	Standard quarterly levy 01/06/23 - 31/08/23	\$562.05	\$60.85	\$0.00	\$0.00	\$622.90
<b>Total</b>			<b>\$562.05</b>	<b>\$60.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$622.90</b>

**Includes GST of \$56.63**

**TOTAL AMOUNT DUE \$622.90**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



Billers Code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number.

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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



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Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$622.90

**Due Date**

01/06/2023

**Amount Paid**

\$

## Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

**ABN 76 337 528 851**

04-May-23

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
28/03/2023	3	Infrastructure Contract	\$110.00	\$0.00	\$0.00	\$0.00	\$110.00
01/06/2023	3	Standard quarterly levy 01/06/23 - 31/08/23	\$562.05	\$60.85	\$0.00	\$0.00	\$622.90
<b>Total</b>			<b>\$672.05</b>	<b>\$60.85</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$732.90</b>

**Includes GST of \$66.63**

**TOTAL AMOUNT DUE \$732.90**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



**DEFT**  
PAYMENT SYSTEMS



Billers Code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number.

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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



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GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$732.90

**Due Date**

01/06/2023

**Amount Paid**

\$

## Reminder Notice

Frontingnac Pty Ltd  
Members of SCA(WA)  
ABN: 83 793 814 049

### Notice of Levies Due

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082  
tracyjoy@westnet.com.au

## TAX INVOICE

ABN 76 337 528 851

15-Dec-22

Notice Date

Page 1 of 1

**RE: Lot 3  
Unit 3  
Strata Plan 30473  
53 Bronte Street  
EAST PERTH WA**

Payment Due By	Lot	Details	Admin	Reserve	Interest	Paid	Due
03/09/2022	3	Opening Balance Arrears	\$0.00	\$0.00	\$7.70	\$0.00	\$7.70
01/12/2022	3	Standard quarterly levy 01/12/22 - 28/02/23	\$562.05	\$60.85	\$0.00	\$0.00	\$622.90
<b>Total</b>			<b>\$562.05</b>	<b>\$60.85</b>	<b>\$7.70</b>	<b>\$0.00</b>	<b>\$630.60</b>

**Includes GST of \$56.63**

**TOTAL AMOUNT DUE \$630.60**

Late Payment. If payments are not made by the due date, interest may be charged at an annual rate at 11%

Please make cheques payable to The Owners of SP 30473



**DEFT**  
PAYMENT SYSTEMS



Billers Code 96503

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GRACY HOLDINGS PTY LTD

Strata Scheme 30473

Lot 3

Unit 3



\*496 270291172 166883



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Pay by mailing this payment slip with your cheque to:  
DEFT Payment Systems  
GPO Box 2174 Melbourne VIC 3001



Pay in person by cheque or EFTPOS at any Post office.

**DEFT Reference No.**

270291172 166883

**Amount Due**

\$630.60

**Due Date**

01/12/2022

**Amount Paid**

\$

09/01/2023

Gracy Holdings Pty Ltd  
PO Box 169  
MT HELENA 6082 WA



Dear Gracy Holdings Pty Ltd,

**Re: Strata Company Levy Reminder Notice – Clarendon Court**

Please find enclosed your current levy notice as per the attached invoice.

Please check the description and **Due Date** as stated on your Levy Notice in advance of payment.

Please **disregard** this reminder notification in the following circumstances

- If your levy is already pre-paid and up to date.
- If your attachment shows only a utility invoice, *(if the initial invoice has not been received, please contact the office)*.
- If you're currently paying by direct debit and the amount due on the notice will indeed be paid when the next payment is debited from your account.

Thank you, and have a great day.

ESM Strata  
For and On Behalf of the Owners of Clarendon Court

Gracy Holdings Pty Ltd  
PO Box 169  
MT HELENA WA 6082

35239/12/09/01/2023

**Invoice**

ABN 80989200314  
Date of Notice 09/01/2023

**Levy Notice Reminder**

The levy contribution for the Owners of Strata Plan 35239 is payable by the due date<sup>^</sup>.

<sup>^</sup>Reference Section 100 of the Strata Titles Act 1985.

**RE: Clarendon Court Strata Plan 35239, Lot 12, Unit 12, Gracy Holdings Pty Ltd 10 Prescott Place , ORELIA WA 6167.**

Details	Admin Due	Reserve Due	Paid	Interest Paid	Interest Due	Due Date	Total Due
Standard Levy Contribution Schedule (01/02/23 - 30/04/23)	\$850.00	\$450.00	\$0.00	\$0.00	\$0.00	<b>01/02/2023</b>	<b>\$1,300.00</b>
						Total if Paid by Due Date	<b>\$1,300.00</b>
No GST has been charged.							<b>\$1,300.00</b>

Please make your payment into the Strata Company account using the payment methods listed below  
Section 78 of the Strata Titles Act Regulations provides for Interest on unpaid levies to be charged at 11% p.a.

\*\* Visit [www.esmstrata.com.au](http://www.esmstrata.com.au) and update your details to receive your levy reminder via email \*\*



Our **online portal** is now live <https://portal.propertyiq.com.au/>

- Check your account balance
- Download levies and statements
- Set reminders
- Pay your levies



\*Payments by phone or Internet from your cheque or savings account require registration.  
Please complete a Customer Initiated Direct Debit registration form available at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162.  
Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at <a href="http://www.deft.com.au">www.deft.com.au</a> .		<b>Billers Code: 96503</b> <b>Ref: 214328296 203324</b>	<b>Account: Owners of Clarendon Court SP35239</b> <b>Owner: Gracy Holdings Pty Ltd</b> <b>Lot No: 12</b>
	Pay by phone from your Credit Card or pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395	Contact your financial institution to make a BPAY payment from your cheque or savings account.		
	Pay by mailing this payment slip with your Cheque to <b>DEFT Payment Systems</b> Locked Bag 2501, Perth WA 6001		Pay in person at any Australia Post Office using Cheque or EFTPOS	<b>All Cheques must be made payable to:</b> Owners of Clarendon Court SP35239
 *496 214328296 203324				<b>Total Due</b> <b>\$1,300.00</b>
<b>DEFT Reference Number: 214328296 203324</b>				

W [REDACTED]  
S [REDACTED]  
M [REDACTED]

Western Strata Management  
PO Box 486  
Wembley 6913

## Notice of Levies Due in September 2022

Notice is hereby given pursuant to Sections 43, 47 and 100 of the Strata Titles Act (STA) 1985 that the following contributions are due from the owners of the strata units in the strata scheme. Tel: (08) 6113 0696 Mob: 0451 515121 Email: joanna@westernstrata.com.au ABN 66 469 382 766

### Tax Invoice

Issued 20/09/2022 on behalf of:

The Owners of Cheriton Court

Cheriton Court  
53 Bronte Street  
EAST PERTH WA 6004

for Lot 3 Unit 3  
Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
MOUNT HELENA WA 6082

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Reserve Fund	
30/09/2022	2nd Quarterly Admin/Reserve Levy	562.20	61.00	623.20
	Total levies due in month	562.20	61.00	623.20

Total of this levy notice	623.20	(including \$56.66 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	623.20	
Prepaid	0.00	
Total amount due	\$623.20	

Late Payment: Section 100 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% p.a.

Cheques should be made payable to 'Western Strata Management'

#### Levy Payment due 30/09/2022

If paying your levy by EFT could you please make sure that you include your reference number and surname in the narration.  
Thank you.

PLEASE NOTE: THE DUE DATE FOR PAYMENT OF THIS LEVY HAS BEEN AMENDED TO 30 SEPTEMBER 2022. COULD YOU PLEASE ENSURE THAT PAYMENT IS MADE ON OR BEFORE THIS DATE. PLEASE IGNORE ANY NARRATION RELATING TO INTEREST.

### PAYMENT SLIP

#### PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

BankWest  
Branch: Subiaco  
BSB: 306-044 Acct no: 0400448 Ref no: 1655  
Acct name: Western Strata Management

Gracy Holdings Pty Ltd  
Strata Scheme 30473  
Lot 3 Unit 3

BY POST Pay by mailing this payment slip with your cheque to:

Western Strata Management  
PO Box 486  
WEMBLEY WA 6913

TOTAL PAYMENT

\$



Please make cheque payable to: Western Strata Management





# LUMOS ELECTRICAL

The wizards of wires

**LUMOS ELECTRICAL PTY LTD**  
**EC 8979**  
 7/320 Joondalup Dr Joondalup WA 6027  
 0402604363  
 Admin@lumoselectricalperth.com.au  
**ABN: 95 608 097 605**

## Tax Invoice #13198

3rd June 2023

3/53 Bronte St, East Perth C/- Arena Real Estate

### WORK COMPLETED:

**"NO CALL OUT FEE"**

Completed quoted work as requested

**\*\*\* Recommendations \*\*\***

If this job requires additional works (or we noticed items requiring attention)  
 Then please see separate email that will follow shortly that will list items and prices for issues noticed onsite

\*\* Please see Warranty Terms below for any relevant details.  
 If your Invoiced labour was related to Hourly work or Repairs please note its limitations.

DESCRIPTION	QTY	UNIT PRICE (ex gst)	TOTAL PRICE (ex gst)
As quoted - We completed the below items 1) Supply & Install wall mount heater	1	\$790.00	\$790.00
Supply parking	1	\$6.00	\$6.00

SUBTOTAL:	\$796.00
GST:	\$79.60
TOTAL:	\$875.60
PAID:	\$0.00

**BALANCE DUE: \$875.60**

\*\* Please see below / next page for payment options  
 \*\* Please see below / next page for warranty / terms and conditions



# LUMOS ELECTRICAL

The wizards of wires

LUMOS ELECTRICAL PTY LTD  
EC 8979

7/320 Joondalup Dr Joondalup WA 6027  
0402604363

Admin@lumoselectricalperth.com.au

ABN: 95 608 097 605

## Tax Invoice #13198

3rd June 2023

### How to Pay

Tax Invoice #13198

\$875.60

Due - Now

We accept payment by: Bank Deposit, Credit Card

#### Account details

Lumos Electrical Pty Ltd

BSB 016452

A/C No 399965663

Please use reference number provided

Reference: # 13198



**LUMOS ELECTRICAL**  
The wizards of wires

**LUMOS ELECTRICAL PTY LTD**  
**EC 8979**

7/320 Joondalup Dr Joondalup WA 6027  
0402604363

Admin@lumoselectricalperth.com.au

**ABN: 95 608 097 605**

**Tax Invoice #13198**

3rd June 2023

### **Warranty / Terms and conditions**

#### **----- Parameters of Lumos Electrical Compliance Check for rental and sales properties -----**

\*\* Please note in relation to this check and the compliance of Rcd protection whilst we may notice items in passing this does not include full checks and detection of electrical defects unrelated to Rcd compliance such as cracked switches / lights not working / Non- compliant cabling/ powerpoints wired into incorrect circuits and any other defects.

\*\* For a "Full House Electrical Inspection" please contact our office for bookings/pricing.

\*\* Please also note that Compliance checks are a snapshot of items at the time of attendance, smoke detectors, porch lights and other items can go faulty in between checks and this check is not a guarantee that all items will continue to work after our attendance but only if they are working at the time of attendance.

#### **----- Warranty on New Supply and Install work -----**

\*\* 90 Days parts and Labour warranty on all supplied equipment/ items

\*\* 1 Year warranty on parts only (no labour included unless within the 90 day period mentioned above)

\*\* 2 year warranty on all LED Lights - parts only (no labour included unless within the 90 day period mentioned above)

#### **----- Warranty on Hourly Labour -----**

\*\* Warranty of Labour is only applicable to faulty workmanship only. In general hourly labour stops once repairs hold or faults clear. If faults or repairs require additional works or are reoccurring (not related to faulty workmanship) then those additional works would be a continuation of billable labour to continue work from the point that was reached in previous visits

#### **----- Warranty on Repairs -----**

\*\* All Repair work is completed in an attempt to prolong life of electrical equipment/ item.

\*\* Warranty of Labour is only applicable to faulty workmanship only and is not applicable to repairs that fail after a period of time.

\*\* Any repair that fails after a period of time should be considered for replacement instead for a more permanent fix as the repairs are proven unreliable in that item.

#### **----- Notes on Parts warranty -----**

\*\* please note that warranty of parts above is for manufacturers defects resulting in failure.

\*\* Warranty does not cover parts that are damaged, removed or tampered with.

\*\* Warranty does not cover/include replacement of consumables including globes and elements

## OWNERSHIP STATEMENT #44 - Gracy Holdings PL ATF Gracy Superfund

Gracy Holdings PL ATF Gracy Superfund  
 PO BOX 169  
 Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	31/10/2022 - 30/11/2022
OWNERSHIP ID:	262
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,040.80</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
12/10 Prescott Place	Tuahinekore Damien Puwaeroa Morgan	\$300.00/W	09/11/22 - 06/12/22	06/12/22	\$0.00	<b>\$1,200.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,200.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Bank Fees	\$0.00	\$0.80	
Residential Management Fee	\$14.40	\$158.40	
<b>SUBTOTAL</b>		<b>\$159.20</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$159.20</b>

### OWNERSHIP PAYMENTS

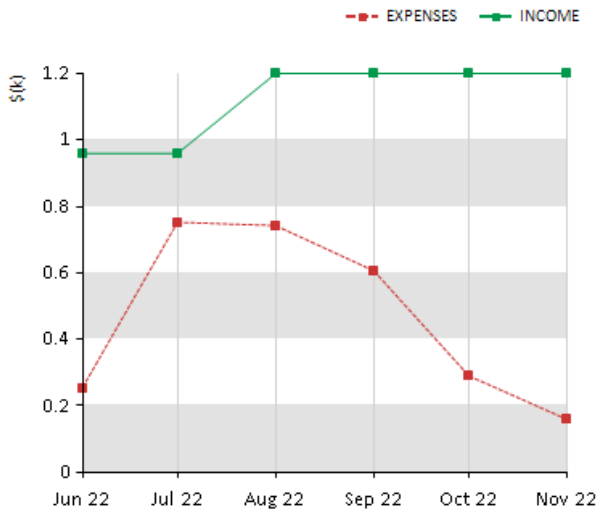
Date	Description	MONEY OUT	MONEY IN
30/11/2022	EFT to account Gracy Holdings PL ATF Gracy Su Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	\$1,040.80	
<b>SUBTOTAL</b>		<b>\$1,040.80</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,040.80</b>

### CLOSING (CARRIED FORWARD) BALANCE

<b>TOTAL</b>		<b>\$0.00</b>
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## STATEMENT HISTORY

### EXPENSES VS INCOME (6 MONTHS)



### PAYMENT HISTORY (6 MONTHS)

	EXPENSES	INCOME	PAYMENTS
Jun 22	\$255.27	\$960.00	\$704.73
Jul 22	\$752.64	\$960.00	\$207.36
Aug 22	\$742.39	\$1,200.00	\$157.61
Sep 22	\$606.30	\$1,200.00	\$893.70
Oct 22	\$290.18	\$1,200.00	\$909.82
Nov 22	\$159.20	\$1,200.00	\$1,040.80
<b>AVERAGE</b>	<b>\$467.66</b>	<b>\$1,120.00</b>	<b>\$652.34</b>

**From:** Jaimy McClelland jmccllland@arenare.com.au   
**Subject:** Outstanding Disbursements - 3/53 Bronte St  
**Date:** 19 August 2022 at 1:57 pm  
**To:** tracyjoy@westnet.com.au



Good Morning Tracy,

I hope that you are well.

I am currently preparing all accounts leading up to the end of the month and note that we currently do not hold sufficient funds to pay the following accounts;

Maintenance plan for twin filter in kitchen	\$345.00
Remove and install new silicone to the kitchen sink area	\$176.00
Council Rates 2022/2023 Full Instalment	\$1,421.15

<b>Less Funds currently held:</b>	<b>\$767.31</b>
<b>Amount Required to Clear Invoices</b>	<b>\$1,174.84</b>

Should you wish to finalise the accounts this month and would like to forward funds, please find below our bank details for your perusal;

Bank: Macquarie Bank  
Account Name: DSJR Unit Trust T/A Arena Real Estate  
BSB: 186-300  
Account: 304457021  
Reference: 3 53 Bronte St


Otherwise we will arrange to hold over your accounts until funds become available.

Kind regards,

Jaimy McClelland

Corporate Receptionist  
08 6557 5000  
jmccllland@arenare.com.au  
arenare.com.au

**arena.**

**From:** Rachael Harris rharris@arenare.com.au   
**Subject:** Outstanding Disbursements - 3/53 Bronte St, East Perth, WA 6004  
**Date:** 20 April 2023 at 8:58 am  
**To:** tracyjoy@westnet.com.au

RH

Hi Gracy Holding Pty Ltd,

I hope that you are well.

I am currently preparing all accounts leading up to the end of the month and note that we currently do not hold sufficient funds to pay the following accounts;

Landlord Insurance	\$325.00
New Air Conditioning Unit	\$2,165.00
<b>Less Funds currently held:</b>	<b>\$815.85</b>
<b>Amount Required to Clear Invoices</b>	<b>\$1,674.15</b>

Should you wish to finalise the accounts this month and would like to forward funds, please find below our bank details for your perusal;

Bank: Macquarie Bank  
Account Name: DSJR Unit Trust T/A Arena Real Estate  
BSB: 186-300  
Account: 304457021  
Reference: 3/53 Bronte St

Otherwise we will arrange to hold over your accounts until funds become available.

Kind regards,

Rachael Harris

Corporate Receptionist  
08 6557 5000  
rharris@arenare.com.au  
arenare.com.au

**arena.**

<b>Payment Receipt</b>
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<b>DSJRUnitTrustTA ArenaRealEstate</b>	<b>\$1,674.15</b>
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Pay Anyone Payment
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Status	Paid
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BSB	186 300
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Account No.	304 457 021
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Payment Date	24 Apr 2023 at 12:25pm
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Description	3/53 BronteStbills
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Acknowledgement	180851111
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FROM	<b>Super Fund Current Account</b>
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633 000 / 159 752 575
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Paid to	DSJRUnitTrustTA ArenaRealEstate
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## OWNERSHIP STATEMENT #34 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

STATEMENT PERIOD	30/06/2022 - 28/07/2022
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,311.88</b>

### TAX INVOICE

#### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Mario Franco Fernandez	\$380.00/W	27/06/22 - 24/07/22	30/07/22	\$350.00	<b>\$1,520.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,520.00</b>

#### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	\$11.00	
End of Financial Year Summary Fee	\$5.00	\$55.00	
Residential Management Fee	\$12.92	\$142.12	
<b>SUBTOTAL</b>		<b>\$208.12</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$208.12</b>

#### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
28/07/2022	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	\$1,311.88	
<b>SUBTOTAL</b>		<b>\$1,311.88</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,311.88</b>

#### CLOSING (CARRIED FORWARD) BALANCE

**TOTAL \$0.00**

## OWNERSHIP STATEMENT #35 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

STATEMENT PERIOD	28/07/2022 - 25/08/2022
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$579.78</b>

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID	
3/53 Bronte St	Mario Franco Fernandez	\$380.00/W	25/07/22 - 21/08/22	27/08/22	\$350.00	<b>\$1,520.00</b>	
<i>Moving Out on 17/09/2022; Charge to 17/09/2022</i>							
<b>Total rent for period</b>						<b>TOTAL</b>	<b>\$1,520.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
04/08/2022	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Service Charges 01/07/2022 - 31/08/2022	\$0.00	<b>\$189.10</b>	
23/08/2022		Outstanding Disbursements	\$0.00		<b>\$1,421.15</b>
25/08/2022	3/53 Bronte St	Water 2 Water (Inv: 253242) maintenance plan for twin filter in kitchen	\$31.36	<b>\$345.00</b>	
25/08/2022	3/53 Bronte St	City Of Perth (BPAY Ref: 1060805) Council Rates 2022/2023 Full Instalment	\$0.00	<b>\$1,421.15</b>	
25/08/2022	3/53 Bronte St	Beyond Maintenance Solution (Inv: 851) remove and install new silicone to the kitchen sink area	\$16.00	<b>\$176.00</b>	
<b>SUBTOTAL</b>				<b>\$2,131.25</b>	<b>\$1,421.15</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$710.10</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Inspection Fee	\$7.00	<b>\$77.00</b>	
Residential Management Fee	\$12.92	<b>\$142.12</b>	
<b>SUBTOTAL</b>		<b>\$230.12</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$230.12</b>

## OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
25/08/2022	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	\$579.78	
<b>SUBTOTAL</b>		<b>\$579.78</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$579.78</b>

## CLOSING (CARRIED FORWARD) BALANCE

**TOTAL** **\$0.00**

## OWNERSHIP STATEMENT #37 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

STATEMENT PERIOD	29/09/2022 - 27/10/2022
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,396.38</b>

## TAX INVOICE

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Mario Franco Fernandez	\$380.00/W	17/09/22 - 17/09/22	17/09/22	\$0.00	\$0.00
<i>Moved Out on 17/09/2022; Charge to 17/09/2022</i>						
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	14/10/22 - 10/11/22	10/11/22	\$0.00	\$1,800.00
<b>Total rent for period</b>						<b>TOTAL \$1,800.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
03/10/2022	3/53 Bronte St	Inv:114469, \$436.50, Repairs ex tenants bond	\$34.23		\$376.50
03/10/2022	3/53 Bronte St	Inv:114331, \$225.00, Cleaning ex tenants bond	\$20.45		\$225.00
03/10/2022	3/53 Bronte St	Repairs ex tenants bond (Inv: 114469, \$436.50)	\$5.45		\$60.00
06/10/2022	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Service Charges 01/09/2022 - 31/10/2022	\$0.00	\$186.06	
<b>SUBTOTAL</b>				<b>\$186.06</b>	<b>\$661.50</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>\$475.44</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$2.00	\$22.00	
Final Bond Inspection	\$20.00	\$220.00	
General Advertising	\$18.09	\$199.00	
Inventory	\$15.00	\$165.00	
Letting Fee	\$6.52	\$71.76	
Residential Management Fee	\$15.30	\$168.30	
Tenancy Database Check	\$3.00	\$33.00	

	<b>SUBTOTAL</b>	<b>\$879.06</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>	<b>TOTAL</b>		<b>-\$879.06</b>

## OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
27/10/2022	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$1,396.38</b>	

	<b>SUBTOTAL</b>	<b>\$1,396.38</b>	<b>\$0.00</b>
<b>Total ownership payments</b>	<b>TOTAL</b>		<b>-\$1,396.38</b>

## CLOSING (CARRIED FORWARD) BALANCE

	<b>TOTAL</b>		<b>\$0.00</b>
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## OWNERSHIP STATEMENT #38 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

STATEMENT PERIOD	27/10/2022 - 24/11/2022
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,543.70</b>

### TAX INVOICE

#### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	11/11/22 - 08/12/22	08/12/22	\$0.00	<b>\$1,800.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,800.00</b>

#### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	\$11.00	
Inspection Fee	\$7.00	\$77.00	
Residential Management Fee	\$15.30	\$168.30	
<b>SUBTOTAL</b>		<b>\$256.30</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$256.30</b>

#### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
24/11/2022	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	\$1,543.70	
<b>SUBTOTAL</b>		<b>\$1,543.70</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,543.70</b>

#### CLOSING (CARRIED FORWARD) BALANCE

**TOTAL \$0.00**

## OWNERSHIP STATEMENT #39 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

STATEMENT PERIOD	24/11/2022 - 22/12/2022
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,434.64</b>

### TAX INVOICE

#### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	09/12/22 - 05/01/23	05/01/23	\$0.00	<b>\$1,800.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,800.00</b>

#### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
08/12/2022	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Service Charges 01/11/2022 - 31/12/2022	\$0.00	<b>\$186.06</b>	
<b>SUBTOTAL</b>				<b>\$186.06</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$186.06</b>

#### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Residential Management Fee	\$15.30	<b>\$168.30</b>	
<b>SUBTOTAL</b>		<b>\$179.30</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$179.30</b>

#### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
22/12/2022	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$1,434.64</b>	
<b>SUBTOTAL</b>		<b>\$1,434.64</b>	<b>\$0.00</b>

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<b>Total ownership payments</b>	<b>TOTAL</b>	<b>-\$1,434.64</b>
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CLOSING (CARRIED FORWARD) BALANCE

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	<b>TOTAL</b>	<b>\$0.00</b>
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## OWNERSHIP STATEMENT #41 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	25/01/2023 - 23/02/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,440.74</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	03/02/23 - 02/03/23	02/03/23	\$0.00	<b>\$1,800.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,800.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
02/02/2023	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Rates 1/1/2023 - 28/02/2023	\$0.00	<b>\$179.96</b>	
<b>SUBTOTAL</b>				<b>\$179.96</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$179.96</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Residential Management Fee	\$15.30	<b>\$168.30</b>	
<b>SUBTOTAL</b>		<b>\$179.30</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$179.30</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
23/02/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$1,440.74</b>	
<b>SUBTOTAL</b>		<b>\$1,440.74</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,440.74</b>

CLOSING (CARRIED FORWARD) BALANCE

**TOTAL**

**\$0.00**

## OWNERSHIP STATEMENT #42 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	23/02/2023 - 30/03/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,536.62</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$450.00/W	03/03/23 - 13/04/23	13/04/23	\$0.00	<b>\$2,700.00</b>
<b>Total rent for period</b>						<b>TOTAL \$2,700.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
30/03/2023	3/53 Bronte St	Benger Plumbing and Gas (Inv: 11253) Plumbing - service shower taps, basin tap and replace water flexible hoses	\$34.15	<b>\$375.62</b>	
30/03/2023	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Service Charges 1/3/2023 - 30/4/2023	\$0.00	<b>\$186.06</b>	
<b>SUBTOTAL</b>				<b>\$561.68</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$561.68</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Inspection Fee	\$7.00	<b>\$77.00</b>	
Lease Renewal	\$23.75	<b>\$261.25</b>	
Residential Management Fee	\$22.95	<b>\$252.45</b>	
<b>SUBTOTAL</b>		<b>\$601.70</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$601.70</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
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30/03/2023 EFT to account Gracy Holdings P/L ATF Gracy Superfund  
Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)

\$1,536.62

**SUBTOTAL** \$1,536.62 \$0.00

**Total ownership payments** **TOTAL** **-\$1,536.62**

**CLOSING (CARRIED FORWARD) BALANCE**

**TOTAL** **\$0.00**

## OWNERSHIP STATEMENT #43 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	30/03/2023 - 27/04/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$850.18</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID	
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$475.00/W	14/04/23 - 11/05/23	11/05/23	\$0.00	<b>\$1,850.00</b>	
<i>Rent changed from \$450.00 Weekly to \$475.00 Weekly, effective from 28/04/2023</i>							
<b>Total rent for period</b>						<b>TOTAL</b>	<b>\$1,850.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
20/04/2023	3/53 Bronte St	Terri Scheer (BPAY Ref: 701485641) Landlord Insurance	\$26.86	<b>\$325.00</b>	
26/04/2023		Ownership Funds	\$0.00		<b>\$1,674.15</b>
27/04/2023	3/53 Bronte St	Quality Air Solutions (Inv: 4820) New Air Conditioning Unit	\$196.82	<b>\$2,165.00</b>	
<b>SUBTOTAL</b>				<b>\$2,490.00</b>	<b>\$1,674.15</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$815.85</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Residential Management Fee	\$15.72	<b>\$172.97</b>	
<b>SUBTOTAL</b>		<b>\$183.97</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$183.97</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
27/04/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$850.18</b>	

	<b>SUBTOTAL</b>	<b>\$850.18</b>	<b>\$0.00</b>
<b>Total ownership payments</b>	<b>TOTAL</b>		<b>-\$850.18</b>
<b>CLOSING (CARRIED FORWARD) BALANCE</b>			
	<b>TOTAL</b>		<b>\$0.00</b>

## OWNERSHIP STATEMENT #44 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
 PO Box 169  
 345 Princess Rd  
 Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	27/04/2023 - 25/05/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$1,711.36</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$475.00/W	12/05/23 - 08/06/23	08/06/23	\$0.00	<b>\$1,900.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,900.00</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	\$11.00	
Residential Management Fee	\$16.14	\$177.64	
<b>SUBTOTAL</b>		<b>\$188.64</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$188.64</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
25/05/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	\$1,711.36	
<b>SUBTOTAL</b>		<b>\$1,711.36</b>	<b>\$0.00</b>
<b>Total ownership payments</b>		<b>TOTAL</b>	<b>-\$1,711.36</b>

### CLOSING (CARRIED FORWARD) BALANCE

**TOTAL \$0.00**

## OWNERSHIP STATEMENT #45 - Gracy Holdings Pty Ltd

Gracy Holdings Pty Ltd  
PO Box 169  
345 Princess Rd  
Mount Helena, WA, 6082

### TAX INVOICE

STATEMENT PERIOD	25/05/2023 - 29/06/2023
OWNERSHIP ID:	172
OPENING BALANCE:	\$0.00
CLOSING BALANCE:	\$0.00
OWNERSHIP PAYMENT:	<b>\$572.70</b>

### RENT INCOME SUMMARY FOR PERIOD

Property	Tenancy	Rent Period Amount	Paid From Paid To	Effective Date	Part Payment	PAID
3/53 Bronte St	Sachin Goyal & Shweta Goyal	\$475.00/W	09/06/23 - 06/07/23	06/07/23	\$0.00	<b>\$1,900.00</b>
<b>Total rent for period</b>						<b>TOTAL \$1,900.00</b>

### PROPERTY INCOME, EXPENSES & OWNERSHIP SUMMARY

Date	Property	Description	GST Paid	MONEY OUT	MONEY IN
08/06/2023	3/53 Bronte St	Water Corporation (BPAY Ref: 9001905785) Water Service Charges - 1/5/2023 - 30/6/2023	\$0.00	<b>\$186.06</b>	
22/06/2023	3/53 Bronte St	Lumos Electrical (Inv: 13198) Electrical - supply and install wall mount heater	\$79.60	<b>\$875.60</b>	
<b>SUBTOTAL</b>				<b>\$1,061.66</b>	<b>\$0.00</b>
<b>Total for property expenses &amp; ownership summary</b>				<b>TOTAL</b>	<b>-\$1,061.66</b>

### TOTAL FEES PAID/CREDITED IN PERIOD

Fee	GST Paid	MONEY OUT	MONEY IN
Administration Fee	\$1.00	<b>\$11.00</b>	
Inspection Fee	\$7.00	<b>\$77.00</b>	
Residential Management Fee	\$16.14	<b>\$177.64</b>	
<b>SUBTOTAL</b>		<b>\$265.64</b>	<b>\$0.00</b>
<b>Total fees paid in period</b>		<b>TOTAL</b>	<b>-\$265.64</b>

### OWNERSHIP PAYMENTS

Date	Description	MONEY OUT	MONEY IN
29/06/2023	EFT to account Gracy Holdings P/L ATF Gracy Superfund Bendigo and Adelaide Bank Limited (633-000 XXXX 2575)	<b>\$572.70</b>	



	<b>SUBTOTAL</b>	<b>\$572.70</b>	<b>\$0.00</b>
<b>Total ownership payments</b>	<b>TOTAL</b>	<b>-\$572.70</b>	
<b>CLOSING (CARRIED FORWARD) BALANCE</b>			
	<b>TOTAL</b>	<b>\$0.00</b>	



# Quality Air Solutions



## TAX INVOICE

Arena Real Estate  
 113 Newcastle Street  
 PERTH WA 6000  
 AUSTRALIA  
 ABN: 25618425801

**Invoice Date**  
 14 Apr 2023

**Invoice Number**  
 4820

**Job Details**  
 Gracy Holdings - 3 / 53 Bronte St EAST PERTH

Atf The De Jonghe Family Trust  
 1/26 Fellowship Road  
 Gnangara WA 6077  
 P: (08) 6201 9850  
 E: [info@qualityairsolutions.com.au](mailto:info@qualityairsolutions.com.au)  
 W: [www.qualityairsolutions.com.au](http://www.qualityairsolutions.com.au)  
**ABN: 63 032 625 973**

Description	Amount
<p>Attended site Monday 3rd April 2023 as per the accepted replacement air conditioning Quotation QAS-9517. Decommissioned, removed and disposed of the faulty Fujitsu Wall Split system servicing the Bedroom. Supplied and installed a new Actron Air 2.6kw (1hp) Reverse Cycle Inverter Wall Split System to replace. The Evaporator (indoor unit) has been installed in the same location as the previous machine, and the Condenser (outdoor unit) has been installed lower down on the wall. All works have been completed as outlined within our Quotation. The system has been run and commissioned at the completion of the installation and is working well.</p>	2,177.27
<p>Indoor Model: WRE-026CS            Indoor Serial: H25642010399            Outdoor Model: WRC-026CS            Outdoor Serial: F98561020054</p>	
<p>Less \$230 inc GST as original attendance Invoice 20555 was paid on the 19th January 2023</p>	(209.09)
<b>Subtotal</b>	1,968.18
<b>Total GST 10%</b>	196.82
<b>Invoice Total</b>	2,165.00
<b>Amount Due</b>	<b>2,165.00</b>

**Due Date: 14 May 2023**

*Thank you for choosing Quality Air Solutions! We appreciate your business*

**PAYMENT ADVICE:**

**Preferred method of payment by Electronic Transfer to:**

**Account Name: Quality Air Solutions**

**BSB: 066 161      Account No: 10521195**

**Alternatively call us on (08) 6201 9850 and pay with Visa or Mastercard (1.5% surcharge applies on credit card)**

*Amounts outstanding after the due date shall have a late fee of \$50.00 Inc gst per month added. In the event that payment is not forthcoming, you will be responsible for all expenses (including debt collection, recovery and legal fees) incurred by Quality Air Solutions Pty Ltd in collecting such amounts*



# Quality Air Solutions



## TAX INVOICE

Arena Real Estate  
 113 Newcastle Street  
 PERTH WA 6000  
 AUSTRALIA  
 ABN: 25618425801

**Invoice Date**  
 12 Jan 2023

**Invoice Number**  
 20555

**Job Details**  
 3 / 53 Bronte St EAST PERTH

Atf The De Jonghe Family Trust  
 1/26 Fellowship Road  
 Gnangara WA 6077  
 P: (08) 6201 9850  
 E: [info@qualityairsolutions.com.au](mailto:info@qualityairsolutions.com.au)  
 W: [www.qualityairsolutions.com.au](http://www.qualityairsolutions.com.au)  
**ABN: 63 032 625 973**

Description	Amount
<p>Attended site on Thursday 5th January 2023 as requested on Work Order: 5742a-1277 to repair the AC system reported as not cooling. At this visit we have checked over the Fujitsu Wall Split System and found the machine to have an Outdoor Inverter Fault – we cannot access the outdoor machines electrical board and components as the system has been installed too close to a window canopy which blocks the screw holes to the electrical cover. Based on the nature of this fault it does indicate that the Outdoor Inverter PCB in the outdoor machine would need replacing (and/or the compressor or outdoor fan motor could also be found to be faulty), and with not being able to access this machines outdoor unit’s parts to even attempt repairs – we recommend replacement of the machine in this instance as any types of repair would involve the current machine having to be lowered to be worked on which is not economically viable. Quotation QAS-9517 submitted for the replacement of the AC System.</p>	209.09

Technician: Kobi  
 Time Spent onsite: 1hr

Subtotal	209.09
Total GST 10%	20.91
<b>Invoice Total</b>	<b>230.00</b>
<b>Amount Due</b>	<b>230.00</b>

**Due Date: 12 Feb 2023**

*Thank you for choosing Quality Air Solutions! We appreciate your business*

**PAYMENT ADVICE:**

**Preferred method of payment by Electronic Transfer to:**

**Account Name: Quality Air Solutions**

**BSB: 066 161      Account No: 10521195**

**Alternatively call us on (08) 6201 9850 and pay with Visa or Mastercard (1.5% surcharge applies on credit card)**

*Amounts outstanding after the due date shall have a late fee of \$50.00 Inc gst per month added. In the event that payment is not forthcoming, you will be responsible for all expenses (including debt collection, recovery and legal fees) incurred by Quality Air Solutions Pty Ltd in collecting such amounts*

# arena.

30<sup>th</sup> June 2023

GRACE HOLDINGS PTY LTD

**RE: Sales Appraisal – 3/49-53 Bronte Street, East Perth**

We wish to thank you for the opportunity to appraise the property 3/49-53 Bronte Street, East Perth and to provide you with an opinion of its current sale market value for the period of June 2023.

This assessment is based on recent sales in the area as well as comparable properties currently on the market, as well as consideration of location and current market conditions.

In our opinion we believe that your property would achieve a price within the range of **\$350,000 - \$375,000.**

Once again thank you for the opportunity to appraise your property. Should you require any further information please do not hesitate to call me on 0403 879 855.

Warm Regards



Josh Roberts  
Managing Director

\*\*\* Whilst every care has been taken in the preparation of this appraisal, accuracy cannot be guaranteed, and the appraisal is Arena Real Estate Agents (the agent) own opinion of market values at the time of submitting and should not be used for valuation purposes.

# Policy Schedule

## Landlord Preferred Policy

17 April 2023

Gracy PL ATF Gracy Super Fund  
C/- ARENA Real Estate  
113 Newcastle Street  
PERTH WA 6000

**POLICY NUMBER:** TS0148564LPP  
**AMOUNT DUE:** \$ 325.00  
**DUE DATE:** 15/06/2023

---

**Insured: Gracy PL ATF Gracy Super Fund**
**Insured Address: 3/53 Bronte Street, EAST PERTH WA 6004**
**Premium Type**

Renewal

**Expiry Date**

15/06/2023. We invite you to renew your policy until 12:01am  
15/06/2024

**Managing Agent**

ARENA Real Estate

**Property Details**

The land size is unknown.  
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 \$325.00**
**Includes: Multiple Property Discount**

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

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**

Please turn over for important policy information and payment details

TS00033 01/03/14 A

## Insured details

### What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

### You must call us to tell us if you or anyone to be insured under this policy:

- have had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have had, during the past 5 years, 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have been convicted of theft or fraud in the last 5 years
- are aware of any existing circumstances which may lead to a claim under this policy.

If you have answered 'yes' to any of the above questions, please contact us.

### When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

### 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](http://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	\$260.33	\$268.60
GST	\$26.03	\$26.86
Stamp Duty	\$28.64	\$29.55
<b>Annual Premium (*)</b>	<b>\$315.00</b>	<b>\$325.00</b>

\* 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.

### \*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

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

**Gracy PL ATF Gracy Super Fund - 3/53 Bronte Street, EAST PERTH WA 6004**

### Amount Payable

\$325.00

### Due Date

15/06/2023

### Policy Number

TS0148564LPP

### Payment Reference No

701485641

### Payment Options



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



63461701485641000032500



**Biller Code: 63461**

**Ref: 701485641**



### 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](http://www.bpay.com.au)



Think climate change.  
Be waterwise.



ACCOUNT NUMBER	90 01905 78 5
BILL ID	0116
ISSUE DATE	25 MAY 2023

ARENA REAL ESTATE  
113 NEWCASTLE ST  
PERTH WA 6000

### Your bill summary

Here is your latest **service charge account** for the home unit at **Unit 3 / 53 Bronte St East Perth Lot 21.**

PLEASE PAY:

**\$186.06**

DUE BY:

**12 Jun 2023**

Strata lot 3 Property owner: GRACY HOLDINGS PTY LTD

### Account summary

New charges	Due 12 Jun 2023	\$186.06
<b>Total</b>		<b>\$186.06</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)

(Continued on next page)

No water?

Be the first to know.  
Sign up for water  
supply alerts.



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

## New charges

CHARGE TYPE	BASED ON	AMOUNT
<b>Service charges</b>		
Water 1 May 2023 - 30 Jun 2023	1 residence	\$46.08
Sewerage 1 May 2023 - 30 Jun 2023	Rateable value* of \$13520	\$118.40
Drainage 1 May 2023 - 30 Jun 2023	Minimum charge for 1 residence	\$21.58
<b>Service charges total</b>		<b>\$186.06</b>

GST does not apply.

**Total**

**\$186.06**

\*The rateable value of your property is its Gross Rental Value (GRV). An objection may be lodged against the GRV within 60 days of the issue date shown on this bill. For more information, visit [landgate.wa.gov.au/valuations](http://landgate.wa.gov.au/valuations) or call Landgate Customer Service on +61 (0)8 9273 7373. Your charges must still be paid by the due date.

### MANAGE YOUR ACCOUNT ONLINE

Pay online, view past bills, see your water use history, compare your water use and more through your online account. Register using your Electronic Reference Number (ERN).  
**ERN: 90019 05785 225253**  
Register at:  
[watercorporation.com.au/register](http://watercorporation.com.au/register)


### OUR COMMITMENT TO YOU

We are committed to resolving issues as quickly as possible. If you wish to make a complaint call **13 13 85**. If you are not satisfied with the resolution you may contact the Energy and Water Ombudsman on **1800 754 004**. Learn more about our commitment to you at [watercorporation.com.au](http://watercorporation.com.au)

### CONCESSION APPLICATION

You may be eligible for a discount on your bill. Check your eligibility and apply online at [watercorporation.com.au/concessions](http://watercorporation.com.au/concessions)

### CONTACT US

General enquiries and alternative format bills: **13 13 85**  
Faults & emergencies (24/7): **13 13 75**  
Interpreter Services: **13 14 50**   
National Relay Service for hearing or speech impaired customers: **13 36 77**

For an explanation of meter readings, bill estimates, meter testing, rates and charges, or to have this bill reviewed visit [watercorporation.com.au](http://watercorporation.com.au)

### FOLLOW US ON



### NEED MORE TIME TO PAY?

We're flexible and here to help. Call **13 13 85** or visit [watercorporation.com.au/billhelp](http://watercorporation.com.au/billhelp) to find out if you're eligible to extend your due date, sign up for an interest-free payment arrangement or apply for one of our other support programs.



#### Direct Debit

Visit [watercorporation.com.au/directdebit](http://watercorporation.com.au/directdebit) or call **13 13 85** to set up direct debit.



#### Credit / Debit Card

Visit [watercorporation.com.au](http://watercorporation.com.au) or call **1300 366 067** (Transaction fees may apply and will be advised at payment)



#### Cheque

Send your cheque made payable to 'Water Corporation' with this payment slip to:  
WATER CORPORATION  
PO BOX 1600, OSBORNE PARK DC,  
WA 6916



#### POST Billpay

Pay in person at any Post Office.



#### Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Call us on **13 13 85** or go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information and to set up your Centrepay deductions.



Biller Code: 8805  
Ref: 90 01905 78 5

#### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

**BPAY View®** - View and pay this bill using internet banking. **BPAY View Registration No: 90019 05785 225253**

UNIT 3 / 53 BRONTE ST  
EAST PERTH Lot 21

ACCOUNT NUMBER	90 01905 78 5
PLEASE PAY	\$186.06
PAYMENT DUE BY	12 Jun 2023



\*690 9001905785

<0000018606>

<066304>

<000090019057858>

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