

Select Property Management SA Pty Ltd

240 Grange Road
FLINDERS PARK SA 5025
Ph: 08 8352 1155 Fax: 08 8352 1233
Email: flinderspark@ljh.com.au

Mr Richard Boorman
41 Brighton Parade
BLACKWOOD SA 5051

Agent ABN: 42-695-808-671
Primary Owner Statement for
Period Ending: 31/08/22
Reference: BSFCSF
TAX INVOICE

Boorman & Clapp Superannuation fund
Manager: Ralph Pacillo

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
Shop 1/240 Main Road	Diane Wicker	2958.34 M1	01/08/22	31/08/22	1	2958.34	0.00
	Plus GST					295.83	
	Outgoings	754.91 M1	01/08/22	31/08/22	1	754.91	0.00
	Plus GST					75.49	
Shop 2/240 Main Road	Camilla K Boseley	1953.00 M1	26/08/22	25/09/22	1	1953.00	0.00
	Plus GST					195.30	
	Outgoings	688.70 M1	26/07/22	25/09/22	2	902.66	0.00
	Plus GST					90.27	
	Outgoings Changed 26/07/22 from	\$562.41 M1					
Shop 3/240 Main Road	Qizhen Shen Pty Ltd	1913.98 M1	01/09/22	30/09/22	1	1913.98	0.00
	Plus GST					191.40	
	Outgoings	571.40 M1	01/09/22	30/09/22	1	571.40	0.00
	Plus GST					57.14	
Shop 4/240 Main Road	Avanti Italy Pty Ltd	3216.43 M1	14/08/22	13/09/22	1	3216.43	0.00
	Plus GST					321.64	
	Outgoings	812.60 M1	14/08/22	13/09/22	1	812.60	0.00
	Plus GST					81.26	
	Rent Changed 14/08/22 from	\$3072.04 M1					
	Outgoings Changed 14/08/22 from	\$722.62 M1					
240 Main Road	Common property						
Shop 5/240 Main Road	VACANT						

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		13083.32
	Total GST Collected From Tenants		1308.33
11/08/22	240 Main Road Polizar Services Inv:22413		
	Cleaning July (Includes 41.81 GST)	459.87	
22/08/22	Shop 4/240 Main Road CPI Increase - 14/4/22 - 13/8/22 (Avanti Italy Pt)		635.32
	(Includes 57.76 GST)		
22/08/22	Shop 4/240 Main Road Audit of Outgoings 2020-2021 (Avanti Italy Pt)		395.90
	(Includes 35.99 GST)		
22/08/22	Shop 4/240 Main Road Loan payment for August 2022 (Avanti Italy Pt)		931.65

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Manager: Ralph Pacillo

Page 2

Date	Disbursements & Sundry Receipts		Debit	Credit
24/08/22	Shop 2/240 Main Road	City of Mitcham Council		
	1st quarter council rates 5/240		573.15	
24/08/22	Shop 4/240 Main Road	City of Mitcham Council		
	1st quarter council rates 7/240		846.55	
24/08/22	Shop 1/240 Main Road	City of Mitcham Council		
	1st quarter council rates 4/240		573.15	
24/08/22	Shop 3/240 Main Road	City of Mitcham Council		
	1st quarter council rates 6/240		573.15	
31/08/22	Shop 4/240 Main Road	Whittles Body Corporate Management		
	Strata Levies 15.9.22 to 14.12.22	(Includes 175.82 GST)	1934.00	
31/08/22	240 Main Road	Polizar Services		Inv:22488
	Cleaning August	(Includes 46.24 GST)	508.64	
31/08/22	240 Main Road	SA Water		
	Water usage 16.5.22 to 3.8.22 Supply July to Sep		525.30	
	*Management Fees		613.55	
	*Administration Fee		10.00	
	Plus GST on items marked *		62.36	
			6679.72	16354.52
	NETT AMOUNT TO BE PAID			9674.80

Transferred to your bank account \$9,674.80

Payment Details: Boorman & Clapp Superfund 10290943 065-132

GST SUMMARY:

GST collections reported above \$1402.08

GST payments reported above \$326.23

PO Box 546, Prospect East SA 5082
admin@polizarservices.com.au
T: (08) 7222 3721

GROUP FOUR PTY LTD
ABN 46 155 897 966

POLIZAR
services

Tax Invoice

Invoice No.: **22413**

Date: 01/08/22

Invoice to:

LJ Hooker Flinders Park
240 Grange Road
Flinders Park SA 5025

Order No.:
Job No.:
Attention: Ralf Pacillo

Email: rpacillo.flinderspark@ljh.com.au

Site: 240 Main Road, Blackwood - Cleaning Services

Description	Amount
Cleaning of toilets carried out:	
Wed 29 June	\$63.66
Tue 5 July	\$68.00
Tue 12 July	\$68.00
Tue 19 July	\$68.00
Fri 29 July	\$68.00
Maintain Sanitary Unit x 1	\$82.40

Payment Terms 14 days via EFT:	Total:	\$418.06
Account Name: Group Four Pty Ltd	Plus 10% GST:	\$41.81
BSB: 085-458	Amount Payable:	\$459.87
Account No.: 84685 3883		
Remittance to: admin@polizarservices.com.au		

We courteously advise of your new rate as at 1 July 2022 of \$68.00 + GST.

We thank you for your ongoing support.



CITY OF
MITCHAM

ABN 92 180 069 793
131 Belair Road, Torrens Park
South Australia 5062

Postal Address:
PO Box 21, Mitcham Shopping Centre
Torrens Park SA 5062
Telephone: (08) 8372 8888
www.mitchamcouncil.sa.gov.au

Dr J H Clapp & Mrs E M Clapp &
Dr R C Boorman & 1 other...
C/- L J Hooker Flinders Park
240 Grange Rd
FLINDERS PARK SA 5025

R3_5373

RATES NOTICE 2022/23

Rates & Charges for 1 July 2022 to 30 June 2023

THERE IS NO GST ON RATES

FIRST QUARTER

ASSESSMENT NUMBER

287781

QUARTERLY PAYMENT

\$573.15

LAST DAY OF PAYMENT

15 September 2022

PLEASE ADVISE COUNCIL IN WRITING OF ANY CHANGES OF ADDRESS

PROPERTY LOCATION AND DESCRIPTION

Location: 4/240 Main Road, BLACKWOOD SA 5051
Title: LOT 4 TYP SP SEC 2205 PLN 10044 C/T 5253/980
Ward: Craighburn
Property Description: GIFT SHOP

Date of Notice: 29/07/2022
Rates Declared: 28/06/2022
Valuation Number: 08224063760010
Capital Value: \$402,441

RATES MAY BE PAID IN FULL OR BY QUARTERLY INSTALMENTS

ANNUAL RATES AND CHARGES

	Rate in \$	Valuation	Amount
Differential Rate - Commercial Shop (02)	0.0056367000	\$402,441	\$2,268.40
State Landscape Levy	0.0000740	\$402,441	\$29.75
Total Rates Levied for 2022/23			\$2,298.15
Total Due			\$2,298.15

Less 1% Discount if paid by 15 September 2022

\$22.65 or

DISCOUNTED TOTAL FOR 2022/2023

\$2,275.50

GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at: mitchamcouncil.enotices.com.au
with eNotices reference number:

98392865AS



ARREARS

Due immediately

\$573.15

Due by: 15/09/2022

\$575.00

Due by: 15/12/2022

\$575.00

Due by: 15/03/2023

\$575.00

Due by: 15/06/2023

- make a difference -
**COUNCIL
ELECTIONS
2022**

NOMINATE

Opens Tuesday 23 August 2022
Closes 12 noon Tuesday 6 September 2022

mitchamcouncil.sa.gov.au/council-elections



FINES WILL BE IMPOSED FOR PAYMENT NOT RECEIVED AT COUNCIL BY DUE DATE

Telephone: 1300 303 201
INFOPAY NO: 4333
Assessment No: 287781



*532 000287781 9

BPAY

Billers Code: 3186
Reference No: 287781

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 287781

QUARTERLY PAYMENT

\$573.15

OR

PAYMENT IN FULL

\$2,275.50
Discounted Amount

LAST DAY FOR PAYMENT

15 September 2022

If you are having difficulty paying your rates
please contact Council's Rates Officer on
08 8372 8888 to discuss payment options.
All enquiries are treated confidentially



CITY OF
MITCHAM

ABN 92 180 069 793
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Torrens Park SA 5062
Telephone: (08) 8372 8888
www.mitchamcouncil.sa.gov.au

Dr J H Clapp & Mrs E M Clapp &
Dr R C Boorman & 1 other...
C/- L J Hooker Flinders Park
240 Grange Rd
FLINDERS PARK SA 5025

R3_5375

RATES NOTICE 2022/23

Rates & Charges for 1 July 2022 to 30 June 2023

THERE IS NO GST ON RATES

FIRST QUARTER

ASSESSMENT NUMBER

294201

QUARTERLY PAYMENT

\$573.15

LAST DAY OF PAYMENT

15 September 2022

PLEASE ADVISE COUNCIL IN WRITING OF ANY CHANGES OF ADDRESS

PROPERTY LOCATION AND DESCRIPTION

Location: 5/240 Main Road, BLACKWOOD SA 5051
Title: LOT 4 TYP SP SEC 2205 PLN 10044 C/T 5253/980
Ward: Craighburn
Property Description: Florist

Date of Notice: 29/07/2022
Rates Declared: 28/06/2022
Valuation Number: 08224063760020
Capital Value: \$402,441

RATES MAY BE PAID IN FULL OR BY QUARTERLY INSTALMENTS

ANNUAL RATES AND CHARGES

	RATES	VALUATION	AMOUNT
Differential Rate - Commercial Shop (02)	0.0056367000	\$402,441	\$2,268.40
State Landscape Levy	0.0000740	\$402,441	\$29.75
Total Rates Levied for 2022/23			\$2,298.15
Total Due			\$2,298.15

Less 1% Discount if paid by 15 September 2022

\$22.65 or

DISCOUNTED TOTAL FOR 2022/2023

\$2,275.50

GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at mitchamcouncil.enotices.com.au
with eNotices reference number:

12B6F6CA0V



ARREARS

Due immediately

\$573.15

Due by: 15/09/2022

\$575.00

Due by: 15/12/2022

\$575.00

Due by: 15/03/2023

\$575.00

Due by: 15/06/2023

- make a difference -
**COUNCIL
ELECTIONS
2022**

NOMINATE

Opens Tuesday 23 August 2022
Closes 12 noon Tuesday 6 September 2022

mitchamcouncil.sa.gov.au/council-elections



Audited by Matt Peers CEO, 131 Belair Road, Torrens Park SA 5062

It costs
PART
of your
EVERY
DAY.

FINES WILL BE IMPOSED FOR PAYMENT NOT RECEIVED AT COUNCIL BY DUE DATE

Telephone: 1300 303 201
INFOPAY NO: 4333
Assessment No: 294201



*532 000294201 9

BPAY

Billers Code: 3186
Reference No: 294201

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 294201

If you are having difficulty paying your rates
please contact Council's Rates Officer on
08 8372 8888 to discuss payment options.
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\$573.15

OR

\$2,275.50

Discounted Amount

LAST DAY FOR PAYMENT

15 September 2022



CITY OF
MITCHAM

ABN 92 180 069 793
131 Belair Road, Torrens Park
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Dr J H Clapp & Mrs E M Clapp &
Dr R C Boorman & 1 other...
C/- L J Hooker Flinders Park
240 Grange Rd
FLINDERS PARK SA 5025

R3_5377

RATES NOTICE 2022/23

Rates & Charges for 1 July 2022 to 30 June 2023

THERE IS NO GST ON RATES

FIRST QUARTER

ASSESSMENT NUMBER

294210

QUARTERLY PAYMENT

\$573.15

LAST DAY OF PAYMENT

15 September 2022

PLEASE ADVISE COUNCIL IN WRITING OF ANY CHANGES OF ADDRESS

PROPERTY LOCATION AND DESCRIPTION

Location: 6/240 Main Road, BLACKWOOD SA 5051
Title: LOT 4 TYP SP SEC 2205 PLN 10044 C/T 5253/980
Ward: Craighburn
Property Description: Sushi

Date of Notice: 29/07/2022
Rates Declared: 28/06/2022
Valuation Number: 08224063760030
Capital Value: \$402,441

RATES MAY BE PAID IN FULL OR BY QUARTERLY INSTALMENTS

ANNUAL RATES AND CHARGES

	Rate in \$	Valuation	Amount
Differential Rate - Commercial Shop (02)	0.0056367000	\$402,441	\$2,268.40
State Landscape Levy	0.0000740	\$402,441	\$29.75
Total Rates Levied for 2022/23			\$2,298.15
Total Due			\$2,298.15

Less 1% Discount if paid by 15 September 2022

\$22.65 or

DISCOUNTED TOTAL FOR 2022/2023

\$2,275.50

GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at mitchamcouncil.enotices.com.au
with eNotices reference number:

FD7239C83E



ARREARS

Due immediately

\$573.15

Due by: 15/09/2022

\$575.00

Due by: 15/12/2022

\$575.00

Due by: 15/03/2023

\$575.00

Due by: 15/06/2023

- make a difference -
**COUNCIL
ELECTIONS
2022**

NOMINATE

Opens Tuesday 23 August 2022
Closes 12 noon Tuesday 6 September 2022

mitchamcouncil.sa.gov.au/council-elections



Authorized by Mayor Peter CEO, 131 Belair Road, Torrens Park SA 5062

11 councils
PART
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EVERY
DAY.

FINES WILL BE IMPOSED FOR PAYMENT NOT RECEIVED AT COUNCIL BY DUE DATE

Telephone: 1300 303 201
INFOPAY NO: 4333
Assessment No: 294210



*532 000294210 0

BPAY

Billers Code: 3186
Reference No: 294210

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BPAY View Registration No: 294210

\$573.15

OR

\$2,275.50
Discounted Amount

LAST DAY FOR PAYMENT

15 September 2022

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Dr R C Boorman & 1 other...
C/- L J Hooker Flinders Park
240 Grange Rd
FLINDERS PARK SA 5025



I021433
R3_5371

RATES NOTICE 2022/23

Rates & Charges for 1 July 2022 to 30 June 2023

THERE IS NO GST ON RATES

FIRST QUARTER

ASSESSMENT NUMBER

206253

QUARTERLY PAYMENT

\$846.55

LAST DAY OF PAYMENT

15 September 2022

PLEASE ADVISE COUNCIL IN WRITING OF ANY CHANGES OF ADDRESS

PROPERTY LOCATION AND DESCRIPTION

Location: 7/240 Main Road, BLACKWOOD SA 5051
Title: LOT 4 TYP SP SEC 2205 PLN 10044 C/T 5253/980
Ward: Craighburn
Property Description: GOURMET ON MAIN

Date of Notice: 29/07/2022
Rates Declared: 28/06/2022
Valuation Number: 08224063760040
Capital Value: \$592,677

RATES MAY BE PAID IN FULL OR BY QUARTERLY INSTALMENTS

ANNUAL RATES AND CHARGES

	Rate in \$	Valuation	Amount
Differential Rate - Commercial Shop (02)	0.0056367000	\$592,677	\$3,340.70
State Landscape Levy	0.0000740	\$592,677	\$43.85
Total Rates Levied for 2022/23			\$3,384.55

Total Due **\$3,384.55**

Less 1% Discount if paid by 15 September 2022 **\$33.40 or**

DISCOUNTED TOTAL FOR 2022/2023 **\$3,351.15**

GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at mitchamcouncil.enotices.com.au
with eNotices reference number:

1075BFBA3P



ARREARS

Due immediately

\$846.55

Due by: 15/09/2022

\$846.00

Due by: 15/12/2022

\$846.00

Due by: 15/03/2023

\$846.00

Due by: 15/06/2023

- make a difference -
**COUNCIL
ELECTIONS
2022**

NOMINATE

Opens Tuesday 23 August 2022
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mitchamcouncil.sa.gov.au/council-elections



FINES WILL BE IMPOSED FOR PAYMENT NOT RECEIVED AT COUNCIL BY DUE DATE

Telephone: 1300 303 201
INFOPAY NO: 4333
Assessment No: 206253



*532 000206253 7

BPAY

Billers Code: 3186
Reference No: 206253

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 206253

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\$846.55

OR

\$3,351.15

Discounted Amount

LAST DAY FOR PAYMENT

15 September 2022

PO Box 546, Prospect East SA 5082
admin@polizarservices.com.au
T: (08) 7222 3721

GROUP FOUR PTY LTD
ABN 46 155 897 966

POLIZAR
services

Tax Invoice

Invoice No.: **22488**

Date: 26/08/22

Invoice to:

LJ Hooker Flinders Park
240 Grange Road
Flinders Park SA 5025

Order No.:
Job No.:
Attention: Ralf Pacillo

Email: rpacillo.flinderspark@ljh.com.au

Site: 240 Main Road, Blackwood - Cleaning Services

Description	Amount
Cleaning of toilets carried out:	
Wed 3 August.	\$68.00
Tue 9 August.	\$68.00
Tue 16 August.	\$68.00
Tue 23 August.	\$68.00
Maintain Sanitary Unit x 1	\$82.40
Supplies:	
02.08.22 - regal toilet paper x 1 bundle.	\$51.00
02.08.22 - regal inter sleeve paper towels x 1 bundle.	\$57.00

Payment Terms 14 days via EFT:	Total:	\$462.40
Account Name: Group Four Pty Ltd	Plus 10% GST:	\$46.24
BSB: 085-458	Amount Payable:	\$508.64
Account No.: 84685 3883		
Remittance to: admin@polizarservices.com.au		

STRATA CORP.10044 INC

ABN: 58397793980

240 MAIN ROAD

BLACKWOOD SA 5051

Accounts enquiries: (08) 8291 2300

Accounts email: accounts.sa@whittles.com.au

Your account number

BOOR00

Date of issue

22 Aug 2022

Total amount payable

\$1934.00

New charges due for payment

15 Sep 2022**TAX INVOICE**

Mr J H & Mrs E M Clapp & Mr R C & Mrs J
J Boorman
C/- LJ Hooker Flinders Park
240 Grange Road
FLINDERS PARK SA 5025

Property Address

Unit 4,240 MAIN ROAD
BLACKWOOD SA 5051

Unit number

4

Lot number

4

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	15/09/22 to 14/12/22	1934.00	175.82	1934.00
Total levied for all units for this period: \$3541.00				1934.00

TOTAL DUE IF PAID BY 15/09/22 (Includes GST of \$175.82) **\$1934.00**

Interest will be charged on any overdue fees/charges at an annual rate of 15%



DEFT Reference Number

3051933360041

Date due

15 Sep 2022

Amount due

\$1934.00

Plan: 010044

Unit: 00004

Account: BOOR00



*496 305193336 0041

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone.
Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet.
Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.



Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001

+305193336 0041<

000193400<3+