

GDLM Cooper Superannuation Fund

ABN 15 084 183 554

General Ledger Enquiry

For the year ended 30 June 2021

All Accounts

Batch	Type	Date	Reference	Narration	Qty	Debit	Credit
Account 0385 - Rental Expenses				B/Fwd from Previous Period	0	0.00	0.00
2	Journals - Cash	30/06/2021		FY21 ANZ #2533 Deposits & Payments	0	524.19	
2	Journals - Cash	30/06/2021		FY21 ANZ #2533 Deposits & Payments	0	1,767.91	
6	Journals - Non Cash	30/06/2021		FY21 Rental Expenses - Agent's Statement (Acton)	0	4,366.92	
4	Journals - Non Cash	30/06/2021		FY21 Div 43 Depreciation - Surveyor's Report	0	4,926.00	
2	Journals - Cash	30/06/2021		FY21 ANZ #2533 Deposits & Payments	0	2,620.00	
4	Journals - Non Cash	30/06/2021		FY21 Div 40 Depreciation - Surveyor's Report	0	599.00	
2	Journals - Cash	30/06/2021		FY21 ANZ #2533 Deposits & Payments	0	593.51	
6	Journals - Non Cash	30/06/2021		FY21 Rental Expenses - Agent's Statement (AMG)	0	668.50	
					0	16,066.03	0.00
Closing Balance						16,066.03	

Service Charge Account

Issue date 18 June 2020

Bill ID 0062



049D 001191 001000

GLECA PTY LTD
PO BOX 86
VICTORIA PARK WA 6979

Account number 90 14871 41 4

Please pay \$179.35

Payment due by 6 Jul 2020

Account for HOME UNIT AT UNIT 20 / 16 VICKERY ST ROCKINGHAM LOT 200
Strata lot 20

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

Description	Amount
Service charges due 6 July 2020	\$179.35
Turn over for important information	Total \$179.35

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

UNIT 20 / 16 VICKERY ST ROCKINGHAM LOT 200

Account number 90 14871 41 4

Please pay \$179.35

Payment due by 6 July 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 9014871414

03277133

<0000017935>

<066304>

<000090148714148>

>

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	\$114.66
	Based on the rateable value of \$15600	
Drainage residential	1 May 2020 to 30 Jun 2020	\$20.63
	Minimum charge for 1 residence	
Service charges		\$179.35

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.

Biller Code: 8805

Ref: 90 14871 41 4

**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 -90148714142133020

**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: 90148 71414 2133020



2925 Albany Highway, Kelmscott WA 6111
Licensee: John O'Neil & Son P/L
ATF The Realty Trust ABN 34 749 259 147
Ph: 9495 9999 Fax: 9495 9944
www.oneilrealestate.com.au

SUBMETERED SERVICE INVOICE



Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

Issued 26/06/2020 on behalf of the owners of:
Strata Scheme 52497

20 Lake Street
ROCKINGHAM WA 6168

for: Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street

Water Consumption: 18/04/2020 to 17/06/2020
Meter: 07B032862, Rdg: 1957, Units: 15
Common use charge
Supply charge
Administration charge
Rebate

Total

28.61
0.00
0.00
0.00
0.00

Amount payable by 10/07/2020:

\$28.61

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Biller Code: 109439

Ref: 25182900013845

Gleca Pty Ltd

Strata Scheme 52497

Lot 20

Unit 20

Amount Due

\$28.61

Due Date

10/07/2020

Amount Paid

\$

2925 Albany Highway, Kelmscott WA 6111
Licensee: John O'Neil & Son P/L
ATF The Realty Trust ABN 34 749 259 147
Ph: 9495 9999 Fax: 9495 9944
www.oneilrealestate.com.au

SUBMETERED SERVICE INVOICE



Issued 25/08/2020 on behalf of the owners of:
Strata Scheme 52497

20 Lake Street
ROCKINGHAM WA 6168

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

for: Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street

	Total
Water Consumption: 17/06/2020 to 14/08/2020	23.59
Meter: 07B032862, Rdg: 1971, Units: 14	0.00
Common use charge	0.00
Supply charge	0.00
Administration charge	0.00
Rebate	0.00

Amount payable by 08/09/2020: \$23.59

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Billers Code: 109439
Ref: 25182900013845

Amount Due

\$23.59

Due Date

08/09/2020

Amount Paid

\$

Gleca Pty Ltd

Strata Scheme 52497

Lot 20

Unit 20



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

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Lodgement Receipt - Pay BPAY Bills

Date: 07/09/2020

From account

From: V2 PLUS Account

BPAY® payment details

To: O'NEIL REAL ESTATE - Oneil Realestate

Biller code: 109439

Reference: 25182900013845

Amount \$: \$23.59

Transfer details

Transfer instructions: Pay no earlier than 07/09/2020

Lodgement number: 1769026406

(FOR ENQUIRIES)

Receipt number: 382279

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

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(ANZ) ABN 11 005 357 522.

Service Charge Account

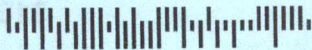
Issue date 17 August 2020

Bill ID 0063

Account number 90 14871 41 4

Please pay \$180.09

Payment due by 2 Sep 2020



049D 000736 001000

GLECA PTY LTD
PO BOX 86
VICTORIA PARK WA 6979

Account for HOME UNIT AT UNIT 20 / 16 VICKERY ST ROCKINGHAM LOT 200
Strata lot 20

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

Description	Amount
Service charges due 2 September 2020	\$180.09
Turn over for important information	Total \$180.09

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 20 / 16 VICKERY ST ROCKINGHAM LOT 200

Account number 90 14871 41 4

Please pay \$180.09

Payment due by 2 September 2020

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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



Service Charge Account**How your service charges have been calculated**

Water residential	1 Jul 2020 to 31 Aug 2020	\$44.90
	Service charge for 1 residence	
Sewerage residential	1 Jul 2020 to 31 Aug 2020	\$114.16
	Based on the rateable value of \$13000	
Drainage residential	1 Jul 2020 to 31 Aug 2020	\$21.03
	Minimum charge for 1 residence	
Service charges		\$180.09

Your new rateable value of \$13000 applies from 1 July 2020.

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**

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Ways to pay your account**Direct Debit**

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**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 14871 41 4

**Centrepay**

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BPAY View®

Receive, view and pay this bill using internet banking. BPAY View Registration No -**90148714142133020**

**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: 90148 71414 2133020





Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

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Lodgement Receipt - Pay BPAY Bills

Date: 03/09/2020

From account

From: V2 PLUS Account

BPAY® payment details

To: WATER CORPORATION WA - Water Svce Chg

Biller code: 8805

Reference: 9014871414

Amount \$: \$180.09

Transfer details

Transfer instructions: Pay no earlier than 03/09/2020

Lodgement number: 1767522411

(FOR ENQUIRIES)

Receipt number: 192404

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

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(ANZ) ABN 11 005 357 522.

2925 Albany Highway, Kelmscott WA 6111
Licensee: John O'Neil & Son P/L
ATF The Realty Trust ABN 34 749 259 147
Ph: 9495 9999 Fax: 9495 9944
www.oneilrealestate.com.au

SUBMETERED SERVICE INVOICE



Issued 25/08/2020 on behalf of the owners of:
Strata Scheme 52497

20 Lake Street
ROCKINGHAM WA 6168

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

for: Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street

	Total
Water Consumption: 17/06/2020 to 14/08/2020	23.59
Meter: 07B032862, Rdg: 1971, Units: 14	0.00
Common use charge	0.00
Supply charge	0.00
Administration charge	0.00
Rebate	0.00

Amount payable by 08/09/2020: \$23.59

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Bill Code: 109439
Ref: 25182900013845

Gleca Pty Ltd
Strata Scheme 52497
Lot 20 Unit 20

Amount Due

\$23.59

Due Date

08/09/2020

Amount Paid

\$



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

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Lodgement Receipt - Pay BPAY Bills

Date: 07/09/2020

From account

From: V2 PLUS Account

BPAY® payment details

To: O'NEIL REAL ESTATE - Oneil Realestate

Biller code: 109439

Reference: 25182900013845

Amount \$: \$23.59

Transfer details

Transfer instructions: Pay no earlier than 07/09/2020

Lodgement number: 1769026406

(FOR ENQUIRIES)

Receipt number: 382279

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

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(ANZ) ABN 11 005 357 522.

SUBMETERED SERVICE INVOICE



Issued 30/12/2020 on behalf of the owners of:
Strata Scheme 52497

20 Lake Street
ROCKINGHAM WA 6168

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

for: Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street

	Total
Water Consumption: 16/10/2020 to 14/12/2020	
Meter: 07B032862, Rdg: 1996, Units: 13	30.14
Common use charge	0.00
Supply charge	0.00
Administration charge	0.00
Rebate	0.00
 Amount payable by 13/01/2021:	 \$30.14

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY
Contact your bank or financial institution to
make this payment from your cheque,
savings, debit or transaction account. To use
the QR code, use the reader within your
mobile banking app.
More info: www.bpay.com.au

Billers Code: 109439
Ref: 25182900013845

Gleca Pty Ltd
Strata Scheme 52497
Lot 20 Unit 20

Amount Due

\$30.14

Due Date

13/01/2021

Amount Paid

\$



Lodgement Receipt - Pay BPAY Bills

Date: 04/01/2021

From account:

From: V2 PLUS Account

BPAY®payment details:

To: O'NEIL REAL ESTATE - Oneil Realestate

Billers Code: 109439

Reference: 25182900013845

Amount: \$30.14

Transfer details:

Transfer instructions: Pay no earlier than 12/01/2021

Lodgement number: 1807347213
(FOR ENQUIRIES)

Receipt number: Available after transfer has been made.

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

2925 Albany Highway, Kelmescott WA 6111
Licensee: John O'Neil & Son P/L
ATF The Realty Trust ABN 34 749 259 147
Ph: 9495 9999 Fax: 9495 9944
www.oneilrealestate.com.au

SUBMETERED SERVICE INVOICE



Issued 03/03/2021 on behalf of the owners of:

Strata Scheme 52497

20 Lake Street
ROCKINGHAM WA 6168

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

for: Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street

	Total
Water Consumption: 14/12/2020 to 16/02/2021	
Meter: 07B032862, Rdg: 2008, Units: 12	32.14
Common use charge	0.00
Supply charge	0.00
Administration charge	0.00
Rebate	0.00

Amount payable by 17/03/2021: \$32.14

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Biller Code: 109439
Ref: 25182900013845

Gleca Pty Ltd

Strata Scheme 52497

Lot 20

Unit 20

Amount Due

\$32.14

Due Date

17/03/2021

Amount Paid

\$



Pay a BPAY bill

✓ Payment successful

Your receipt

Lodgement number **1836910621**

Receipt number ⓘ **361609**

Pay from

Account name **V2 PLUS Account**

Pay to BPAY biller

Biller name **O'NEIL REAL ESTATE
- Oneil Realestate**

Biller Code **109439**

Reference number ⓘ **25182900013845**

Payment details

Pay no earlier than **08/04/2021**

Total amount **\$32.14**

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

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SUBMETERED SERVICE INVOICE



Issued 20/05/2021 on behalf of the owners of:
Strata Scheme 52497

**20 Lake Street
ROCKINGHAM WA 6168**

**Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979**

for: **Lot 20 Unit 20
Gleca P/L As Trustee for G & L
Cooper P/L As Trustee for GDLM
Cooper Super Fund
20/16 Vickery Street**

	Total
Water Consumption: 16/02/2021 to 16/04/2021	
Meter: 07B032862, Rdg: 2021, Units: 13	22.11
Common use charge	0.00
Supply charge	0.00
Administration charge	0.00
Rebate	0.00
 Amount payable by 03/06/2021:	 \$22.11

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY
Contact your bank or financial institution to
make this payment from your cheque,
savings, debit or transaction account. To use
the QR code, use the reader within your
mobile banking app.
More info: www.bpay.com.au

**Billers Code: 109439
Ref: 25182900013845**

Gleca Pty Ltd
Strata Scheme 52497
Lot 20 Unit 20

Amount Due

\$22.11

Due Date

03/06/2021

Amount Paid

\$



Pay a BPAY bill

✓ Payment successful

Your receipt

Lodgement number **1853597187**

Receipt number ⓘ **913392**

Pay from

Account name **V2 PLUS Account**

Pay to BPAY biller

Biller name **O'NEIL REAL ESTATE
- Oneil Realestate**

Biller Code **109439**

Reference number ⓘ **25182900013845**

Payment details

Pay no earlier than **31/05/2021**

Total amount **\$22.11**

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

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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



049 0003062 / 1

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

ASSESSMENT NUMBER

350457

DUE DATE

21 August 2020

DATE OF ISSUE

14 July 2020

WARD

Rockingham/Safety Bay

VALUATION

13000

RATING CATEGORY

Residential GRV

ESL CATEGORY

ESL Category 1 Residential

MINIMUM RATE

\$1,200.00

DESCRIPTION OF RATED LAND

Unit 20 16 Vickery Street ROCKINGHAM WA
SL: 20 S#: 52497 OL: 200

DETAILS	RATE IN \$ OR CHARGE/SERVICE	CURRENT	ARREARS	TOTAL
Residential Improved Rates (13000.00)	0.08497000	\$1,200.00		\$1,200.00
Domestic Standard Waste Service (1.00)	375.00	\$375.00		\$375.00
Emergency Services Levy Residential (13000.00)	0.01483900	\$192.91		\$192.91

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**

\$1,767.91

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	\$1,767.91	21 August 2020	\$1,767.91
2. 1st Instalment	\$883.95	21 August 2020	\$883.95
2nd Instalment	\$883.96	21 December 2020	
Total	\$1,767.91	(Cost of Option \$0.00)	
3. 1st Instalment	\$441.97	21 August 2020	\$441.97
2nd Instalment	\$441.98	21 October 2020	
3rd Instalment	\$441.98	21 December 2020	
4th Instalment	\$441.98	22 February 2021	
Total	\$1,767.91	(Cost of Option \$0.00)	

RATES SMOOTHING		
AMOUNT	START DATE	END DATE
1. Direct Debit - weekly \$43.12 (Cost of Option \$0.00)	21 August 2020	28 May 2021
PAYMENT BY DIRECT DEBIT ONLY		
2. Direct Debit - fortnightly \$84.19 (Cost of Option \$0.00)	21 August 2020	28 May 2021
PAYMENT BY DIRECT DEBIT ONLY		
3. Direct Debit - monthly \$176.79 (Cost of Option \$0.00)	21 August 2020	21 May 2021
PAYMENT BY DIRECT DEBIT ONLY		

IMPORTANT INFORMATION

PAYMENTS AND RECOVERY

Payment in full, or an amount equivalent to the first instalment as shown overleaf, must be paid by the due date being 35 days from the date of issue.

Where no election has been made to enter into an instalment option or a direct debit arrangement, and where Rates and Charges remain outstanding 35 days after the due date of issue, legal action will be taken for their recovery.

All costs associated with the legal action are recoverable from the Ratepayer and will be added to the account.

Please Note: No further accounts will be issued for amounts outstanding less than \$20.00.

PAYMENT OPTIONS

Ratepayers may choose to utilise the payment options shown on the reverse side of the notice.

- Payment of the first instalment shall include all arrears outstanding from previous years. Instalment options will not be available if arrears are not included with the first instalment.
- To qualify for the first instalment, the exact amount of the first instalment must be paid in one transaction.
- Payments by Weekly, Fortnightly or Monthly direct debit (Rates Smoothing) is now available. The completed form must be returned by 14 August 2020 in order for the 1st payment to commence on 21 August 2020.
- The annual rates and instalment options can also be made by direct debit. The Direct Debit request form can be downloaded from the City's website www.rockingham.wa.gov.au. If none of the above options are suitable, contact the City to discuss alternative direct debit options.

LATE PAYMENT INTEREST

(Section 6.51 Local Government Act 1995)

Under this Section the City will charge interest at a rate of 8% pa, calculated daily for unpaid rates as follows:

- **No instalment option taken** - Interest shall begin to accrue daily on rates and/or charges that remain unpaid from 31 December 2020. Eligible pensioners are exempt.
- **Instalment option taken** - Interest shall begin to accrue daily on any Instalment payment that remains unpaid from 31 December 2020 and continue to accrue until such time as the instalment is paid. Eligible pensioners are exempt.
- **Arrears** - Interest shall begin to accrue daily from 31 December 2020 on all rates and charges including previous interest charges that remain unpaid from a previous financial year.

OBJECTIONS AND APPEALS 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, 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. 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

SALE OF PROPERTY AND CHANGE OF ADDRESS

Any sale of properties or change of address must be notified in writing to the City within 21 days of change.

FOR PENSIONER REBATE ENTITLEMENTS REBATES AND DEFERMENTS

(Applicable to Rates, Emergency Services Levy and Underground Power only, all other charges must be paid in full by the due date)

Pensioners who meet the eligibility criteria below, are entitled to claim a rebate of up to 50% off the current years rates, or may defer payment of those rates. Persons who hold a Seniors Card issued by the Office of Seniors Interests and a Commonwealth Seniors Health Card are entitled to the same level of concession as a pensioner.

Seniors who meet the following eligibility criteria are entitled to claim a rebate of up to 25%, where the rebate is limited to a maximum amount. The deferment option is not available to Seniors.

Eligibility Criteria - to be eligible for concessions under the **Rates and Charges (Rebates and Deferments) Act 1992**, an applicant must: be the owner and reside in the property on 1 July of the rating year;

if a Pensioner, either:

be in receipt of a pension and hold a pensioner concession card or State concession card; or

hold a Seniors Card issued by the Office of Seniors Interests and a Commonwealth Seniors Health Card; or

if a Senior, holds a Seniors Card issued by the Office of Seniors Interests;

register your entitlement with the City or the Water Corporation (concessions only apply once your application is received and registered).

A pro-rata rebate may be available from the date of registration to Pensioners and Seniors who become eligible after 1 July of the rating year, provided that you own and occupy the property on 1 July. Pensioners/Seniors have until 30 June of the current financial year to pay their rates, emergency services levy and underground power to be eligible to claim the rebate. The other charges must be paid in full by the due date.

Please contact the City where you have rate arrears outstanding on the property and you meet the eligibility criteria. You may be able to enter into an arrangement that entitles you to a rebate or deferment.

If your circumstances change particularly with respect to your ownership or occupation of the property, or your eligibility as a Senior or Pensioner - you must notify the City and the Water Corporation. Your registration will be cancelled or amended, as appropriate.

Rebates granted to Pensioners and Seniors under the **Rates and Charges (Rebates and Deferments) Act 1992** are funded by the Government of Western Australia.

EMERGENCY SERVICES LEVY

The Emergency Services Levy is forwarded to DFES to fund the Career Fire and Rescue Service, Volunteer Fire and Rescue Service, Bush Fire Brigades, SES units and DFES units throughout Western Australia.

Late payment interest will be charged, calculated daily for unpaid ESL charges. The same criteria as unpaid rates applies.

INTERIM RATES

The City may be required to issue interim rates during the course of the financial year. The main reasons for this could be one of the following: subdivision of land, amalgamation of land, an error in valuation supplied, completion of new building, additions to existing building, demolition of improvements.

PAYMENT METHODS

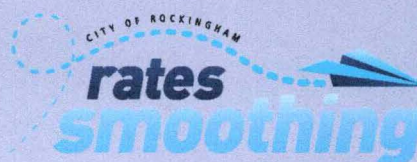


* 481 01 00000188 00000000000003504578

REFERENCE NUMBER 3504578

NAME Gleca Pty Ltd

PROPERTY ADDRESS Unit 20 16 Vickery Street ROCKINGHAM WA



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



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



Pay in Person:
at any post office



BPAY
Contact your Bank or Financial Institution
to arrange payment.
Biller Code 93716
Ref: 3504578



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.

2020/2021 RESIDENTIAL TIP PASSES

Gleca Pty Ltd
Unit 20 16 Vickery Street ROCKINGHAM
WA

You are entitled to 4 multi-purpose (general or green waste)
passes (each pass equals 1.5 cubic metres)
Not for resale.

Multi-Purpose (General or Green Waste)



00210040000350457

Valid to 31 July 2021

1

2

3

4

Not for
Resale

successful objection or appeal, the rates will be adjusted, and you will be advised accordingly. Credit balances may be refunded on request.



Assessment Number: 350457



Residential Tip Passes - Conditions

- Each Tip Pass can be used to dispose of 1.5m³ of general or green waste from a car, utility, van or trailer.
- One mattress per load is included with a Tip Pass. Additional mattresses will be charged separately. Up to three (3) additional mattresses are accepted per Tip Pass.
- Car tyres will be charged separately. A maximum of four (4) car tyres accepted per load, per Tip Pass.
- Asbestos waste will be charged separately. Up to 1.5m³ of asbestos is accepted per Tip Pass.
- A maximum of four (4) Tip Passes can be used on any single load.

Millar Road Landfill and Recycling Facility
204 Millar Road West, Baldivis 6171
Open 7 days per week 7.30am-4pm
(closed Christmas Day and Good Friday)

Visit rockingham.wa.gov.au
for further information.

9. How Do We Contact Each Other

9.1 To notify the City about anything relating to this agreement, the Ratepayer should:

- write and send to City of Rockingham. PO Box 2142, Rockingham DC WA 6967;
- write and send an email to customer@rockingham.wa.gov.au;
- write and send a fax to (08) 9592 1705; or
- write and deliver to City of Rockingham, Civic Boulevard Rockingham.

9.2 To notify the Ratepayer about anything relating to this agreement, the City will SMS, Email or write to the address given in this agreement or any changed address notified to the City.

10. Meaning of Words

City means the City of Rockingham of PO Box 2142 Rockingham DC, Western Australia.

Current Rate Year means the Rate Year when this agreement is executed.

Direct Debit Authority means the authority attached to this agreement authorising the payment to the City pursuant to his agreement.

Future Rate Year means all Rate Years after the Current Rate Year.

Instalment Amount means the amount specified to be paid by the Ratepayer in the Direct Debit Authority.

Last Payment Date means the end of the payment schedule.

Property means the property described in this agreement.

Rate Notice means the rate notice issued by the City to the Ratepayer for the Property for a particular Rate Year.

Rate Year means the period commencing 1 July in a year and expiring 30 June in the following year.

Ratepayer means the person named as the Ratepayer in this agreement.

Ratepayer's Account means the account with a financial institution nominated by the Ratepayer in the Direct Debit Authority.

Rates means the total amount due pursuant to a Rate Notice.

11. How Do I Request Payment of Rates Under This Agreement

11.1 To request payments pursuant to this agreement the Ratepayer must sign this agreement, complete and sign the Direct Debit Authority and return signed document to the City by no later than 14 August 2020.

11.2 Upon receiving the Direct Debit Authority the City will confirm acceptance of the agreement by executing the agreement and notifying the Ratepayer either by SMS, Email or in writing.

11.3 Direct Debits are only extracted on Fridays. If the Friday is a public holiday, the Direct Debit will be extracted the day before.

Ratepayer's Name Gleca Pty Ltd

Property Address Unit 20 16 Vickery Street ROCKINGHAM WA

If Ratepayer is a person	If Ratepayer is a corporation		
SIGN HERE Signed by the Ratepayer	PTY / LTD	ACN	SIGN HERE Director / Secretary
	SIGN HERE Director		SIGN HERE Sole Director / Secretary
OFFICE USE ONLY			

Executed on

2020

Executed for the City of Rockingham pursuant to delegated authority

Title of Officer having delegated authority

Full Name

Rates Direct Debit Authority

Details of account to be debited:

Note: Direct debits are only available on a cheque or savings account or from a Visa or MasterCard. If in doubt, check with your financial institution.

Frequency: (elect frequency of payments)

- ☐ 41 WEEKLY EQUAL INSTALMENTS
☐ 21 FORTNIGHTLY EQUAL INSTALMENTS
☐ 10 MONTHLY EQUAL INSTALMENTS

Option One Direct Debit Payment

Account in the name of:

Bank:

Branch:

BSB:

□□□-□□□

Account No:

□□□□□□□□□□

Option two Credit Card Payment

Account No:

□□□□□□□□□□□□□□□□

Expiry:

□□/□□

Customer's details in full

I / We:

Postal Address:

Assessment Number: 350457

Email Address (Required):

Home/Mobile No. (Required):

- Authorise and request the City of Rockingham 385010 to arrange, through its own financial institution, a debit to my nominated account any amount the City of Rockingham has determined as payable by me pursuant to the City of Rockingham Rates Agreement.
- Acknowledge and agree that this debit or charge will be made through the bulk electronic clearing system (BECS) from my account held at the financial institution I have nominated and will be subject to the terms and conditions of the City of Rockingham Rates Agreement.
- Acknowledge and agree that this Direct Debit Authority:
 - applies to both the Current Rate Year and Future Rate Years; and
 - will remain in force and will only be cancelled, deferred or otherwise altered in accordance with the City of Rockingham Rates Agreement.

Commencement date for Current and Future Rate Years: the due date for the payment of the Rates pursuant to the Rates Notice issued by the City of Rockingham for that Rate Year.

Total Amount to be debited for Current and Future Rate Years: the amount for each Rate Year as calculated by the City of Rockingham pursuant to the City of Rockingham Rates Agreement

SIGN HERE
Authorised Signatory to the account

Date Signed

City of Rockingham Rates Agreement (section 6.49 of the Local Government Act 1995)

At the request of the Ratepayer the City of Rockingham of PO Box 2142 Rockingham DC, Western Australia and the Ratepayer agree that the City will accept payment of the Rates as set out in this agreement.

1. What Am I Agreeing to Pay

1.1 The Ratepayer agrees to pay;

- (a) the Rates;
- (b) interest on the Rates which remain unpaid at the rate specified by notice in writing to the Ratepayer by the City;
- (c) any costs incurred by the City incurred as a result of the Ratepayer failing to perform any obligations under this agreement;
- (d) any charges imposed by the City's bank in relation to the Direct Debit Authority; and
- (e) any charges imposed by the Ratepayer's financial institution in relation to the Direct Debit Authority.

1.2 The Instalment Amount is calculated by adding together the Rates and the number and frequency of instalments being made under the Direct Debit Authority and divided by the number of proposed instalments.

1.3 The City may by notice in writing to the Ratepayer vary the Instalment Amount during a Rate Year to cover any:

- (a) increase or decrease in the Rates;
- (b) change in the rates of interest charged by the City;
- (c) additional interest, costs or charges payable by the Ratepayer to the City.

2. How do I Pay the Rates

2.1 The Ratepayer will pay the Rates to the City;

- (a) by the Instalment Amount on each payment day;
- (b) by direct debit from the Ratepayer's Account; and
- (c) in full by the Last Payment Date in each Rate Year to which this agreement applies.

2.2 The Ratepayer authorises the payment of the Rates to be made by Direct Debit from the Ratepayer's Account in accordance with the Direct Debit Authority and will not cancel the Direct Debit Authority until the Rates and all other payments due under this agreement have been paid in full.

2.3 The Direct Debit may authorise payments on either a weekly, fortnightly or monthly basis.

3. Can I Change My Direct Debit

3.1 The Ratepayer must notify the City in writing of any change to the Ratepayer's Account and execute a new Direct Debit Authority if the account is changed.

3.2 To change the frequency of a Direct Debit Authority the Ratepayer must notify the City's Rates Department in writing of the changes requested.

3.3 When a change is requested to the frequency of the payments the City will recalculate the total amount of Rates and interest payable and notify the Ratepayer of the amended Instalment Amount to be paid.

3.4 A change is only permitted if the proposed change still results in the Rates and all other payments due under this agreement being paid in full by the Last Payment Date.

4. What Are My Responsibilities

4.1 The Ratepayer has checked with the financial institution that direct debit is available from the Ratepayer's Account. Direct Debit is not available on all accounts offered by financial institutions.

4.2 The Ratepayer must make sure that the account details including the BSB and account numbers which are provided to the City are correct. If in doubt the Ratepayer must confirm the details with the financial institution.

4.3 The Ratepayer must ensure that there are sufficient clear funds available in the Ratepayer's Account to allow each direct debit payment to be made on the due date.

4.4 If there are insufficient clear funds in the Ratepayer's Account to meet a particular direct debit payment the Ratepayer must arrange for the due payment to be made by another method or arrange for sufficient clear funds to be deposited to the Ratepayer's Account by an agreed time so that City can process the debit payment.

5. What Happens if I Am Unable to Make a Payment

5.1 If the Ratepayer is unable to make a payment pursuant to this agreement the Ratepayer must contact the City's Rates Department prior to the payment being due to change the payment arrangement in the manner set out in clause 3.

5.2 If no alternate arrangement has been made for payment with the City and:

- (a) the Ratepayer fails to pay any amount payable under this agreement when it falls due, and does not make that payment within 7 days after the due date; or
- (b) cancels or changes the Direct Debit Authority without the written agreement of the City; or
- (c) a direct debit of an amount payable under this agreement fails on a total of 3 occasions during the Rate Year for any reason,

then the City may by notice in writing demand immediate payment of the balance of the Rates and all other payments due under this agreement.

5.3 If the City delays in enforcing this agreement or gives the Ratepayer additional time to pay, that delay and extension of time is not a waiver of the City's rights to enforce any provision of this agreement.

6. Agreement Applies to Future Rate Years

6.1 This agreement applies to the Current Rate Year and, subject to clause 6.2, all Future Rate Years.

6.2 This agreement applies to Future Rate Years until the Ratepayer notifies the City in writing that it is not to apply.

7. What Happens if There is a Mistake With The Direct Debit

7.1 The Ratepayer should check their account statement on a regular basis to verify the amounts debited from the Ratepayer's Account are correct.

7.2 If there has been an error in debiting the Ratepayer's Account then the Ratepayer should:

- (a) contact their financial institution direct; and
- (b) notify the City directly on 9528 0333 as soon as possible to enable the City to check if an error has occurred.

7.3 The City will check its records and if the City concludes that the Ratepayer's Account has been incorrectly debited:

- (a) a greater amount than the City will credit the overpayment against the next payment due and direct the Ratepayer's financial institution to adjust the next payment accordingly;
- (b) a lesser amount than the City will direct the Ratepayer's financial institution to increase the next payment due to pay the shortfall.

7.4 The City will notify the Ratepayer in writing of the amount by which the account has been adjusted.

7.5 If the City concludes no mistake has been made the City will explain in writing the reasons for that conclusion.

8. Privacy of Information

8.1 The City takes all reasonable steps to keep information that the City has about Ratepayers secure and to ensure that employees or agents of the City who have access to the information do not make any unauthorised use, modification, reproduction or disclosure of that information.

8.2 The City will keep any information (including Ratepayer's Account details) in the Direct Debit Authority confidential and will only disclose information held about the Ratepayer:

- (a) to the extent specifically required by law; or
- (b) for the purposes of this agreement (including disclosing information in connection with any query or claim).

Please turn over for more terms



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

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Lodgement Receipt - Pay BPAY Bills

Date: 20/07/2020

From account

From: V2 PLUS Account

BPAY® payment details

To: CITY OF ROCKINGHAM - Lake St Council Rate

Biller code: 93716

Reference: 3504578

Amount \$: \$1,767.91

Transfer details

Transfer instructions: Pay no earlier than 20/07/2020

Lodgement number: 1752421165

(FOR ENQUIRIES)

Receipt number: 487955

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

© Australia and New Zealand Banking Group Limited
(ANZ) ABN 11 005 357 522.



Income & Expenditure Summary

Mr Grant Cooper
PO BOX 86
Victoria Park WA 6979

From Transaction: **1/07/2020**
To Transaction: **30/06/2021**

Gleca Pty Ltd (ID: 1320)

	Debit	Credit	Total
Opening Balance			\$0.00
Owner Contributions			\$1,860.80

Residential Properties

20/18 Lake Street, Rockingham, WA 6168

Property Income

Residential Rent	\$2,330.00	\$18,008.57	\$15,678.57
	\$2,330.00	\$18,008.57	\$15,678.57
(GST Total: \$0.00)			

Property Expenses

Electrical	\$880.91	\$0.00	\$880.91
+ GST	\$88.09	\$0.00	\$88.09
General Advertising	\$43.64	\$0.00	\$43.64
+ GST	\$4.36	\$0.00	\$4.36
Inspection Fee	\$120.00	\$0.00	\$120.00
+ GST	\$12.00	\$0.00	\$12.00
Letting Fee	\$490.00	\$0.00	\$490.00
+ GST	\$49.00	\$0.00	\$49.00
Plumbing	\$275.00	\$0.00	\$275.00
+ GST	\$27.50	\$0.00	\$27.50
Property Condition Report	\$180.00	\$0.00	\$180.00
+ GST	\$18.00	\$0.00	\$18.00
Residential Management Fee	\$1,309.75	\$169.45	\$1,140.30
+ GST	\$130.93	\$16.95	\$113.98
Tenant Database Check	\$40.00	\$0.00	\$40.00
+ GST	\$4.00	\$0.00	\$4.00
Water Rates	\$880.14	\$0.00	\$880.14
	\$4,553.32	\$186.40	\$4,366.92

Report shows all transactions created with a received or payment date within the reporting period.



Income & Expenditure Summary

(GST Total: \$316.93)

PROPERTY BALANCE: \$11,311.65

(GST Balance: -\$316.93)

Ownership Expenses & Payments

Owner Expenses

\$0.00	\$0.00	\$0.00
(GST Total: \$0.00)		

Owner Payments

Gleca Pty Ltd	\$10,929.64
	\$10,929.64

CLOSING BALANCE: \$2,242.81

Report shows all transactions created with a received or payment date within the reporting period.

SCHEDULE OF PROPERTY TAX ALLOWANCES

FOR THE

ACQUISITION OF

20/16 Vickery Street, Rockingham

BY

GLECA PTY LTD

ACQUIRED:

23 June 2011

SETTLED:

22 August 2011

our ref : 76741-20-1

Brisbane

t 07 3420 5755
f 07 3420 5766

Cairns

t 07 4051 9255
f 07 4051 9755

Sydney

t 02 9328 3390
f 02 9328 3590

Melbourne

t 03 9826 6188
f 03 9826 9699

Perth

t 08 9381 6100
f 08 9381 6199

Adelaide

t 08 8363 7004
f 08 8363 7003

TABLE OF CONTENTS

1.0 SUMMARY OF ENTITLEMENTS.....	1
2.0 CERTIFICATION AND DISCLAIMER.....	2
3.0 CAPITAL EXPENDITURE ANALYSED.....	2
4.0 RECONCILIATION OF EXPENDITURE.....	3

APPENDICES.....	4
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I) DEPRECIABLE PLANT

USING DIMINISHING VALUE METHOD
USING PRIME COST METHOD

II) CAPITAL WORKS ALLOWANCES

BUILDING
STRUCTURAL IMPROVEMENTS

Brisbane

t 07 3420 5755
f 07 3420 5766

Cairns

t 07 4051 9255
f 07 4051 9755

Sydney

t 02 9328 3390
f 02 9328 3590

Melbourne

t 03 9826 6188
f 03 9826 9699

Perth

t 08 9381 6100
f 08 9381 6199

Adelaide

t 08 8363 7004
f 08 8363 7003

1.0 SUMMARY OF ENTITLEMENTS

SUMMARY OF CLAIM BY USING DIMINISHING VALUE METHOD					OR	SUMMARY OF CLAIM BY USING PRIME COST METHOD		
Financial Year	Depreciation on Plant	Capital Allowances	Yearly Total			Depreciation on Plant	Capital Allowances	Yearly Total
	Low Value Pooling							
	\$	\$	\$	\$		\$	\$	\$
23/8/2011 - 2012	2,879 +	1,809 +	4,212 =	8,901	or	2,442 +	4,212 =	6,654
2012 - 2013	2,550 +	2,940 +	4,926 =	10,416		2,509 +	4,926 =	7,435
2013 - 2014	2,087 +	1,838 +	4,926 =	8,851		2,509 +	4,926 =	7,435
2014 - 2015	1,710 +	1,149 +	4,926 =	7,785		2,509 +	4,926 =	7,435
2015 - 2016	1,403 +	718 +	4,926 =	7,047		2,509 +	4,926 =	7,435
2016 - 2017	1,152 +	449 +	4,926 =	6,527		2,412 +	4,926 =	7,338
2017 - 2018	947 +	280 +	4,926 =	6,154		2,395 +	4,926 =	7,321
2018 - 2019	780 +	175 +	4,926 =	5,881		2,395 +	4,926 =	7,321
2019 - 2020	642 +	110 +	4,926 =	5,678		2,395 +	4,926 =	7,321
2020 - 2021	530 +	68 +	4,926 =	5,525		2,395 +	4,926 =	7,321
2021 - 2022	438 +	43 +	4,926 =	5,407		889 +	4,926 =	5,815
2022 - 2023	362 +	27 +	4,926 =	5,315		634 +	4,926 =	5,560
2023 - 2024	300 +	17 +	4,926 =	5,243		339 +	4,926 =	5,265
2024 - 2025	249 +	10 +	4,926 =	5,185		287 +	4,926 =	5,213
2025 - 2026	207 +	7 +	4,926 =	5,139		287 +	4,926 =	5,213
2026 - 2027	172 +	4 +	4,926 =	5,102		39 +	4,926 =	4,965
2027 - 2028	143 +	3 +	4,926 =	5,072		0 +	4,926 =	4,926
2028 - 2029	119 +	2 +	4,926 =	5,047		0 +	4,926 =	4,926
2029 - 2030	100 +	1 +	4,926 =	5,027		0 +	4,926 =	4,926
2030 - 2031	83 +	1 +	4,926 =	5,010		0 +	4,926 =	4,926
2031 - 2032	70 +	0 +	4,926 =	4,996		0 +	4,926 =	4,926
2032 - 2033	58 +	0 +	4,926 =	4,985		0 +	4,926 =	4,926
2033 - 2034	49 +	0 +	4,926 =	4,975		0 +	4,926 =	4,926
2034 - 2035	41 +	0 +	4,926 =	4,967		0 +	4,926 =	4,926
2035 - 2036	35 +	0 +	4,926 =	4,961		0 +	4,926 =	4,926
2036 - 2037	29 +	0 +	4,926 =	4,955		0 +	4,926 =	4,926
2037 - 2038	25 +	0 +	4,926 =	4,951		0 +	4,926 =	4,926
2038 - 2039	21 +	0 +	4,926 =	4,947		0 +	4,926 =	4,926
2039 - 2040	18 +	0 +	4,926 =	4,944		0 +	4,926 =	4,926
2040 - 2041	15 +	0 +	4,926 =	4,941		0 +	4,926 =	4,926
2041 - 2042	13 +	0 +	4,926 =	4,939		0 +	4,926 =	4,926
2042 - 2043	11 +	0 +	4,926 =	4,937		0 +	4,926 =	4,926
2043 - 2044	9 +	0 +	4,926 =	4,935		0 +	4,926 =	4,926
2044 - 2045	8 +	0 +	4,926 =	4,934		0 +	4,926 =	4,926
2045 - 2046	7 +	0 +	4,926 =	4,933		0 +	4,926 =	4,926
2046 - 2047	6 +	0 +	4,545 =	4,551		0 +	4,545 =	4,545
2047 - 2048	5 +	0 +	0 =	5		0 +	0 =	0
2048 - 2049	4 +	0 +	0 =	4		0 +	0 =	0
2049 - 2050	3 +	0 +	0 =	3		0 +	0 =	0
2050 - 2051	21 +	0 +	0 =	21		0 +	0 =	0
Total	\$17,299 +	\$9,650 +	\$176,241 =	\$203,190		\$26,949 +	\$176,241 =	\$203,190

2925 Albany Highway, Kelmscott WA 6111
Licensee: John O'Neil & Son P/L
ATF The Realty Trust ABN 34 749 259 147
Ph: 9495 9999 Fax: 9495 9944
www.oneilrealestate.com.au

Notice of Levies Due in June 2020



Issued 07/05/2020 on behalf of:

The Owners of Strata Plan 52497

20 Lake Street
ROCKINGHAM WA 6168

Gleca Pty Ltd
PO Box 86
VICTORIA PARK WA 6979

for Lot 20 Unit 20
Gleca P/L As Trustee for G & L Cooper P/L As
Trustee for GDLM Cooper Super Fund
20/16 Vickery Street
ROCKINGHAM WA 6111

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Reserve Fund	
01/06/2020	Strata levy from 01/06/20 to 31/08/20	490.00	10.00	500.00
	Total levies due in month	490.00	10.00	500.00

Total of this levy notice	500.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	33.25
Subtotal of amount due	533.25
Prepaid	0.00
Total amount due	\$533.25
Payment due 01/06/2020	

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 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
More info: www.bpay.com.au

Billers Code: 109439
Ref: 25182900013845

Gleca Pty Ltd
Strata Scheme 52497
Lot 20 Unit 20

Amount Due

\$533.25

Due Date

01/06/2020

Amount Paid

\$

REMINDER NOTICE



Issued 05/10/2020 on behalf of the owners of:
 The Owners of Strata Plan 52497

20 Lake Street
 ROCKINGHAM WA 6168

Gleca Pty Ltd
 PO Box 86
 VICTORIA PARK WA 6979

for Lot 20 Unit 20
 Gleca P/L As Trustee for G & L Cooper P/L As
 Trustee for GDLM Cooper Super Fund
 20/16 Vickery Street
 ROCKINGHAM WA 6111

Date	Details	Amount due	Amount paid	Interest accrued*	Interest paid	Amount outstanding
06/01/2020	Opening Balance	24,682.20	24,682.20	0.00	0.00	0.00
01/03/2020	Strata levy from 01/03/20 to 31/05/20	500.00	500.00	0.00	0.00	0.00
25/03/2020	Water Consumption: 13/12/2019 to	34.53	34.53	0.00	0.00	0.00
19/05/2020	Water Consumption: 14/02/2020 to	33.25	33.25	0.00	0.00	0.00
01/06/2020	Strata levy from 01/06/20 to 31/08/20	500.00	500.00	0.00	0.00	0.00
10/07/2020	Water Consumption: 18/04/2020 to	28.61	28.61	0.00	0.00	0.00
01/09/2020	Strata levy from 01/09/20 to 30/11/20	530.00	0.00	0.00	0.00	530.00
08/09/2020	Water Consumption: 17/06/2020 to	23.59	23.59	0.00	0.00	0.00
* Interest calculated to 05/10/2020		\$26,332.18	\$25,802.18	\$0.00	\$0.00	\$530.00

Total amount outstanding \$530.00 Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY
 Contact your bank or financial institution to
 make this payment from your cheque,
 savings, debit or transaction account. To use
 the QR code, use the reader within your
 mobile banking app.
 More info: www.bpay.com.au

Biller Code: 109439
 Ref: 25182900013845

Gleca Pty Ltd
 Strata Scheme 52497
 Lot 20 Unit 20

Amount Due

\$530.00

Due Date

05/10/2020

Amount Paid

\$



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

[Close](#) | [Print](#)

Lodgement Receipt - Pay BPAY Bills

Date: 07/10/2020

From account

From: V2 PLUS Account

BPAY® payment details

To: O'NEIL REAL ESTATE - Oneil Realestate

Biller code: 109439

Reference: 25182900013845

Amount \$: \$530.00

Transfer details

Transfer instructions: Pay no earlier than 07/10/2020

Lodgement number: 1778840120

(FOR ENQUIRIES)

Receipt number: 436957

IMPORTANT INFORMATION

This is your lodgement receipt confirming your bill has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

Your receipt number will be indicated if you made an immediate payment.

If you made a future-dated payment you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your payment has been processed by us.

BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

© Australia and New Zealand Banking Group Limited
(ANZ) ABN 11 005 357 522.

Notice of Levies Due in December 2020



Issued 09/11/2020 on behalf of:

The Owners of Strata Plan 52497

20 Lake Street
 ROCKINGHAM WA 6168

Gleca Pty Ltd
 PO Box 86
 VICTORIA PARK WA 6979

for Lot 20 Unit 20
 Gleca P/L As Trustee for G & L Cooper P/L As
 Trustee for GDLM Cooper Super Fund
 20/16 Vickery Street
 ROCKINGHAM WA 6111

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Reserve Fund	
01/12/2020	Strata levy from 01/12/20 to 28/02/21	520.00	10.00	530.00
	Total levies due in month	520.00	10.00	530.00

Total of this levy notice	530.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	28.16
Subtotal of amount due	558.16
Prepaid	0.00
Total amount due	\$558.16

Payment due 01/12/2020

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.
 More info: www.bpay.com.au

Biller Code: 109439
Ref: 25182900013845

Gleca Pty Ltd
 Strata Scheme 52497
 Lot 20 Unit 20

Amount Due

\$558.16

Due Date

01/12/2020

Amount Paid

\$

Notice of Levies Due in March 2021



Issued 08/02/2021 on behalf of:

The Owners of Strata Plan 52497

20 Lake Street
 ROCKINGHAM WA 6168

Gleca Pty Ltd
 PO Box 86
 VICTORIA PARK WA 6979

for Lot 20 Unit 20
 Gleca P/L As Trustee for G & L Cooper P/L As
 Trustee for GDLM Cooper Super Fund
 20/16 Vickery Street
 ROCKINGHAM WA 6111

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Reserve Fund	
01/03/2021	Strata levy from 01/03/21 to 31/05/21	520.00	10.00	530.00
	Total levies due in month	520.00	10.00	530.00

Total of this levy notice	530.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	530.00
Prepaid	0.00
Total amount due	\$530.00
Payment due 01/03/2021	

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY
 Contact your bank or financial institution to
 make this payment from your cheque,
 savings, debit or transaction account. To use
 the QR code, use the reader within your
 mobile banking app.
 More info: www.bpay.com.au

Billers Code: 109439
 Ref: 25182900013845

Gleca Pty Ltd
 Strata Scheme 52497
 Lot 20 Unit 20

Amount Due

\$530.00

Due Date

01/03/2021

Amount Paid

\$

Notice of Levies Due in June 2021



Issued 10/05/2021 on behalf of:

The Owners of Strata Plan 52497

20 Lake Street
 ROCKINGHAM WA 6168

Gleca Pty Ltd
 PO Box 86
 VICTORIA PARK WA 6979

for Lot 20 Unit 20
 Gleca P/L As Trustee for G & L Cooper P/L As
 Trustee for GDLM Cooper Super Fund
 20/16 Vickery Street
 ROCKINGHAM WA 6111

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Reserve Fund	
01/06/2021	Strata levy from 01/06/21 to 31/08/21	520.00	10.00	530.00
	Total levies due in month	520.00	10.00	530.00

Total of this levy notice	530.00
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	530.00
Prepaid	0.00
Total amount due	\$530.00
Payment due 01/06/2021	

Cheques should be made payable to 'John O'Neil & Son Pty Ltd'



Telephone & Internet Banking - BPAY
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 make this payment from your cheque,
 savings, debit or transaction account. To use
 the QR code, use the reader within your
 mobile banking app.
 More info: www.bpay.com.au

Billers Code: 109439
 Ref: 25182900013845

Gleca Pty Ltd
 Strata Scheme 52497
 Lot 20 Unit 20

Amount Due

\$530.00

Due Date

01/06/2021

Amount Paid

\$



2020-2021 Certificate of Insurance Landlord Insurance Renewal



049

02735-0000459-00068

Gd & Lm Cooper Self Managed Super Fund
Attention: Mr Grant Cooper
PO Box 86
VICTORIA PARK WA 6979

Dear Policyholder,

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

Next steps:

1. Review the information on the following pages and if you need to make changes call 133 233 or +61 8 6188 4228 or visit an SGIO Office at (No Cash) 46 Colin Street WEST PERTH WA 6005.
2. Please pay by 28 November 2020. If paying in person, take your payment slip on page 3 with you.
3. On full payment, this document becomes your Certificate of Insurance. Please keep this document in a safe place.

**Did you know there
are ways you could
save?**

See how at sgio.com.au/savenow

YOUR POLICY SUMMARY

Policy number:	HOM 455 054 233
Annual premium:	\$593.51
Due date:	28 November 2020
Current policy expires:	11:59pm on 28 November 2020
Rental property insured:	Unit 20, 20 Lake Street, Rockingham WA 6168
The insured:	Gd & Lm Cooper Self Managed Super Fund
Sum insured:	Buildings: \$0 Contents: \$57,038
Weekly rental amount:	\$430
Basic excess:	\$300 See over for all excesses that apply.

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

Pay annually: **\$593.51**
You currently pay this way

OR

Pay monthly: **\$53.21**
You can nominate to pay your premium in monthly instalments. This will incur an extra \$45.03 p.a. To pay this way, please contact us before 28 November 2020.

Please pay by 28 November 2020
For how to pay, see page 4.

YOUR LOYALTY DISCOUNT

Loyalty Discount 7.5%	-\$39.77
Loyalty Years	9
Number of policies	1

Loyalty discount is based on the policy holder with the highest loyalty discount. You can view all your policies via your online account at sgio.com.au or call us on 133 233.

Enquiries 133 233
Payments 133 233

Claims 133 233
Visit sgio.com.au

YOUR POLICY DETAILS

The following pages list your Policy details. Please keep this certificate, along with your Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS), and any applicable Supplementary PDS, in a safe place. On full payment these documents will form your Landlord Insurance Contract.

Policy number	HOM 455 054 233
Your contract	Valid from 11:59pm, 28 November 2020 to 11:59pm, 28 November 2021
Annual premium	\$593.51
The insured	Gd & Lm Cooper Self Managed Super Fund
Rental property insured	Unit 20, 20 Lake Street, Rockingham WA 6168
Year built	Approximately 2008
Construction type	Mainly double brick
Roof type	Mainly tin/colourbond Please advise us if this is incorrect.

The rental property

- is occupied by tenant(s)
- is used for residential purposes and not used for a business, trade or profession

- is watertight, structurally sound, secure and well maintained
- has 2 storeys

The rental agreement

- weekly rental amount \$430
- is agent managed
- period is for 4 to 6 months

Security

The rental property has no alarm fitted

Sum insured

Each year we increase your sum insured to take into account the increased prices for replacing contents. Please check that the amount below covers the replacement value of all of the Landlord contents.

Landlord Buildings	\$0
Landlord Contents	\$57,038

Key policy features

- replacement cover for the Landlord contents of your rental property
- \$20 million liability cover for incidents that happen on the site
- rent default by your tenant
- you are covered for flood

Government charges

The following amounts are included in your premium.

GST	\$49.05
Stamp duty	\$53.95

EXCESSES

The following excesses apply to your policy:

- a \$300 basic excess for each claim
- when you claim for Rent Default we will deduct from your claim 4 times the weekly rental amount and a rent default excess of \$300
- when you claim for Vandalism or a Malicious or Intentional act by a Tenant or their guest, we will deduct from your claim 4 times the weekly rental amount and the \$300 basic excess

- when you claim for Theft or Attempted Theft by a Tenant or their guest, we will deduct from your claim 4 times the weekly rental amount and the \$300 basic excess

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



2020-2021 Certificate of Insurance Landlord Insurance Renewal

Policy number: HOM 455 054 233

Enquiries 133 233
Payments 133 233
Claims 133 233
Visit sgio.com.au
an SGIO office

YOUR PREMIUM

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

Premium including your chosen options and 25% No Claim Bonus	\$530.28
Less 7.5% Loyalty Discount	\$39.77
Plus Government charges	\$103.00
Total premium	\$593.51

How to reduce your premium

- by installing an alarm

BENEFITS

You've been awarded Claim Free Privilege Life giving you a **25% No Claim Bonus** for the lifetime of your policy. By holding Claim Free Privilege Life any future claims you make will not impact your No Claim Bonus.

INSURANCE HISTORY

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

Gd & Lm Cooper Self Managed Super Fund

In the last 5 years

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

Page 3 of 4

PAYMENT SLIP



POST billpay

*782 HOM455054233 121220

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

Name: Gd & Lm Cooper Self Managed Super Fund
Policy number: HOM 455 054 233
Payment amount: **\$593.51**
Due date: **28 November 2020**



Receipt ID 03

HOMRNL Issued at 12.46pm on 24/10/2020

HOM455054233000609

ADDITIONAL INFORMATION

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

Making a claim

If you need to make a claim, please call our dedicated
Claims Team on 133 233. It's available 24 hours a day, 7
days a week, and it may help to have this document with
you when you call.

Transaction confirmation

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

Privacy of your information

Any personal information you provide to us will be
collected, held, used and disclosed in accordance with our
Privacy Policy. Please refer to sgio.com.au to review the
Privacy Policy. You can also ask us to send you a copy by
calling 133 233.

Representatives of Insurance Australia Limited

In addition to our employees, Insurance Australia Limited
has a network of agents (called 'distributors') that we have
authorised to distribute SGIO insurance products on our
behalf.

Our distributors or a related entity receive a fixed hourly
fee for the services they provide. Our distributors'
employees receive a salary and may be eligible for
bonuses based on their sales performance and the quality
of service they provide to you.

Please contact SGIO for further information in relation to
these payments.

For more information or to make a complaint about the
service you receive, please call us on 133 233.

HOW TO PAY



In person - Take this document and pay at an
SGIO Office at (No Cash) 46 Colin Street WEST
PERTH WA 6005, or any Australia Post Office.



By mail - Detach this payslip and send it with
your cheque or credit card details to:
SGIO, GPO Box D160, Perth WA 6840



By phone - Call 133 233 and have your credit
card ready.



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



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

Biller code: 58255 (Insurance Australia Limited)
Reference: 4664 5505 4233

Credit card details ☐ Mastercard ☐ VISA

_____ | _____ | _____ | _____

Expiry ____ / ____ Signature _____

Landlord Insurance Supplementary Product Disclosure Statement

Enquiries 133 233
Payments 133 233
Claims 133 233
Visit sgio.com.au
an SGIO office

The Supplementary Product Disclosure Statement is an update to the Product Disclosure Statement and Policy Booklet (PDS).

Please read it carefully and keep it in a safe place with your PDS.

If you would like another copy of your PDS, please go to sgio.com.au, call 133 233 or visit an SGIO Office.

This Supplementary Product Disclosure Statement (SPDS) is an update to the most recent Landlord Insurance Product Disclosure Statement and Policy Booklet (PDS).

This SPDS was prepared on 14 June 2020 and applies to policies with a commencement date on or after 14 June 2020 or with a renewal effective date on or after 20 July 2020.

This SPDS should be read with your PDS. These documents together with your current Certificate of Insurance make up the terms and conditions of your insurance contract with us.

If you would like another copy of your PDS or you would like to view previous versions, please go to sgio.com.au.

Changes to your PDS

The contact details for Customer Relations in the section 'How to resolve a complaint or dispute' under **Step 2 - Contact Customer Relations** have been amended as follows:

Free Call: 1800 045 517
Free Fax: 1800 649 290
Email: Customer.Relations@iag.com.au
Mail: Customer Relations
Reply Paid 89824
Sydney NSW 2001
Free post (no stamp required).

Insurance Australia Limited
ABN 11 000 016 722 AFS Licence No. 227681
trading as SGIO
46 Colin Street West Perth WA 6005

This Supplementary Product Disclosure Statement (SPDS) was prepared on and is dated 14 June 2020 and applies to policies commencing on or after this date. It does not apply to policies or renewals of policies that first commenced prior to this date.

This SPDS should be read with your PDS and any other applicable SPDS. These documents together with your current Certificate of Insurance make up the terms and conditions of your insurance contract with us.

If you would like a copy of your PDS, please go to sgio.com.au.

Changes to the PDS

The PDS is amended to delete the listed event of 'Rent default' on page 16 of the PDS in section 3 'What you're covered for' and delete all other references to this listed event in the PDS. The 'Rent default' listed event cover is not available for any new policies commencing on or after 14 June 2020.

This SPDS is issued by Insurance Australia Limited
ABN 11 000 016 722 AFS Licence No. 227681
trading as SGIO
46 Colin Street West Perth WA 6005



Pay a BPAY bill

 Payment successful

Your receipt

 [Save as PDF](#)

Lodgement number ⓘ 1795117541

Receipt number ⓘ 299768

Pay from

Account name V2 PLUS Account

Pay to BPAY biller

Biller name SGIO INSURANCE - SGIO

Biller Code 58255

Reference number ⓘ 466455054233

Payment details

Pay no earlier than 26/11/2020

Total amount \$593.51

[Another payment](#)

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

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Income & Expenditure Summary

Grant Cooper
31 Romulea Mews
CANNING VALE WA 6155

From Transaction: **1/07/2020**
To Transaction: **30/06/2021**

Gleca Pty Ltd (ID: 187)

	Debit	Credit	Total
Opening Balance			\$2,100.00
Owner Contributions			\$0.00

Residential Properties

20/18-20 Lake Street, ROCKINGHAM, WA 6168

Property Income

Residential Rent	\$260.00	\$4,560.00	\$4,300.00
	\$260.00	\$4,560.00	\$4,300.00
			(GST Total: \$0.00)

Property Expenses

Plumbing	\$295.00	\$0.00	\$295.00
+ GST	\$29.50	\$0.00	\$29.50
Residential Management Fee	\$331.65	\$18.91	\$312.74
+ GST	\$33.15	\$1.89	\$31.26
	\$689.30	\$20.80	\$668.50
			(GST Total: \$60.76)

PROPERTY BALANCE: \$3,631.50

(GST Balance: -\$60.76)

Ownership Expenses & Payments

Owner Expenses

	\$0.00	\$0.00	\$0.00
			(GST Total: \$0.00)

Owner Payments

Gleca Pty Ltd			\$5,731.50
			\$5,731.50

CLOSING BALANCE: \$0.00

Report shows all transactions created with a received or payment date within the reporting period.

Income & Expenditure Summary

Report shows all transactions created with a received or payment date within the reporting period.