



T 08 9592 8188 F 08 9592 8155
 Shop 20 Waikiki Village Shopping Centre
 Read St, Waikiki WA 6169
 PO Box 6161, Waikiki WA 6169
 E strata@summitrealty.com.au
 ABN 75 984 104 932

Notice of Levies Due in July 2021

Issued 27/05/2021 on behalf of:

38 Heritage Park Drive Baldvis

38 Heritage Park Drive
 Baldvis WA 6171

for Lot 11 Unit 11
 Bell Baldvis Property Pty Ltd

Bell Baldvis Property Pty Ltd
 c/- PEB Real Estate
 29B Sexton Rd
 Inglewood WA 6052

| Due date | Details | Amounts due (\$) | | Total |
|------------|---|------------------|--------------|--------|
| | | Admin Fund | Sinking Fund | |
| 01/07/2021 | Quarterly Admin/Sinking Levy 01/07/2021- 30/09/2021 | 243.85 | 28.50 | 272.35 |
| | Total levies due in month | 243.85 | 28.50 | 272.35 |

| | |
|-------------------------------|------------------------|
| Total of this levy notice | 272.35 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | <u>272.35</u> |
| Prepaid | 0.00 |
| Total amount due | <u>\$272.35</u> |
| Payment due 01/07/2021 | |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.
 Cheques should be made payable to 'Summit Realty Waikiki Strata Trust Acc'

PAYMENT SLIP

PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

National Australia Bank Ltd
 Branch: Perth
 BSB: 086-006 Acct no: 78844-4204 Ref no: 1328
 Acct name: Summit Realty Waikiki Strata Trust Acc

Darren & Joy Bell Baldvis Property Pty
 Strata Scheme 70359
 Lot 11 Unit 11

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

Summit Realty
 PO Box 6161
 Waikiki WA 6169

TOTAL PAYMENT

\$



Please make cheque payable to: Summit Realty Waikiki Strata Trust Acc

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #49
 1 Jun 2021

| | |
|---------------------|-------------------|
| Money In | \$1,260.00 |
| Money Out | \$354.58 |
| You Received | \$905.42 |

Details for Account OWN00175

| | Money Out | Money In |
|--|------------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldivis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 17/06/2021 | | |
| Rent paid to 17/06/2021 (previously paid to 20/05/2021) | | \$1,260.00 |
| Water Rates & usage - Water Corporation | \$233.80 | |
| Management Fees * | \$110.88 | |
| Administration Fee * | \$9.90 | |
| Total | \$354.58 | \$1,260.00 |

Account Transactions

| | | |
|---|----------|---------------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$905.42 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------|---------|
| Total Tax on agency fees | \$10.98 |
| (* includes Tax) | |

Water Use and Service Charge Account

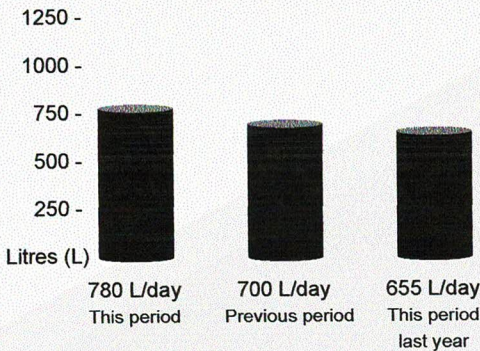
Issue date 21 May 2021
 Bill ID 0047

PEB REAL ESTATE
 28 B SEXTON RD
 INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$233.80
Payment due by 8 Jun 2021

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
 Strata lot 11
 Owner : BELL BALDIVIS PROPERTY PTY LTD
 CUSTOMER REFERENCE - 11/38 HPD

Daily water use comparison



Your account summary (GST does not apply to this account)

| Description | Amount |
|---------------------------------|-----------------|
| Current charges due 8 June 2021 | \$233.80 |
| Total | \$233.80 |

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

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Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9
Please pay \$233.80
Payment due by 8 June 2021



*690 9020165129

<0000023380>

<066304>

<000090201651294>

>

Meter reading details

| Meter number | This reading | Last reading | Use (kL) |
|--------------|-----------------|-----------------|----------|
| BC2058366 | 20 May 2021 175 | 22 Mar 2021 129 | 46 |

Total water used in 59 days was 46 kilolitres (46000 litres)

How your water use charges have been calculated

| | | |
|--------------------------|-------------------|----------------|
| Water use | 46 kL at \$1.8270 | \$84.04 |
| Water use charges | | \$84.04 |

| YOUR NEXT USAGE PRICED AT | |
|---------------------------|-------------|
| next 104 kL | \$1.8270/kL |
| next 350 kL | \$2.4340/kL |
| over 454 kL | \$4.5530/kL |

Your average daily use was 780 Litres at \$1.42 per day.
The meter reading year ends in March 2022 and you revert to the lowest tariff.

How your service charges have been calculated

| | | |
|------------------------|--|-----------------|
| Water residential | 1 May 2021 to 30 Jun 2021 | |
| | Service charge for 1 residence | \$44.18 |
| Sewerage residential | 1 May 2021 to 30 Jun 2021 | |
| | Based on the rateable value of \$12220 | \$105.58 |
| Service charges | | \$149.76 |
| Total charges | | \$233.80 |

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 date of issue shown on this bill. For information, visit 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.

To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au.

Information**OUR COMMITMENT TO YOU**

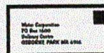
We are committed to resolving issues as quickly as possible. If you wish to make a complaint or request a review of your bill, visit watercorporation.com.au/contact, or call 13 13 85. If you are not satisfied with the resolution, you may contact the Energy and Water Ombudsman on 1800 754 004. For information on our commitments to you, and your responsibilities, visit watercorporation.com.au

Ways to pay your account**Direct Debit**

Set up automatic payments from your bank account or credit card by visiting watercorporation.com.au or calling 13 13 85.

**Credit/Debit Card**

Pay as you go by visiting watercorporation.com.au or calling 1300 366 067. Transaction fees may apply. GST is included if applicable.

**Mail**

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

BPAY®

Contact your bank or financial institution to arrange payment.

Billers Code: 8805

Ref: 90 20165 12 9

**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 for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - **90201651292480077**

POST Billpay

Pay in person at any Post Office.

Manage your account online

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).
ERN: 90201 65129 2480077



Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #48
 3 May 2021

| | |
|---------------------|-------------------|
| Money In | \$1,362.23 |
| Money Out | \$280.78 |
| You Received | \$1,081.45 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-------------------|
| Balance brought forward | | \$0.00 |
| <i>38/11 Heritage Park Dr, Baldivis WA 6171</i> | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 20/05/2021 | | |
| Rent paid to 20/05/2021 (previously paid to 22/04/2021) | | \$1,260.00 |
| Water use 21.1 to 22.3 | | \$102.23 |
| rcd check and air con service - Bara Electrical & Air con Services * | \$160.00 | |
| Management Fees * | \$110.88 | |
| Adminstration Fee * | \$9.90 | |
| Total | \$280.78 | \$1,362.23 |

Account Transactions

| | | |
|---|------------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$1,081.45 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------------|---------|
| Total Tax on attached expenses | \$14.55 |
| Total Tax on agency fees | \$10.98 |
| (* includes Tax) | |

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #47
 1 Apr 2021

| | |
|--------------|------------|
| Money In | \$1,575.00 |
| Money Out | \$748.39 |
| You Received | \$826.61 |

Details for Account OWN00175

Balance brought forward

Money Out Money In
 \$0.00

38/11 Heritage Park Dr, Baldyvis WA 6171

Rented for \$315.00 per week
 Matthew Gornall & Emmily Woodhouse paid to 22/04/2021

Rent paid to 22/04/2021 (previously paid to 18/03/2021)

\$1,575.00

Strata 1.4 to 30.3 - Summit Realty Waikiki

\$270.90

Water Rates & Usage - Water Corporation

\$251.99

Management Fees *

\$138.60

Routine Inspection *

\$77.00

Administration Fee *

\$9.90

\$748.39 \$1,575.00

Total

Account Transactions

Withdrawal by EFT to owner Bell Superannuation
 [EFT Transfer to: Bell Superannuation, (633000) - ***145]

\$826.61

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$20.50

(* includes Tax)



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 Read St, Waikiki WA 6169
 PO Box 6161, Waikiki WA 6169
 E strata@summitrealty.com.au
 ABN 75 984 104 932

Notice of Levies Due in April 2021

Issued 26/02/2021 on behalf of:

38 Heritage Park Drive Baldvis

38 Heritage Park Drive
 Baldvis WA 6171

for Lot 11 Unit 11
 Bell Baldvis Property Pty Ltd

Bell Baldvis Property Pty Ltd
 c/- PEB Real Estate
 29B Sexton Rd
 Inglewood WA 6052

| Due date | Details | Amounts due (\$) | | Total |
|---------------------------|---|------------------|--------------|--------|
| | | Admin Fund | Sinking Fund | |
| 01/04/2021 | Quarterly Admin/Sinking Levy 1/04/2021 - 30/06/2021 | 242.40 | 28.50 | 270.90 |
| Total levies due in month | | 242.40 | 28.50 | 270.90 |

| | |
|-------------------------------|------------------------|
| Total of this levy notice | 270.90 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | <u>270.90</u> |
| Prepaid | <u>0.00</u> |
| Total amount due | <u>\$270.90</u> |
| Payment due 01/04/2021 | |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.
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PAYMENT SLIP

PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

National Australia Bank Ltd
 Branch: Perth
 BSB: 086-006 Acct no: 78844-4204 Ref no: 1328
 Acct name: Summit Realty Waikiki Strata Trust Acc

Darren & Joy Bell Baldvis Property Pty
 Strata Scheme 70359
 Lot 11 Unit 11

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

Summit Realty
 PO Box 6161
 Waikiki WA 6169

TOTAL PAYMENT

\$



Please make cheque payable to: Summit Realty Waikiki Strata Trust Acc

Water Use and Service Charge Account

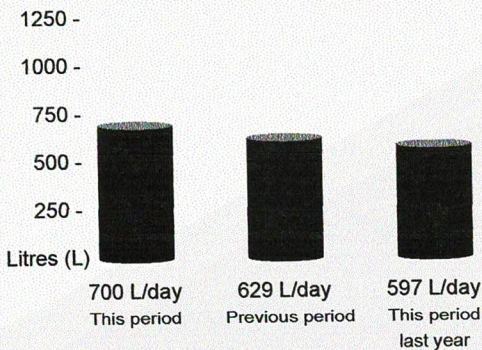
Issue date 23 March 2021
Bill ID 0046

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$251.99
Payment due by 8 Apr 2021

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD

Daily water use comparison



Your account summary (GST does not apply to this account)

| Description | Amount |
|----------------------------------|-----------------|
| Current charges due 8 April 2021 | \$251.99 |
| Total | \$251.99 |

Turn over for important information

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Payment slip

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 **Interpreter Services 13 14 50**

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Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9
Please pay \$251.99
Payment due by 8 April 2021



Meter reading details

| Meter number | This reading | Last reading | Use (kL) |
|--------------|-----------------|----------------|----------|
| BC2058366 | 22 Mar 2021 129 | 21 Jan 2021 87 | 42 |

Total water used in 60 days was 42 kilolitres (42000 litres)

How your water use charges have been calculated

| | | |
|--------------------------|-------------------|-----------------|
| Water use | 42 kL at \$2.4340 | \$102.23 |
| Water use charges | | \$102.23 |

YOUR NEXT USAGE PRICED AT

| | |
|-------------|-------------|
| next 150 kL | \$1.8270/kL |
| next 350 kL | \$2.4340/kL |
| over 500 kL | \$4.5530/kL |

Your average daily use was 700 Litres at \$1.70 per day.
The meter reading year ends in March 2021 and you revert to the lowest tariff.

How your service charges have been calculated

| | | |
|------------------------|--|-----------------|
| Water residential | 1 Mar 2021 to 30 Apr 2021 | \$44.18 |
| | Service charge for 1 residence | |
| Sewerage residential | 1 Mar 2021 to 30 Apr 2021 | \$105.58 |
| | Based on the rateable value of \$12220 | |
| Service charges | | \$149.76 |
| Total charges | | \$251.99 |

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 date of issue shown on this bill. For information, visit 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.

To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au.

Information**OUR COMMITMENT TO YOU**

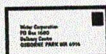
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**Mail**

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

**BPAY®**

Contact your bank or financial institution to arrange payment.

Biller Code: 8805

Ref: 90 20165 12 9

**Centrepay**

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Pay in person at any Post Office.

Manage your account online

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).

ERN: 90201 65129 2480077



Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #46
 2 Mar 2021

| | |
|---------------------|-------------------|
| Money In | \$1,337.93 |
| Money Out | \$759.98 |
| You Received | \$577.95 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldivis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 18/03/2021 | | |
| Rent paid to 18/03/2021 (previously paid to 18/02/2021) | | \$1,260.00 |
| Water Use 20.11 to 21.1 | | \$77.93 |
| Water Rates & Usage - Water Corporation | \$222.78 | |
| Final installment of rates - City of Rockingham | \$416.42 | |
| Management Fees * | \$110.88 | |
| Administration Fee * | \$9.90 | |
| Total | \$759.98 | \$1,337.93 |

Account Transactions

| | |
|---|---------------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$577.95 |
| Balance remaining | \$0.00 |

GST Summary

| | |
|---|---------|
| Total Tax on agency fees (* includes Tax) | \$10.98 |
|---|---------|

Water Use and Service Charge Account

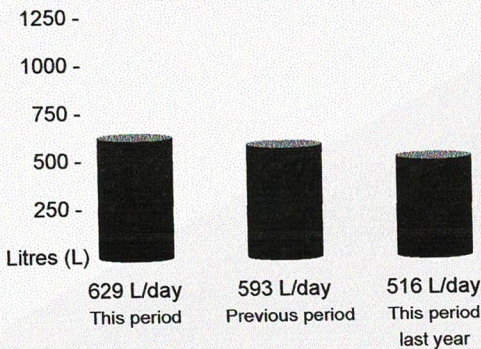
Issue date 22 January 2021
Bill ID 0045

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$222.78
Payment due by 8 Feb 2021

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD

Daily water use comparison



Your account summary (GST does not apply to this account)

| Description | Amount |
|-------------------------------------|-----------------|
| Current charges due 8 February 2021 | \$222.78 |
| Total | \$222.78 |

Turn over for important information

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UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9

Please pay \$222.78

Payment due by 8 February 2021



Meter reading details

| Meter number | This reading | Last reading | Use (kL) |
|--------------|----------------|----------------|----------|
| BC2058366 | 21 Jan 2021 87 | 20 Nov 2020 48 | 39 |

Total water used in 62 days was 39 kilolitres (39000 litres)

How your water use charges have been calculated

| | | |
|--------------------------|-------------------|----------------|
| Water use | 28 kL at \$1.8270 | \$51.16 |
| | 11 kL at \$2.4340 | \$26.77 |
| Water use charges | | \$77.93 |

| YOUR NEXT USAGE PRICED AT | |
|---------------------------|-------------|
| next 339 kL | \$2.4340/kL |
| over 339 kL | \$4.5530/kL |

Your average daily use was 629 Litres at \$1.26 per day.
The meter reading year ends in March 2021 and you revert to the lowest tariff.

How your service charges have been calculated

| | | |
|------------------------|--|-----------------|
| Water residential | 1 Jan 2021 to 28 Feb 2021 | \$42.73 |
| | Service charge for 1 residence | |
| Sewerage residential | 1 Jan 2021 to 28 Feb 2021 | \$102.12 |
| | Based on the rateable value of \$12220 | |
| Service charges | | \$144.85 |
| Total charges | | \$222.78 |

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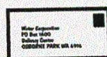
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WATER CORPORATION
PO BOX 1600, OSBORNE PARK DC, WA 6916

BPAY®

Contact your bank or financial institution to arrange payment.

Billers Code: 8805

Ref: 90 20165 12 9

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Manage your account online

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).

ERN: 90201 65129 2480077





city of Rockingham

Civic Boulevard Rockingham W.A. 6168
P.O. Box 2142 Rockingham DC WA 6967
ABN 63 101 842 180
Telephone: (08) 9528 0333 Facsimile: (08) 9592 1705
OFFICE HOURS: 8.30 a.m. to 4.30 p.m. Monday to Friday
customer@rockingham.wa.gov.au

Chief Executive Officer **Michael Parker**

INSTALMENT NOTICE

1 July 2020 - 30 June 2021

FOR
IMPORTANT
INFORMATION
SEE REVERSE
OF THIS
NOTICE



052 002085

Bell Baldivis Property Pty Ltd
C/- PEB Real Estate
PO Box 866
INGLEWOOD WA 6932

ASSESSMENT NUMBER

360839

DUE DATE

22 February 2021

DATE OF ISSUE

25 January 2021

VALUATION **\$12220**

INTEREST WILL BE CHARGED ON ALL
OVERDUE ACCOUNTS CALCULATED

FROM **23 February 2021**

AT **8.00%**

DESCRIPTION OF RATED LAND

Unit 11 38 Heritage Park Drive BALDIVIS,
SL: 11 S#: 70359 OL: 171

ACCOUNT DETAILS

ORIGINAL ACCOUNT

TOTAL
\$1,665.66

LESS PAYMENTS RECEIVED UP TO 14/01/2021

-\$1,249.24

BALANCE PAYABLE

\$416.42

THIS INSTALMENT

\$416.42

INSTALMENT DUE

\$416.42

IMPORTANT INFORMATION

PAYMENT This account must be received in full by the due date

LATE PAYMENT INTEREST Payments not received by the due date will incur daily interest. Please see over for further information.
Allow sufficient time for delivery to avoid late payment interest.

PAYMENT METHODS



* 481 01 00000188 00000000000003608395

REFERENCE NUMBER **3608395**

NAME **Bell Baldivis Property Pty Ltd**

PROPERTY ADDRESS **Unit 11 38 Heritage Park Drive BALDIVIS**

INSTALMENT AMOUNT DUE

Date: **22/02/2021**

Amount: **\$416.42**

PAY NOW



Pay by Phone
Call 1300 133 271
anytime to pay with Mastercard or Visa.



In Person: City Admin. Building
Cash, Cheque, Credit Card
or EFTPOS available.



Pay in Person
at any post office.



Billers Code: 93716
Ref: **3608395**

Telephone and Internet Banking - iBPAY
Contact your Bank or Financial Institution to arrange payment.



Pay by Internet
Visit www.rockingham.wa.gov.au
and follow the links to pay with
Mastercard or Visa.



Payment by Mail
Cheques or money orders to be
made payable to CITY OF ROCKINGHAM
and crossed 'Not Negotiable'
Post to PO BOX 2142, Rockingham WA 6967.

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #45
 1 Feb 2021

| | |
|---------------------|-------------------|
| Money In | \$1,260.00 |
| Money Out | \$120.78 |
| You Received | \$1,139.22 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldvis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 18/02/2021 | | |
| Rent paid to 28/01/2021 (previously paid to 21/01/2021) | | \$315.00 |
| Rent paid to 18/02/2021 (previously paid to 28/01/2021) | | \$945.00 |
| Management Fees * | \$110.88 | |
| Administration Fee * | \$9.90 | |
| Total | \$120.78 | \$1,260.00 |

Account Transactions

| | | |
|--|------------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ****145] | \$1,139.22 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------|---------|
| Total Tax on agency fees | \$10.98 |
| (* includes Tax) | |

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #44
 14 Jan 2021

| | |
|---------------------|-----------------|
| Money In | \$315.00 |
| Money Out | \$37.62 |
| You Received | \$277.38 |

Details for Account OWN00175

| | Money Out | Money In |
|--|----------------|-----------------|
| Balance brought forward | | \$0.00 |
| <i>38/11 Heritage Park Dr, Baldivis WA 6171</i> | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 21/01/2021 | | |
| Rent paid to 21/01/2021 (previously paid to 14/01/2021) | | \$315.00 |
| Administration Fee * | \$9.90 | |
| Management Fees * | \$27.72 | |
| Total | \$37.62 | \$315.00 |

Account Transactions

| | | |
|---|----------|---------------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$277.38 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------|--------|
| Total Tax on agency fees | \$3.42 |
| (* includes Tax) | |

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #43
 23 Dec 2020

| | |
|---------------------|-------------------|
| Money In | \$1,323.95 |
| Money Out | \$1,083.96 |
| You Received | \$239.99 |

Details for Account OWN00175

Balance brought forward

| | Money Out | Money In |
|--|-----------|----------|
| | | \$0.00 |

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$315.00 per week

Matthew Gornall & Emily Woodhouse paid to 14/01/2021

| | | |
|--|-------------------|-------------------|
| Rent paid to 7/01/2021 with part payment of \$305.00 (previously paid to 17/12/2020) | | \$1,250.00 |
| Rent paid to 14/01/2021 (previously paid to 7/01/2021 + \$305.00) | | \$10.00 |
| Water Use 22.9 to 20.11 | | \$63.95 |
| Water Rates & Usage - Water Corporation | \$213.71 | |
| 3rd Instalment of rates - City of Rockingham | \$416.42 | |
| Strata Levies Jan 21 - Summit Realty Waikiki | \$265.95 | |
| Management Fees * | \$110.88 | |
| Routine Inspection * | \$77.00 | |
| Total | \$1,083.96 | \$1,323.95 |

Account Transactions

Withdrawal by EFT to owner Bell Superannuation

[EFT Transfer to: Bell Superannuation, (633000) - ***145]

\$239.99

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$17.08

(* includes Tax)

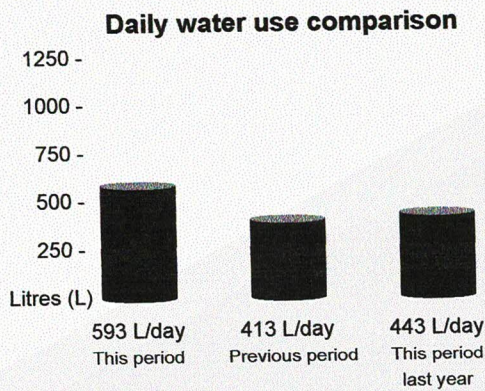
Water Use and Service Charge Account

Issue date 23 November 2020
Bill ID 0044

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$213.71
Payment due by 9 Dec 2020

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD



Your account summary (GST does not apply to this account)

| Description | Amount |
|-------------------------------------|-----------------|
| Current charges due 9 December 2020 | \$213.71 |
| Total | \$213.71 |

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9
Please pay \$213.71
Payment due by 9 December 2020

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.



Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75



*690 9020165129

<0000021371>

<066304>

<000090201651294> >



T 08 9592 8188 F 08 9592 8155
 Shop 20 Waikiki Village Shopping Centre
 Read St, Waikiki WA 6169
 PO Box 6161, Waikiki WA 6169
 E strata@summitrealty.com.au
 ABN 75 984 104 932

Notice of Levies Due in January 2021

Issued 26/11/2020 on behalf of:

38 Heritage Park Drive Baldvis

38 Heritage Park Drive
 Baldvis WA 6171

for Lot 11 Unit 11
 Bell Baldvis Property Pty Ltd

Bell Baldvis Property Pty Ltd
 c/- PEB Real Estate
 29B Sexton Rd
 Inglewood WA 6052

| Due date | Details | Amounts due (\$) | | Total |
|------------|----------------------------------|------------------|--------------|---------------|
| | | Admin Fund | Sinking Fund | |
| 01/01/2021 | Quarterly Admin/Sinking Levy | 237.45 | 28.50 | 265.95 |
| | Total levies due in month | 237.45 | 28.50 | 265.95 |

| | |
|-------------------------------|------------------------|
| Total of this levy notice | 265.95 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | <u>265.95</u> |
| Prepaid | 0.00 |
| Total amount due | <u>\$265.95</u> |
| Payment due 01/01/2021 | |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.
 Cheques should be made payable to 'Summit Realty Waikiki Strata Trust Acc'

PAYMENT SLIP

PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

National Australia Bank Ltd
 Branch: Perth
 BSB: 086-006 Acct no: 78844-4204 Ref no: 1328
 Acct name: Summit Realty Waikiki Strata Trust Acc

Darren & Joy Bell Baldvis Property Pty
 Strata Scheme 70359
 Lot 11 Unit 11

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

Summit Realty
 PO Box 6161
 Waikiki WA 6169

TOTAL PAYMENT

\$



Please make cheque payable to: Summit Realty Waikiki Strata Trust Acc

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #42
 1 Dec 2020

| | |
|---------------------|-----------------|
| Money In | \$630.00 |
| Money Out | \$353.34 |
| You Received | \$276.66 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-----------------|
| Balance brought forward | | \$0.00 |
| <i>38/11 Heritage Park Dr, Baldivis WA 6171</i> | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 17/12/2020 | | |
| Rent paid to 17/12/2020 (previously paid to 3/12/2020) | | \$630.00 |
| Service Garage Door - CJ Garage Doors * | \$138.00 | |
| Lease Renewal Fee * | \$150.00 | |
| Management Fees * | \$55.44 | |
| Administration Fee * | \$9.90 | |
| Total | \$353.34 | \$630.00 |

Account Transactions

| | | |
|---|----------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$276.66 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------------|---------|
| Total Tax on attached expenses | \$12.55 |
| Total Tax on agency fees | \$19.58 |
| (* includes Tax) | |

Invoice: 2022

Tax Invoice

Invoice date: 10/11/2020

Bill to:
 c/- PEB Real Estate Accounts

Due:
 24/11/2020

Purchase Order:
 1542

| ITEM | DESCRIPTION | UNITS | UNIT PRICE (inc GST) | TAX TYPE | AMOUNT (inc GST) |
|------|---|-------|----------------------|----------|------------------|
| | Account to Darren Bell & Joyleen Bell 38/11 Heritage Park Dr, Baldivis | Qty 1 | 138.00 | GST | 138.00 |
| | 1x Service garage door Adjust top limits Clean tracks | | | | |

GST: \$12.55
 Total (inc GST): \$138.00
 Amount Paid: \$0.00
AMOUNT DUE: \$138.00

How to Pay Due 24/11/2020

Bank Deposit via EFT

Bank: ANZ
 Name: Maguire SCS/D
 BSB: 016441
 AC#: 561709052
 Ref#: 2022

Mail

Cheques payable to:
 CJs Garage Doors

Mail to:
 12 Dominion Way
 Rockingham WA 6168

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #41
 2 Nov 2020

| | |
|---------------------|-------------------|
| Money In | \$1,622.50 |
| Money Out | \$762.18 |
| You Received | \$860.32 |

Details for Account OWN00175

| | Money Out | Money In |
|---|------------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldvis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 3/12/2020 | | |
| Rent paid to 3/12/2020 (previously paid to 29/10/2020) | | \$1,575.00 |
| Water Use 21.7 to 22.9 | | \$47.50 |
| 2nd Instalment of Shire Rates - City of Rockingham | \$416.42 | |
| Water Rates & usage - Water Corporation | \$197.26 | |
| Management Fees * | \$138.60 | |
| Adminstration Fee * | \$9.90 | |
| Total | \$762.18 | \$1,622.50 |

Account Transactions

| | | |
|---|----------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$860.32 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------|---------|
| Total Tax on agency fees | \$13.50 |
| (* includes Tax) | |

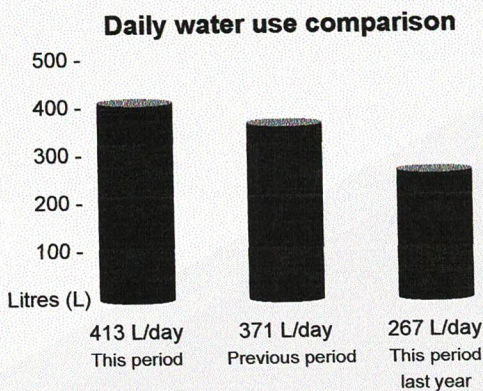
Water Use and Service Charge Account

Issue date 23 September 2020
Bill ID 0043

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$197.26
Payment due by 9 Oct 2020

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD



Your account summary (GST does not apply to this account)

| Description | Amount |
|------------------------------------|-----------------|
| Current charges due 9 October 2020 | \$197.26 |
| Total | \$197.26 |

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9
Please pay \$197.26
Payment due by 9 October 2020

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.



Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75





city of Rockingham

Civic Boulevard Rockingham W.A. 6168
P.O. Box 2142 Rockingham DC WA 6967
ABN 63 101 842 180
Telephone: (08) 9528 0333 Facsimile: (08) 9592 1705
OFFICE HOURS: 8.30 a.m. to 4.30 p.m. Monday to Friday
customer@rockingham.wa.gov.au

Chief Executive Officer **Michael Parker**

INSTALMENT NOTICE

1 July 2020 - 30 June 2021

ASSESSMENT NUMBER **360839**

DUE DATE **21 October 2020**

DATE OF ISSUE **23 September 2020**

VALUATION **\$12220**
INTEREST WILL BE CHARGED ON ALL
OVERDUE ACCOUNTS CALCULATED
FROM **31 December 2020**
AT **8.00%**

FOR
IMPORTANT
INFORMATION
SEE REVERSE
OF THIS
NOTICE

052 010140

Bell Baldivis Property Pty Ltd
C/- PEB Real Estate
PO Box 866
INGLEWOOD WA 6932

DESCRIPTION OF RATED LAND

Unit 11 38 Heritage Park Drive BALDIVIS,
SL: 11 S#: 70359 OL: 171

| ACCOUNT DETAILS | TOTAL |
|---|------------|
| ORIGINAL ACCOUNT | \$1,665.66 |
| LESS PAYMENTS RECEIVED UP TO 15/09/2020 | -\$416.40 |
| BALANCE PAYABLE | \$1,249.26 |
| THIS INSTALMENT | \$416.42 |

INSTALMENT DUE **\$416.42**

IMPORTANT INFORMATION

eRates Online
Registration

Did you know you can link your City of Rockingham accounts so that you can see them on your Rock Port profile? Visit cityrockport.com.au to register today.



You can now receive your Rates Notices and other Council communications via email. Register online at: rockingham.wa.gov.au/eRates

PAYMENT METHODS



* 481 01 00000188 00000000000003608395

REFERENCE NUMBER **3608395**

NAME **Bell Baldivis Property Pty Ltd**

PROPERTY ADDRESS **Unit 11 38 Heritage Park Drive BALDIVIS**

INSTALMENT AMOUNT DUE

Date: **21/10/2020**

Amount: **\$416.42**



Pay by Phone
Call 1300 133 271
anytime to pay with Mastercard or Visa.



In Person: City Admin. Building
Cash, Cheque, Credit Card
or EFTPOS available.



Pay in Person
at any post office.



Billers Code: 93716
Ref: **3608395**

Telephone and Internet Banking - iBPAY
Contact your Bank or Financial Institution to arrange payment.



Pay by Internet
Visit www.rockingham.wa.gov.au
and follow the links to pay with
Mastercard or Visa.



Payment by Mail
Cheques or money orders to be
made payable to CITY OF ROCKINGHAM
and crossed 'Not Negotiable'
Post to PO BOX 2142, Rockingham WA 6967.

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #40
 1 Oct 2020

| | |
|---------------------|-------------------|
| Money In | \$1,575.00 |
| Money Out | \$582.45 |
| You Received | \$992.55 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldvis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 29/10/2020 | | |
| Rent paid to 29/10/2020 (previously paid to 24/09/2020) | | \$1,575.00 |
| Strata 1.10 to 31.12 - Summit Realty Waikiki | \$265.95 | |
| install avanti manual release mechanism - CJ Garage Doors * | \$168.00 | |
| Management Fees * | \$138.60 | |
| Adminstration Fee * | \$9.90 | |
| Total | \$582.45 | \$1,575.00 |

Account Transactions

| | | |
|---|----------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$992.55 | |
| Balance remaining | | \$0.00 |

GST Summary

| | |
|--------------------------------|---------|
| Total Tax on attached expenses | \$15.27 |
| Total Tax on agency fees | \$13.50 |
| (* includes Tax) | |



T 08 9592 8188 F 08 9592 8155
 Shop 20 Waikiki Village Shopping Centre
 Read St, Waikiki WA 6169
 PO Box 6161, Waikiki WA 6169
 E strata@summitrealty.com.au
 ABN 75 984 104 932

Notice of Levies Due in October 2020

Issued 27/08/2020 on behalf of:

38 Heritage Park Drive Baldvis

38 Heritage Park Drive
 Baldvis WA 6171

for Lot 11 Unit 11
 Bell Baldvis Property Pty Ltd

PEB Real Estate
 29B Sexton Rd
 Inglewood WA 6052

| Due date | Details | Amounts due (\$) | | Total |
|------------|----------------------------------|------------------|--------------|---------------|
| | | Admin Fund | Sinking Fund | |
| 01/10/2020 | Quarterly Admin/Sinking Levy | 237.45 | 28.50 | 265.95 |
| | Total levies due in month | 237.45 | 28.50 | 265.95 |

| | |
|-------------------------------|------------------------|
| Total of this levy notice | 265.95 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | <u>265.95</u> |
| Prepaid | <u>0.00</u> |
| Total amount due | <u>\$265.95</u> |
| Payment due 01/10/2020 | |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 11%.
 Cheques should be made payable to 'Summit Realty Waikiki Strata Trust Acc'

PAYMENT SLIP

PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

National Australia Bank Ltd
 Branch: Perth
 BSB: 086-006 Acct no: 78844-4204 Ref no: 1328
 Acct name: Summit Realty Waikiki Strata Trust Acc

Darren & Joy Bell Baldvis Property Pty
 Strata Scheme 70359
 Lot 11 Unit 11

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

Summit Realty
 PO Box 6161
 Waikiki WA 6169

TOTAL PAYMENT

\$



Please make cheque payable to: Summit Realty Waikiki Strata Trust Acc

Invoice: 1691

Tax Invoice

Invoice date: 19/09/2020

Bill to:
 c/- PEB Real Estate Accounts

Due:
 03/10/2020

Purchase Order:
 1485

| ITEM | DESCRIPTION | UNITS | UNIT PRICE (inc GST) | TAX TYPE | AMOUNT (inc GST) | |
|------|---|-------|----------------------|----------|------------------|--------|
| | Account to Darren Bell & Joyleen Bel 38/11 Heritage Park Dr, Baldvis | Qty | 1 | 168.00 | GST | 168.00 |
| | Supply and install Avanti manual release mechanism | | | | | |

GST: \$15.27
 Total (inc GST): \$168.00
 Amount Paid: \$0.00
AMOUNT DUE: \$168.00

How to Pay Due 03/10/2020

Bank Deposit via EFT

Bank: ANZ
 Name: Maguire SCS/D
 BSB: 016441
 AC#: 561709052
 Ref#: 1691

Mail

Cheques payable to:
 CJs Garage Doors

Mail to:
 12 Dominion Way
 Rockingham WA 6168

Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #39
 1 Sep 2020

| | |
|---------------------|-------------------|
| Money In | \$1,575.00 |
| Money Out | \$641.90 |
| You Received | \$933.10 |

Details for Account OWN00175

| | Money Out | Money In |
|--|-----------------|-------------------|
| Balance brought forward | | \$0.00 |
| 38/11 Heritage Park Dr, Baldvis WA 6171 | | |
| Rented for \$315.00 per week | | |
| Matthew Gornall & Emmily Woodhouse paid to 24/09/2020 | | |
| Rent paid to 24/09/2020 (previously paid to 20/08/2020) | | \$1,575.00 |
| 1st Instalment of rates - City of Rockingham | \$416.40 | |
| Management Fees * | \$138.60 | |
| Administration Fee * | \$9.90 | |
| Routine Inspection * | \$77.00 | |
| Total | \$641.90 | \$1,575.00 |

Account Transactions

| | | |
|---|----------|--------|
| Withdrawal by EFT to owner Bell Superannuation [EFT Transfer to: Bell Superannuation, (633000) - ***145] | \$933.10 | |
| Balance remaining | | \$0.00 |

GST Summary

Total Tax on agency fees \$20.50
 (* includes Tax)



city of Rockingham

Civic Boulevard Rockingham WA
 P.O. Box 2142 Rockingham DC WA
 ABN 63 101 842 180
 Telephone: (08) 9528 0333
OFFICE HOURS: 8.30 a.m. to 4.30 p.m. Monday to Friday
 customer@rockingham.wa.gov.au
 Chief Executive Officer **Michael Parker**

RATE NOTICE FINANCIAL YEAR: 1 July 2020 - 30 June 2021

FOR IMPORTANT INFORMATION SEE REVERSE OF THIS NOTICE

052 0048235 / 1

Bell Baldivis Property Pty Ltd
 C/- PEB Real Estate
 PO Box 866
 INGLEWOOD WA 6932

ASSESSMENT NUMBER 360839

DUE DATE 21 August 2020

DATE OF ISSUE 14 July 2020
WARD Baldivis
VALUATION 12220
RATING CATEGORY Residential GRV
ESL CATEGORY ESL Category 3 Residential
MINIMUM RATE \$1,200.00

DESCRIPTION OF RATED LAND Unit 11 38 Heritage Park Drive BALDIVIS
 SL: 11 S#: 70359 OL: 171

| DETAILS | RATE IN \$ OR CHARGE/SERVICE | CURRENT | ARREARS | TOTAL |
|--|------------------------------|------------|---------|------------|
| Residential Improved Rates (12220.00) | 0.08497000 | \$1,200.00 | | \$1,200.00 |
| Multi Unit Residential Services (1.00) | 375.00 | \$375.00 | | \$375.00 |
| Emergency Services Levy Residential (12220.00) | 0.00741900 | \$90.66 | | \$90.66 |

GST HAS NOT BEEN INCLUDED IN THESE CHARGES

To qualify for the instalment plan the CITY MUST receive the EXACT amount of the FIRST INSTALMENT in one transaction by 21 August 2020.

TOTAL AMOUNT \$1,665.66

PAYMENT OPTIONS NOTE: Payments not received by 31 December 2020 will incur daily interest. Please see over for information.

| INSTALMENT OPTIONS | PAYMENTS | DUE DATE | AMOUNT DUE |
|--------------------|-------------------|-------------------------|------------|
| 1. One Payment | \$1,665.66 | 21 August 2020 | \$1,665.66 |
| 2. 1st Instalment | \$832.83 | 21 August 2020 | \$832.83 |
| 2nd Instalment | \$832.83 | 21 December 2020 | |
| Total | \$1,665.66 | (Cost of Option \$0.00) | |
| 3. 1st Instalment | \$416.40 | 21 August 2020 | \$416.40 |
| 2nd Instalment | \$416.42 | 21 October 2020 | |
| 3rd Instalment | \$416.42 | 21 December 2020 | |
| 4th Instalment | \$416.42 | 22 February 2021 | |
| Total | \$1,665.66 | (Cost of Option \$0.00) | |

| RATES SMOOTHING | | |
|--|----------------|-------------|
| AMOUNT | START DATE | END DATE |
| 1. Direct Debit - weekly \$40.63 (Cost of Option \$0.00) PAYMENT BY DIRECT DEBIT ONLY | 21 August 2020 | 28 May 2021 |
| 2. Direct Debit - fortnightly \$79.32 (Cost of Option \$0.00) PAYMENT BY DIRECT DEBIT ONLY | 21 August 2020 | 28 May 2021 |
| 3. Direct Debit - monthly \$166.57 (Cost of Option \$0.00) PAYMENT BY DIRECT DEBIT ONLY | 21 August 2020 | 21 May 2021 |

PAYMENT METHODS

REFERENCE NUMBER 3608395

NAME Bell Baldivis Property Pty Ltd



* 481 01 00000188 0000000000003608395



L04823687513 #77291

Water Use and Service Charge Account

Issue date 22 July 2020
Bill ID 0042

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$194.23
Payment due by 7 Aug 2020

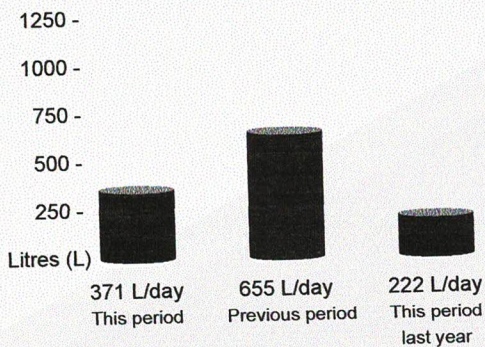
Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD

Your account summary (GST does not apply to this account)

| Description | Amount |
|-----------------------------------|-----------------|
| Current charges due 7 August 2020 | \$194.23 |
| Total | \$194.23 |

Turn over for important information

Daily water use comparison



If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.33% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9
Please pay \$194.23
Payment due by 7 August 2020

Enquiries?

Need your account in an alternative format?

Please call us on 13 13 85.

Concession Application

If you have a valid Concession Card and are the owner and occupier of this property, call 1300 659 951 or go to watercorporation.com.au/concessions to apply.

Need more time to pay?

Visit watercorporation.com.au/financialassistance or call 1300 659 752.



Interpreter Services 13 14 50

Hearing or speech impaired?

Phone us via the National Relay Service on 133 677.

Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75



Darren Bell, Joyleen Bell
 15 Euvista Street
 Haynes WA 6112

Tax Invoice
 Account OWN00175
 Statement #38
 3 Aug 2020

| | |
|---------------------|-------------------|
| Money In | \$1,932.02 |
| Money Out | \$370.45 |
| You Received | \$1,561.57 |

Details for Account OWN00175

Balance brought forward

| Money Out | Money In |
|-----------|----------|
| | \$0.00 |

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$315.00 per week

Matthew Gornall & Emmily Woodhouse paid to 20/08/2020

Rent paid to 16/07/2020 (previously paid to 9/07/2020)

\$315.00

Rent paid to 20/08/2020 (previously paid to 16/07/2020)

\$1,575.00

Water Use 20.5 to 21.7

\$42.02

Water Rates & Usage - Water Corporation

\$194.23

Management Fees *

\$166.32

Administration Fee *

\$9.90

Total

\$370.45 \$1,932.02

Account Transactions

Withdrawal by EFT to owner Bell Superannuation

\$1,561.57

[EFT Transfer to: Bell Superannuation, (633000) - ***145]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$16.02

(* includes Tax)

Darren Bell, Joyleen Bell
15 Euvista Street
Haynes WA 6112

Tax Invoice
Account OWN00175
Statement #37
1 Jul 2020

| | |
|---------------------|-------------------|
| Money In | \$1,329.43 |
| Money Out | \$671.79 |
| You Received | \$657.64 |

Details for Account OWN00175

Balance brought forward

\$0.00

38/11 Heritage Park Dr, Baldivis WA 6171

Rented for \$315.00 per week

Matthew Gornall & Emmily Woodhouse paid to 9/07/2020

Rent paid to 18/06/2020 (previously paid to 11/06/2020)

\$315.00

Rent paid to 2/07/2020 (previously paid to 18/06/2020)

\$630.00

Rent paid to 9/07/2020 (previously paid to 2/07/2020)

\$315.00

Water usage 23.3 to 20.5

\$69.43

Water Rates & usage - Water Corporation

\$230.06

Strata Levies July 2020 - Summit Realty Waikiki

\$265.95

Management Fees *

\$110.88

Administration Fee *

\$9.90

Statement Fee *

\$55.00

Total

\$671.79 \$1,329.43

Account Transactions

Withdrawal by EFT to owner Bell Superannuation

\$657.64

[EFT Transfer to: Bell Superannuation, (633000) - ***145]

Balance remaining

\$0.00

GST Summary

Total Tax on agency fees

\$15.98

(* includes Tax)

Water Use and Service Charge Account

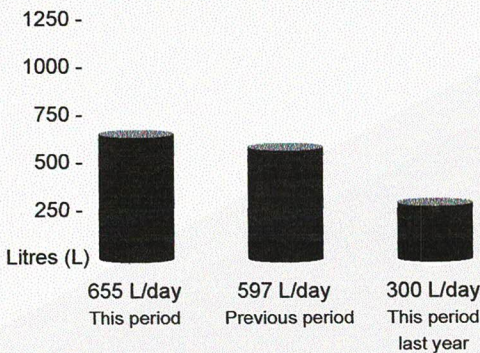
Issue date 21 May 2020
Bill ID 0041

PEB REAL ESTATE
28 B SEXTON RD
INGLEWOOD WA 6052

Account number 90 20165 12 9
Please pay \$230.06
Payment due by 8 Jun 2020

Account for HOME UNIT AT UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171
Strata lot 11
Owner : BELL BALDIVIS PROPERTY PTY LTD
CUSTOMER REFERENCE - 11/38 HPD

Daily water use comparison



Your account summary (GST does not apply to this account)

| Description | Amount |
|---------------------------------|-----------------|
| Current charges due 8 June 2020 | \$230.06 |
| Total | \$230.06 |

Turn over for important information

If you're having difficulty paying, you can set up an interest-free payment arrangement. Interest is charged on overdue amounts @ 11.71% p.a. For more information, visit watercorporation.com.au/financialassistance

Payment slip

Enquiries?

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Concession Application

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 **Interpreter Services** 13 14 50

Hearing or speech impaired?

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Website: watercorporation.com.au/contact

Faults and Emergencies: (24/7) 13 13 75

UNIT 11 / 38 HERITAGE PARK DR BALDIVIS LOT 171

Account number 90 20165 12 9

Please pay \$230.06

Payment due by 8 June 2020



Meter reading details

| Meter number | This reading | Last reading | Use (kL) |
|--------------|-----------------|-----------------|----------|
| BC1414030 | 20 May 2020 913 | 23 Mar 2020 875 | 38 |

Total water used in 58 days was 38 kilolitres (38000 litres)

How your water use charges have been calculated

| | | |
|--------------------------|-------------------|----------------|
| Water use | 38 kL at \$1.8270 | \$69.43 |
| Water use charges | | \$69.43 |

| YOUR NEXT USAGE PRICED AT | |
|---------------------------|-------------|
| next 112 kL | \$1.8270/kL |
| next 350 kL | \$2.4340/kL |
| over 462 kL | \$4.5530/kL |

Your average daily use was 655 Litres at \$1.20 per day.
The meter reading year ends in March 2021 and you revert to the lowest tariff.

How your service charges have been calculated

| | | |
|------------------------|--|-----------------|
| Water residential | 1 May 2020 to 30 Jun 2020 | \$44.06 |
| | Service charge for 1 residence | |
| Sewerage residential | 1 May 2020 to 30 Jun 2020 | \$116.57 |
| | Based on the rateable value of \$15860 | |
| Service charges | | \$160.63 |
| Total charges | | \$230.06 |

The rateable value of your property is the gross rental value (GRV) determined by the Valuer-General. You can object to the GRV within 60 days, visit landgate.wa.gov.au for details. Your charges must still be paid by the due date.

To arrange to have your meter tested following a review, or to request a meter reading outside of your normal cycle, please contact us. Please note that a fee will apply. If your reading has been estimated you can contact us to have it reviewed. For more information, visit watercorporation.com.au.

Information**OUR COMMITMENT TO YOU**

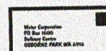
We are committed to resolving issues as quickly as possible. If you wish to make a complaint or request a review of your bill, visit watercorporation.com.au/contact, or call 13 13 85. If you are not satisfied with the resolution, you may contact the Energy and Water Ombudsman on 1800 754 004. For information on our commitments to you, and your responsibilities, visit watercorporation.com.au

Ways to pay your account**Direct Debit**

Set up automatic payments from your bank account or credit card by visiting watercorporation.com.au or calling 13 13 85.

**Credit/Debit Card**

Pay as you go by visiting watercorporation.com.au or calling 1300 366 067. Transaction fees may apply. GST is included if applicable.

**Mail**

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

**BPAY®**

Contact your bank or financial institution to arrange payment.

Billers Code: 8805

Ref: 90 20165 12 9

**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 humanservices.gov.au/centrepay for more information and to set up your Centrepay deductions.

BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - **90201651292480077**

POST Billpay

Pay in person at any Post Office.

Manage your account online

Register at watercorporation.com.au/register using your Electronic Reference Number (ERN).

ERN: 90201 65129 2480077





T 08 9592 8188 F 08 9592 8155
 Shop 20 Waikiki Village Shopping Centre
 Read St, Waikiki WA 6169
 PO Box 6161, Waikiki WA 6169
 E strata@summitrealty.com.au
 ABN 75 984 104 932

Notice of Levies Due in July 2020

Issued 25/05/2020 on behalf of:

38 Heritage Park Drive Baldivis

38 Heritage Park Drive
 Baldivis WA 6171

for Lot 11 Unit 11
 Bell Baldivis Property Pty Ltd

PEB Real Estate
 29B Sexton Rd
 Inglewood WA 6052

| Due date | Details | Amounts due (\$) | | Total |
|---------------------------|------------------------------|------------------|--------------|--------|
| | | Admin Fund | Sinking Fund | |
| 01/07/2020 | Quarterly Admin/Sinking Levy | 237.45 | 28.50 | 265.95 |
| Total levies due in month | | 237.45 | 28.50 | 265.95 |

| | |
|-------------------------------|------------------------|
| Total of this levy notice | 265.95 |
| Levies in arrears | 0.00 |
| Interest on levies in arrears | 0.00 |
| Outstanding owner invoices | 0.00 |
| Subtotal of amount due | <u>265.95</u> |
| Prepaid | <u>0.00</u> |
| Total amount due | <u>\$265.95</u> |
| Payment due 01/07/2020 | |

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 15%.
 Cheques should be made payable to 'Summit Realty Waikiki Strata Trust Acc'

PAYMENT SLIP

PAYMENT INSTRUCTIONS

BY DIRECT DEPOSIT to:

National Australia Bank Ltd
 Branch: Perth
 BSB: 086-006 Acct no: 78844-4204 Ref no: 1328
 Acct name: Summit Realty Waikiki Strata Trust Acc

Darren & Joy Bell Baldivis Property Pty
 Strata Scheme 70359
 Lot 11 Unit 11

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

Summit Realty
 PO Box 6161
 Waikiki WA 6169

TOTAL PAYMENT

\$



Please make cheque payable to: Summit Realty Waikiki Strata Trust Acc