

Net-Link Strata Services

P O Box 197 FIGTREE NSW 2525
ABN: 61 033 168 745
Ph 02 4228 8838 Fax 02 4228 7739
netlink@1earth.net

LEVY NOTICE Strata Schemes Management Act 2015

A R Super Property Nom
Unit 10/150 Princes Highway
ALBION PARK RAIL NSW 2527

INVOICE

01-Jun-21

RE: Lot 10,150 Princes Highway
ALBION PARK RAIL NSW 2527

Notice is hereby given by the proprietors of **Strata Plan 99536** pursuant to Section 78(1) of the Strata Schemes Management Act 2015 that the following contributions are due.

Due Date	Reference	Details	Admin	Sinking	Interest	DUE
07/06/21	00049469	Standard Levy from 01/12/20 to 31/05/21	\$607.60	\$31.00	\$0.00	\$638.60

TOTAL AMOUNT DUE → \$638.60

No GST has been charged

Section 79(2) of the Strata Schemes Management Act 2015 provides for interest on unpaid levies to be charged at 10% pa.

Please detach and return this portion with your payment

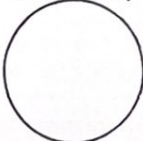
to Net-Link Strata Services P O Box 197 FIGTREE NSW 2525

DEPOSIT IMB ACCOUNT NO – 200167954 BSB NO – 641 800

Strata Plan#: 99536 150 Princes Highway ALBION PARK RAIL
Owner Name: A R Super Property Nom **Lot: 10 Unit: 10**

Payment amount: _____

Office Use Only



Please make cheques payable to Strata Plan 99536

DUE AMOUNT \$638.60



OFFICE AT SHELLHARBOUR CIVIC CENTRE
76 CYGNET AVENUE, SHELLHARBOUR CITY CENTRE
OPEN MONDAY TO FRIDAY 8:30 AM TO 4:30 PM
Locked Bag 155, SHELLHARBOUR CITY CENTRE, NSW 2529
Phone: 4221 6111 Fax: 4221 6016
Website: www.shellharbour.nsw.gov.au
Email: council@shellharbour.nsw.gov.au
ABN 78 392 627 134

POSTING DATE

19/07/21

DUE DATE

31/08/21

RATES & CHARGES NOTICE 01/07/2021 TO 30/06/2022

PLEASE
NOTIFY THE
COUNCIL IN
WRITING IF
THIS MAILING
ADDRESS IS
INCORRECT



4.4548

3078183

013

A R Super Property Nominee Pty Ltd
40 Alexander Avenue
KIAMA DOWNS NSW 2533

PROPERTY ID

3078183

Credit Card Payments
Ref No: 30781833
Phone: 1300 650 627
www.shellharbour.nsw.gov.au

For all domestic waste service enquiries, contact
Remondis Australia on 1300 121 344 and quote the
Property ID above.

PROPERTY LOCATION AND DESCRIPTION:

10/150 Princes Highway ALBION PARK RAIL NSW 2527
Lot 10 SP 99536

RATE CATEGORY: Business**VALUATION DATE:** 01/07/19

PARTICULARS OF RATES AND CHARGES	RATE/CHARGE	VALUE FOR RATING	AMOUNT
Business Ad Valorem Rate	0.88665 Cents/\$	84,320	\$747.62



Paied
21/08/2021

INSTALMENT PAYMENTS				TOTAL DUE	\$747.62
1ST DUE 31/08/2021	2ND DUE 30/11/2021	3RD DUE 28/02/2022	4TH DUE 31/05/2022		
\$189.62	\$186.00	\$186.00	\$186.00	Includes payments received up to 14/07/21	
Simple interest accrues on the overdue rates and charges at the rate of 6.0% per annum calculated daily.					

CHIEF
EXECUTIVE
OFFICER

☐ TICK ☒ IF RECEIPT REQUIRED

Due to the financial impacts of COVID-19, impacted ratepayers are
encouraged to contact Council to discuss a payment arrangement.

Name: A R Super Property Nominee Pty Ltd Property ID: 3078183 Instalment: \$189.62 Total Due: \$747.62

HOW TO PAY YOUR ACCOUNT

CREDIT CARD PAYMENT • Please call: 1300 650 627 OR Log on to: www.shellharbour.nsw.gov.au (MasterCard & Visa ONLY) Please Note: A merchant service fee will apply to credit card payments			
BPAY Billers Code: 18291 Ref: 30781833 Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au BPAY® this payment via internet or phone banking. BPAY View® - View and pay this bill using internet banking. BPAY View Registration No.: 30781833	DIRECT DEBIT You can pay your rates and charges in full, or by weekly, fortnightly, monthly or quarterly instalments automatically. With your permission the amount due is deducted from your bank, credit union or building society account on the due date. We issue quarterly notices to everyone who does not pay in full. Please telephone us for an application form or download one from our website.	POST OFFICE Take this notice to any Post Office in Australia. You can pay your bill using cash, cheque, EFTPOS or credit card. No fee will be charged at a Post Office. *887 30781833	SHELLHARBOUR COUNCIL • You can pay your rates and charges to us by cash, cheque or EFTPOS at the Administration Centre Shellharbour Civic Centre Shellharbour City Centre Cashier Hours - 8.30am to 4.30pm Monday to Friday. Postal Address for Cheque Payments Shellharbour City Council Locked Bag 155 Shellharbour City Centre NSW 2529



OWNER STATEMENT

Hill Strata Solutions Pty Ltd

PO Box 102
Shellharbour City Centre NSW 2529
PH 02 4243 9125
email@hillstratasolutions.com.au
WE KNOW STRATA

Issued 23/08/2021 on behalf of the owners of:

The Owners - Strata Plan 99536

150 Princes Highway

ALBION PARK RAIL NSW 2527

A R Super Property Nominee Pty Ltd
10/150 Princes Highway
ALBION PARK NSW 2527

for Lot 10 Unit 10
A R Super Property Nominee Pty Ltd

Date	Details	Amount due	Amount paid	Interest accrued*	Interest paid	Amount outstanding
20/08/2021	Opening balance arrears	451.05	0.00	0.00	0.00	451.05
* Interest calculated to 23/08/2021		\$451.05	\$0.00	\$0.00	\$0.00	\$451.05

Total amount outstanding **\$451.05**

Cheques should be made payable to 'The Owners - Strata Plan 99536'



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at 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.

A R Super Property Nominee Pty Ltd

Strata Plan 99536

Lot 10

Unit 10



*442 282732759 29556



Bill code 96503



Pay over the Internet by DEFT
Online from your *pre-registered bank account at 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 over the Internet. Log onto 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 4690, Sydney NSW 2001



Pay in person at any post office by cash, cheque or Eftpos.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the bill code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Hill Strata Solutions

DEFT Reference Number

282732759 29556

Amount Due

\$451.05

Due Date

23/08/2021

Amount Paid

\$

+282732759 29556

<

000045105<2+



Notice of Levies Due in September 2021

Hill Strata Solutions Pty Ltd

PO Box 102
The Harbour City Centre NSW 2529
PH 02 4243 9125
email@hillstratasolutions.com.au
WE KNOW STRATA

Issued 01/10/2021 on behalf of:

The Owners - Strata Plan 99536
ABN 16176066562
150 Princes Highway
ALBION PARK RAIL NSW 2527

A R Super Property Nominee Pty Ltd
PO Box 544
KIAMA NSW 2527

for Lot 10 Unit 10
A R Super Property Nominee Pty Ltd

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/09/2021	Quarterly Admin/Capital Works Levy	337.90	15.50	353.40
	Total levies due in month	337.90	15.50	353.40

Total of this levy notice	353.40
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	353.40
Prepaid	0.00
Total amount due	\$353.40
Payment due 01/09/2021	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners - Strata Plan 99536'



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A R Super Property Nominee Pty Ltd
Strata Plan 99536
Lot 10 Unit 10



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Hill Strata Solutions

DEFT Reference Number

282732759 29556

Amount Due

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Due Date

01/09/2021

Amount Paid

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+282732759 29556 <

000035340<2+



Notice of Levies Due in December 2021

Hill Strata Solutions Pty Ltd

PO Box 102
Shellharbour City Centre NSW 2529
PH 02 4243 9125
email@hillstratasolutions.com.au
WE KNOW STRATA

Issued 01/11/2021 on behalf of:

The Owners - Strata Plan 99536
ABN 16176066562
150 Princes Highway
ALBION PARK RAIL NSW 2527

A R Super Property Nominee Pty Ltd
PO Box 544
KIAMA NSW 2527

for Lot 10 Unit 10
A R Super Property Nominee Pty Ltd

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/12/2021	Quarterly Admin/Capital Works Levy	337.90	15.50	353.40
	Total levies due in month	337.90	15.50	353.40

Total of this levy notice 353.40
Levies in arrears 0.00
Interest on levies in arrears 0.00
Outstanding owner invoices 0.00
Subtotal of amount due 353.40
Prepaid 0.00
Total amount due **\$353.40**
Payment due 01/12/2021

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
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A R Super Property Nominee Pty Ltd

Strata Plan 99536

Lot 10

Unit 10



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Hill Strata Solutions

DEFT Reference Number

282732759 29556

Amount Due

\$353.40

Due Date

01/12/2021

Amount Paid

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+282732759 29556

000035340<2+

BMT Tax Depreciation

QUANTITY SURVEYORS

Level 33, 264 George Street
Sydney NSW 2000
PO Box N314
Grosvenor Place NSW 1220
t 02 8265 5500 e info@bmtqs.com.au
f 02 9241 6499 w www.bmtqs.com.au
AUSTRALIA WIDE SERVICE ABN 44 115 282 392

Tax Receipt

Job No: 785228

To: A R Super Property Nominee Pty Ltd

Date	Description	Amount
3/24/2022	Capital Allowance & Tax Depreciation Report for Unit 10/150 Princes Highway, ALBION PARK RAIL NSW 2527	\$850.00
	Goods and Services Tax	\$85.00
	Amount Paid	\$935.00

If you have additional investment properties that you would like a free opinion on, please contact us today.

Invoice Paid in Full - Thank you.

Yours Sincerely,

BMT Tax Depreciation Pty Ltd
Quantity Surveyors

Maximising Property Tax Depreciation Deductions



Notice of Levies Due in March 2022

Hill Strata Solutions Pty Ltd

PO Box 102
Shellharbour City Centre NSW 2529
PH 02 4243 9125
email@hillstratasolutions.com.au
WE KNOW STRATA

Issued 01/02/2022 on behalf of:

The Owners - Strata Plan 99536

ABN 16176066562

150 Princes Highway

ALBION PARK RAIL NSW 2527

A R Super Property Nominee Pty Ltd

PO Box 544

KIAMA NSW 2527

for Lot 10 Unit 10

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Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/03/2022	Quarterly Admin/Capital Works Levy	337.90	15.50	353.40
	Total levies due in month	337.90	15.50	353.40

Total of this levy notice	353.40
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