

GK Strata Management

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**To Owners – Strata Plan 52881
172 – 178 Maroubra Road
MAROUBRA NSW 2035**

Dear Owners,

Re: Rental Income received in the tax year ending 30 June 2021

The Owners Corporation of Strata Plan 52881 has received an amount of Rental Income in the tax year ending 30 June 2021.

As per the tax ruling IT2505, the Commissioner of Taxation has deemed that moneys received in respect of common property constitutes assessable income of the individual owners and not the strata plan.

Despite the fact that each of you do not physically receive any funds as a result of the rent received from common property, it is deemed that owners receive a benefit in that the amount needed to be levied on the owners is reduced by the rental income received.

Your share in accordance with unit entitlements is attached for your tax records. You must declare this income in your personal income tax return as per rulings from the Australian Taxation Office.

Please ensure you do declare this income. Failure to do so could result in a fine from the ATO if you or the Owners Corporation are audited in any future year.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Debenham', written over a horizontal line.

**Stuart Debenham
Licensed Strata Manager**

**Owners Portion of Rental Income
For the Financial Year Ended 30/06/2021**

Strata Plan 52881 172 - 178 Maroubra Road, MAROUBRA, NSW, 2035

Total Rental Income for the 20/21 Financial Year 2,504.54

Lot No.	Unit No.	Unit Entitlement	
1	1	2	61.09
2	2	2	61.09
3	3	2	61.09
4	4	2	61.09
5	5	2	61.09
6	6	2	61.09
7	7	2	61.09
8	8	2	61.09
9	9	2	61.09
10	10	2	61.09
11	11	2	61.09
12	12	2	61.09
13	13	2	61.09
14	14	2	61.09
15	15	2	61.09
16	16	2	61.09
17	17	2	61.09
18	18	2	61.09
19	19	2	61.09
20	20	2	61.09
21	21	2	61.09
22	22	2	61.09
23	23	2	61.09
24	24	2	61.09
25	25	2	61.09
26	26	2	61.09
27	27	2	61.09
28	28	2	61.09
29	29	2	61.09
30	30	2	61.09
31	31	2	61.09
32	32	2	61.09
33	33	2	61.09
34	34	2	61.09
35	35	2	61.09
36	36	2	61.09
37	37	3	91.63
38	38	3	91.63
39	39	2	61.09

40

40

2

61.09

82

2,504.54