

Owner Statement

Tax Invoice

Real Estate

ADRIAAN & DELYS VAN DER GIEZEN SMSF
4 SERENA ST
FALCON WA 6210

Account	ADANAS14
Statement period	28 February 2020 - 31 March 2020
For property	14 Adana St, Mandurah WA
Current Tenancy	Judith Murphy Rent: \$200.00 Weekly Paid to: 14/05/20 plus \$57.00 part payment

Balance Brought Forward

\$1,120.33

Income

20/03/20 - Judith Murphy - Invoice - Invoice 622, water usage with conc 15.01.20 - 17.03.2020	\$46.59
Total income:	\$46.59
Includes GST of:	\$0.00

Expenses

06/02/20 - cut standard house key	\$6.00
26/03/20 - Routine Inspection (16.03.2020) to Agent (ADANAS14 - 14 Adana St, Mandurah WA)	\$66.00
27/03/20 - Sundry Fee (27/03/2020) to Agent (ADANAS14 - 14 Adana St, Mandurah WA)	\$10.00
Total expenses:	\$82.00
Includes GST of:	\$7.46

Funds withheld for the following upcoming expenses

Pending payment for Water Corporation - service charges 1.03.20 - 30.04.02020 (\$158.97)

Pending payment for Water Corporation - water usage 15.01.20 - 17.03.2020 (\$46.59)

Withheld for tenant rent to be paid monthly (\$314.33)

Total held in trust **\$519.89**

Payments to owner

31/03/20 **\$565.03**

Total payments:

\$565.03

Shop 7, 19 Davey St
Mandurah WA 6210
08 9583 5533
admin@mandurahlocksmith.com.au
www.mandurahlocksmith.com.au

Netgold Pty Ltd Trading as Mandurah City Locksmith - Police Security Lic 31038 Motor Vehicle Repairer MRB3945

TAX INVOICE
ABN: 56 079 498 310

Tax Invoice # 31043

Elders Real Estate Mandurah
Suite 3, 4 Sutton St
Mandurah, WA 6210

DATE: 30th January 2020	CUST ORDER NO: Andrea	INVOICE NO: 31043	
QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Cut Standard house key - 14 ADANA ST, MANDURAH	\$6.00	\$6.00

	SUBTOTAL	\$5.45
	GST	\$0.55
	TOTAL CHARGE	\$6.00
	AMOUNT PAID	\$0.00
	BALANCE DUE	\$6.00

WORK COMPLETED:

Cut 1 x key

THE LOCKSMITH HAS CARRIED OUT THE ABOVE WORK TO MY SATISFACTION.

Customers Signature:

REMITTANCE

Payment Options:

Bank Deposit, Credit Card

29th February 2020

Bank Details

Name: Mandurah City Locksmith
BSB: 066 516 Account #: 1044 0774

INVOICE #31043

Customer Name: Elders Real Estate Mandurah

Thank you for your business!

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4 SERENA ST
FALCON WA 6210

Account	ADANAS14
Statement period	31 January 2020 - 28 February 2020
For property	14 Adana St, Mandurah WA
Current Tenancy	Judith Murphy Rent: \$200.00 Weekly Paid to: 14/05/20 plus \$57.00 part payment

Balance Brought Forward		\$2,000.00
Income		
		Total income: \$0.00
		Includes GST of: \$0.00
Expenses		
27/02/20 - Sundry Fee (27/02/2020) to Agent (ADANAS14 - 14 Adana St, Mandurah WA)		\$10.00
		Total expenses: \$10.00
		Includes GST of: \$0.91
Funds withheld for the following upcoming expenses		
Pending payment for Mandurah City Locksmith - cut standard house key (\$6.00)		
Withheld for tenant rent to be paid monthly (\$1,114.33)		
		Total held in trust \$1,120.33
Payments to owner		
28/02/20		\$869.67
Total payments:		\$869.67

ADRIAAN & DELYS VAN DER GIEZEN SMSF
4 SERENA ST
FALCON WA 6210

Account	ADANAS14
Statement period	31 December 2019 - 31 January 2020
For property	14 Adana St, Mandurah WA
Current Tenancy	Judith Murphy Rent: \$200.00 Weekly Paid to: 14/05/20 plus \$57.00 part payment

Balance Brought Forward \$0.00

Income

29/01/20 - Judith Murphy - Rent - 31/01/2020 to 14/05/2020 (part payment \$57.00) \$3,057.00

Total income: \$3,057.00
Includes GST of: \$0.00

Expenses

27/12/19 - Sundry Fee (27/12/2019) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$10.00

27/01/20 - Sundry Fee (27/01/2020) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$10.00

28/01/20 - service charges 1.01.2020 29.02.2020 \$156.36

31/01/20 - Advertising (Advertising) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$120.00

31/01/20 - PCR - 1-3 Bedroom (PCR) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$145.00

31/01/20 - TICA (TICA) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$40.01

31/01/20 - Let Fee \$220.00

31/01/20 - Rent Commission Fee to Agent (ADANAS14 - 14 Adana St, Mandurah WA) \$285.83

Total expenses: \$987.20
Includes GST of: \$75.53

Funds withheld for the following upcoming expenses

Withheld for tenant rent to be paid monthly (\$2,000.00)

Total held in trust \$2,000.00

Payments to owner

31/01/20 \$69.80

Total payments: Balance (\$0.00) + income (\$3,057.00) - expenses (\$987.20) - total held in trust (\$2,000.00) = \$69.80

Water Use and Service Charge Account

ELDERS REAL ESTATE MANDURAH
PO BOX 368
MANDURAH WA 6210

Issue date 17 January 2020
Bill ID 0156

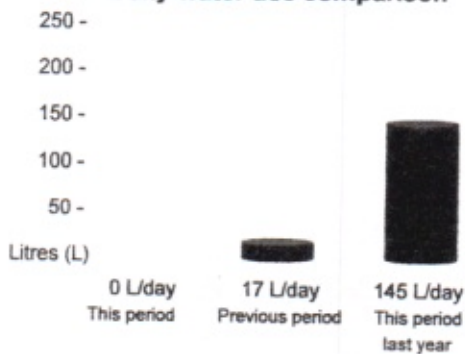
Account number 90 07972 37 2
Please pay \$156.36
Payment due by 3 Feb 2020

Account for HOUSE AT 14 ADANA ST MANDURAH LOT 571

Owner : DA & A VANDERGIEZEN

Tenant : JD MILLER

Daily water use comparison



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

Description	Amount
Current charges due 3 February 2020	\$156.36
Total	\$156.36

Turn over for important information

Interest is charged on overdue amounts @ 11.71% p.a.

Payment slip

14 ADANA ST MANDURAH LOT 571

Account number 90 07972 37 2
Please pay \$156.36
Payment due by 3 February 2020

Enquiries?

Need your account in an alternative format?


Please call us on 13 13 85.

Concessions

You must notify the Corporation if the tenant currently claiming the concession is no longer residing at this property.

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



Meter reading details

Meter number	This reading	Last reading	Use (kL)
BK0219899	15 Jan 2020 1748	15 Nov 2019 1748	0

Total water used in 61 days was 0 kilolitres (0 litres)

How your water use charges have been calculated

Water use	0 kL at \$1.8270	\$0.00
Water use charges		\$0.00

YOUR NEXT USAGE PRICED AT	
next 138 kL	\$1.8270/kL
next 150 kL	\$2.4340/kL
next 250 kL	\$2.9320/kL
over 538 kL	\$3.7400/kL

Your average daily use was 0 Litres at \$0.00 per day.
The meter reading year ends in July 2020 and you revert to the lowest tariff.

How your service charges have been calculated

Water residential	1 Jan 2020 to 29 Feb 2020	
	Service charge for 1 residence	\$43.34
Sewerage residential	1 Jan 2020 to 29 Feb 2020	
	Based on the rateable value of \$8840	\$113.02
Service charges		\$156.36
Total charges		\$156.36

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. 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**

Use My Water or call us to set up a direct debit plan from your bank account or credit card.

Credit/Debit Card

Visit watercorporation.com.au or call 1300 366 067 to pay via card. Transaction fees may apply and will be advised at payment. Join My Water to pay by direct debit via card with no transaction fees. GST is included if applicable.

BPAY®

Contact your bank or financial institution to arrange payment.

Billers Code: 8805 Ref: 90 07972 37 2

My Water

Pay and manage your account online with MyWater. Register at mywater.com.au using your Electronic Reference Number (ERN).
ERN: 90079 72372 868107.

**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.

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 View®

Receive, view and pay this bill using internet banking. BPAY View Registration No - **9007972372868107**

POST Billpay

Pay in person at any Post Office.





Real Estate

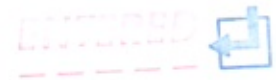
Owner Statement

Tax Invoice

Account	ADANAS14
Statement period	29 November 2019 - 31 December 2019
For property	14 Adana St, Mandurah WA

ADRIAAN & DELYS VAN DER GIEZEN SMSF
 4 SERENA ST
 FALCON WA 6210

Balance Brought Forward		\$0.00
Income		
	Total income:	\$0.00
	Includes GST of:	\$0.00
Expenses		
	Total expenses:	\$0.00
	Includes GST of:	\$0.00
Funds withheld for the following upcoming expenses		
Pending payment for Elders Real Estate Mandurah (Agency Fee) - Sundry Fee (27/12/2019) to Agent (ADANAS14 - 14 Adana St, Mandurah WA) (\$10.00)		
	Total held in trust	\$0.00
Payments to owner		
Total payments: Balance (\$0.00) + income (\$0.00) - expenses (\$0.00) - total held in trust (\$0.00) =		\$0.00



Account	ADANA514
Measurement period	28 May 2017 - 31 Oct 2019
For property	14 Adana St, Mandurah WA

ADRIAAN & DELYS VAN DER GIEZEN SMSF
4 SERENA ST
FALCON WA 6210

Balance Brought Forward \$0.00

Income

05/10/19 - John Douglas McLeod Miller Rent 10/09/2019 to 10/09/2019 (to vacate) \$51.43

Tenant deceased 07/09/2019.

Total income: \$51.43

includes GST of: \$0.00

Expenses

27/10/19 - Laundry Fee (27/10/2019) to Agent (ADANA514 - 14 Adana St, Mandurah WA) \$10.00

31/10/19 - Rent Commission Fee to Agent (ADANA514 - 14 Adana St, Mandurah WA) \$4.81


Total expenses: \$14.81

includes GST of: \$1.15

Payments to owner

31/10/19 \$30.02

Total payments: Balance (\$0.00) + income (\$51.43) - expenses (\$14.81) - total held in trust (\$0.00) = \$36.62

ENTERED 

SCANNED



Real Estate

Tax Invoice

ABN: 39 098 714 295

Suite 3, 4 Sutton Street, Mandurah WA 6210

PO Box 368, Mandurah WA 6210

Telephone: (08) 9535 1388

Email: mandurah@eldersre.com.au

www.eldersmandurah.com.au

Licensee: Independent Realtors Pty Ltd

Account name(s)

Adriaan & Delys Van Der Giezen SMSF
4 Serena Street
FALCON WA 6210

Account

A&DVANGI

Statement from

30 Aug 2019

Statement to

27 Sep 2019

Statement number

28

2019

Details

			Debit	Credit	Balance
		Balance brought forward			\$642.68
		14 Adana Street, MANDURAH			
		John Douglas Mcleod Miller; \$180.00 per week; Paid to: 17 Sep 2019; Vacated: 17 Sep 2019			
		Rent 6 Sep 2019 to 1 Oct 2019		\$720.00 ✓	
20 Sep	128077	Refund over payment of rent (Paid to:17/09/2019)	\$51.43 ✓		\$1,362.68
	128079	Refund over payment of rent (Paid to:17/09/2019)	\$360.00 ✓		\$1,311.25
24 Sep	112219	Invoice #9007972372, water usage 15.07.19 - 17.09.19 (Water Corporation)	\$10.05 ✓		\$951.25
	112219	Invoice #9007972372, service charges 1.09.19 - 31.10.19 (Water Corporation)	\$158.97 ✓		\$941.20
27 Sep	112333	* Management fee (includes \$2.62 GST)	\$28.85 ✓		\$782.23
	112334	* Sundry fee (includes \$0.91 GST)	\$10.00 ✓		\$753.38
	112334	Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$743.38 ✓		\$743.38
		Totals at end of period	\$1,362.68	\$1,362.68	\$0.00
		Total expenses on this tax invoice includes GST of \$3.53			\$0.00

ENTERED

SCANNED

* indicates taxable supply

Water Use and Service Charge Account

ELDERS REAL ESTATE MANDURAH
PO BOX 368
MANDURAH WA 6210

Issue date 18 September 2019

Bill ID 0154

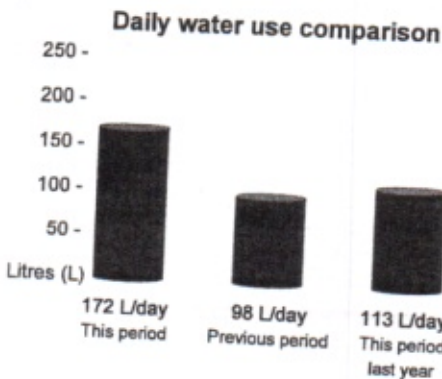
Account number 90 07972 37 2

Please pay \$169.02

Payment due by 4 Oct 2019

Account for HOUSE AT 14 ADANA ST MANDURAH LOT 571
Owner : DA & A VANDERGIEZEN
Tenant : JD MILLER

Extension 18-OCT-19



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

Description	Amount
Current charges due 4 October 2019	\$169.02
Total	\$169.02

Turn over for important information

ENTERED
24/9/19 B
TNT Invd

PAID
24/9/19 B

SCANNED

Interest is charged on overdue amounts @ 11.71% p.a.

Payment slip

14 ADANA ST MANDURAH LOT 571

Account number 90 07972 37 2


Please pay \$169.02

Payment due by 4 October 2019

Enquiries?
Need your account in an alternative format?
Please call us on 13 13 85.

Concessions
You must notify the Corporation if the tenant currently claiming the concession is no longer residing at this property.

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





Real Estate

Tax Invoice

ABN: 39 098 714 295

Suite 3, 4 Sutton Street, Mandurah WA 6210

PO Box 368, Mandurah WA 6210

Telephone: (08) 9535 1388

Email: mandurah@eldersre.com.au

www.eldersmandurah.com.au

Licensee: Independent Realtors Pty Ltd

Account name(s)

Adriaan & Delys Van Der Giezen SMSF
4 Serena Street
FALCON WA 6210

Account

A&DVANGI

Statement from

31 Jul 2019

Statement to

30 Aug 2019

Statement number

27

2019

Details

Debit

Credit

Balance

Balance brought forward

\$0.00

14 Adana Street, MANDURAH

John Douglas Mcleod Miller; \$180.00 per week; Paid to: 5 Sep 2019

Rent 9 Aug 2019 to 5 Sep 2019

\$720.00 ✓

\$720.00

30 Aug

* Management fee (includes \$6.12 GST)

\$67.32

\$652.68

111589

* Sundry fee (includes \$0.91 GST)

\$10.00

\$642.68

Totals at end of period (\$642.68 withheld)

\$77.32 ✓

\$720.00

\$642.68 ✓

Total expenses on this tax invoice includes GST of \$7.03

ENTERED

SCANNED

* indicates taxable supply



Real Estate

Tax Invoice

ABN: 39 098 714 295

Suite 3, 4 Sutton Street, Mandurah WA 6210

PO Box 368, Mandurah WA 6210

Telephone: (08) 9535 1388

Email: mandurah@eldersre.com.au

www.eldersmandurah.com.au

Licensee: Independent Realtors Pty Ltd

Account name(s)

Adriaan & Delys Van Der Giezen SMSF
4 Serena Street
FALCON WA 6210

Account

A&DVANGI

Statement from

28 Jun 2019

Statement to

31 Jul 2019

Statement number

26

2019

Details

			Debit	Credit	Balance
		Balance brought forward			\$0.00
		14 Adana Street, MANDURAH			
		John Douglas Mcleod Miller; \$180.00 per week; Paid to: 8 Aug 2019			
		Rent 12 Jul 2019 to 8 Aug 2019			
17 Jul	110692	Invoice #9007972372, water usage 15.05.19 - 15.07.19 (Water Corporation)	\$5.34 ✓	\$720.00 ✓	\$720.00 \$714.66
	110692	Invoice #9007972372, service charges 1.07.19 - 31.08.19 (Water Corporation)	\$161.57 ✓		\$553.09
31 Jul	110800	* Management fee (includes \$6.12 GST)	\$67.32 ✓		\$485.77
	110801	* Sundry fee (includes \$0.91 GST)	\$10.00 ✓		\$475.77
		Payment to owner (Adriaan & Delys Van Der Giezen SMSF) (Adrian and Delys Van Der Giezen SMSF, CitiBank, 242-200 474442282)	\$475.77 ✓		\$0.00
		Totals at end of period	\$720.00	\$720.00	\$0.00
		Total expenses on this tax invoice includes GST of \$7.03			

SCANNED

ENTERED

* indicates taxable supply

Water Use and Service Charge Account

Issue date 16 July 2019

Bill ID 0153

ELDERS REAL ESTATE MANDURAH
PO BOX 368
MANDURAH WA 6210

Account number 90 07972 37 2

Please pay \$166.91

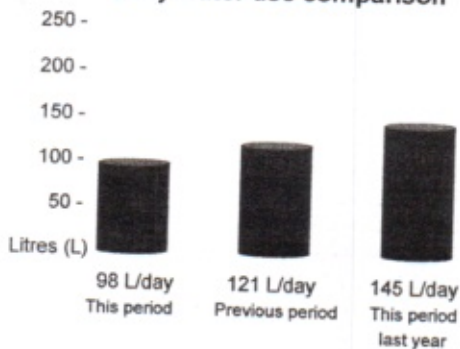
Payment due by 1 Aug 2019

Account for HOUSE AT 14 ADANA ST MANDURAH LOT 571

Owner : DA & A VANDERGIEZEN

Tenant : JD MILLER

Daily water use comparison



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

Description	Amount
Current charges due 1 August 2019	\$166.91
Total	\$166.91

Turn over for important information

ENTERED
17/7/19 B
TNT Inid

PAID
17/7/19

ENTERED 

Interest is charged on overdue amounts @ 11.71% p.a.

Payment slip

14 ADANA ST MANDURAH LOT 571

Account number 90 07972 37 2

Please pay \$166.91

Payment due by 1 August 2019

Enquiries?

Need your account in an alternative format?


Please call us on 13 13 85.

Concessions

You must notify the Corporation if the tenant currently claiming the concession is no longer residing at this property.

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 Interpreter Services 13 14 50

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