

Statement / Tax Invoice to Owner

John and Connie Hansen
43 Koola Avenue
EAST KILLARA NSW 2071

Statement date: 01/04/2021
Statement no.: 5
Prepared for: John and Connie Hansen - Trustees for the Hansen Family Super Fund
Property manager: Linda Vandeppeer

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$295.00	+ \$1,750.00	- \$666.75	- \$0.00	- \$0.00	= \$1,378.25

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
27 Cleve Street, Mansfield Park	Bronwyn Barnett	\$350.00 per week	1,750.00	06/04/2021	\$0.00	06/04/2021

Income for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid By	Amount	GST
03/03/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
10/03/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
17/03/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
24/03/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
31/03/2021	27 Cleve Street	Rent -	Bronwyn Barnett	350.00	0.00
				\$1,750.00	\$0.00

Expenses for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid To	Amount	GST
03/03/2021	27 Cleve Street	Gardening Services	Ultimate Gardening Solutions	295.00	26.82
03/03/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
10/03/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	323.05	0.00
10/03/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
17/03/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	323.05	0.00
17/03/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
24/03/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	323.05	0.00
24/03/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
31/03/2021	27 Cleve Street	Management Fee	Rental Property Network	26.95	2.45
01/04/2021	27 Cleve Street	Council Rates and Taxes	City of Port Adelaide Enfield	237.00	0.00
01/04/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	409.10	0.00
				\$2,045.00	\$39.07

Payments to You

Date	Property	Details	Amount
24/03/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	323.05
10/03/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	323.05
17/03/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	323.05
01/04/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	409.10
			<hr/> \$1,378.25

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.



Rate Notice

2020-2021 - 3rd Instalment

Tax Invoice ABN 68 399 090 894

Enquiries

City of Port Adelaide Enfield

Phone: (08) 8405 6600

Email: service@cityofpae.sa.gov.au

www.cityofpae.sa.gov.au 102683

(2415)

Mr John V Hansen &
Mrs Connie CY Hansen
C/- Rental Property Network Pty Ltd
PO Box 425
WILLASTON SA 5118

IMPORTANT:

Should the name or address shown on this notice be incorrect, please contact us.

Property Details	Date of Notice	Valuation No	Assessment Adopted / Rate Declared
	13/01/2021	0629821009	14/07/2020
Owner	Mr John V Hansen & Mrs Connie CY Hansen		Ward 04Parks
Location	27 Cleve St MANSFIELD PARK SA 5012		
Description	Allotment 28 D 7375 CT Vol 3170 Folio 72		

Particulars of Rates and Charges	Capital Value	Rate in \$	Rates Raised
Arrears (Rates B/Fwd/Fines/Interest/Costs)			\$9.10
Differential General Rate - Residential	\$375,000	0.002438	\$914.25
Separate Rate - Regional Landscape Levy	\$375,000	0.0000891	\$33.40
Payments Received This Financial Year			-\$482.75
FULL YEAR'S BALANCE			\$474.00

Minimum amount payable by way of rates is \$856.00
No GST is payable on council rates

Valuation Determined by: ValuerGen

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
		\$237.00	\$237.00
Due Date 14/09/2020	Due Date 01/12/2020	Due Date 01/03/2021	Due Date 01/06/2021

Valuations for the 2020-2021 Financial Year were determined based on the Capital Value as at 1 January 2020. Any impact of COVID-19 on your property value will not be reflected until 1 January 2021, therefore will not affect your rates charges until the 2021-2022 Financial Year. If you would like to know more please refer to the following link: www.cityofpae.sa.gov.au/rates

Assessment No: 280458
Property Details: Mr John V Hansen & Mrs Connie CY Hansen
102683
27 Cleve St
MANSFIELD PARK SA 5012

Post Billpay Billpay Code: 0503

Reference No: 280458

Bill Code: 18192

Reference No: 280458

Payment Methods - see back for full details



*503 280458



Full Years Balance	Quarterly Payment Due	Quarterly Payment Due Date	Arrears Due Immediately	Total Payment Due
\$474.00	\$237.00	01/03/2021	\$0.00	\$237.00



Information for Ratepayers

A summary of Council's Annual Business Plan and Budget is sent out with the first rates notice each financial year.

The full version is available at www.cityofpae.sa.gov.au

How are my rates calculated? <http://online.cityofpae.sa.gov.au/cityplan/rates-at-work>

Have you moved?

It is your responsibility to advise Council if your personal details have changed. This can be updated by email, online, phone or in writing. Please note that the address for the service of this rates notice may be different to the address(es) used for other Council business, eg building applications and other Council services, so you must specifically request an alteration to the mailing address for the rates notice for each property you own when your personal details change.

Payment of Rates

Rates are payable in four quarterly instalments. You may elect to pay any instalment in advance. If you choose to pay quarterly we will send you further notices for each quarter. If the amount due remains unpaid after the due date, the arrears along with any accrued penalties may be recovered using Council's debt recovery process.

Default in Payment

Rates will be overdue if they have not been paid by the due date shown on the front of this notice. After this date, additional charges (as per the Local Government Act 1999) will apply:-

- a fine of 2% of the amount due will be immediately added to the arrears; and
- at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act 1999) will be added on any balance (including interest) not then paid.

Recovery

In any case where default in payment of rates occurs, Council may without further notice commence proceedings for recovery of all amounts due. Recovery options available to Council include proceedings in a court of competent jurisdiction.

Having difficulty paying your rates?

If you have (or are likely to have) difficulty meeting these payments, please contact the Council before the rates fall into arrears to discuss payment options that may be able to assist you. Depending on your circumstances, there are short term (ie. payment plans) and longer term (ie. postponement of rates) options that may be available to you. These discussions are treated confidentially.

Council Rebates

Certain properties may be eligible for a rebate, for example community groups, health and education organisations etc. Contact Council for further information. Property owners who are building may apply for a Residential Building/Construction Rebate and should do so within six (6) months of the footings being poured. Contact Council for further information.

Postponement of Rates - Seniors

Ratepayers who hold a State seniors card (or who are eligible to hold one or have applied for one) are able to apply to Council to postpone payment of rates on their principal place of residence. Postponed rates remain as a charge on the land and are not required to be repaid until the property is sold or disposed of. Contact Council for further information.

Have your views been heard?

Council has undertaken community consultation on the draft annual business plan. To find out how your Council rates are used visit our website or email us for further information.

A summary of Council's annual business plan is sent out with the first rates notice each financial year. The full version is available online.

Voters Roll

Persons on the State House of Assembly Electoral Roll are automatically included in the Council Voters Roll and entitled to vote in Council elections. Others who are ratepayers may also be entitled to be enrolled on the Council Voters Roll and will need to apply for enrolment. Contact Council for further information.

Objection to Valuation – Valuer General

If your valuation has been determined by the Valuer General (please refer to the front of this rates notice), and you are dissatisfied with the valuation, you may object to the valuation referred to on this notice in writing served personally or by post to the Valuer General within 60 days after the date of service of this notice.

But Note:

- If you have previously received a notice or notices under the Local Government Act 1999 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days **after service of the first such notice**;
- You may not object to the valuation if the Valuer General has already considered an objection by you to that valuation.

The Valuer General may extend the 60 day objection period where it can be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation. A written objection to the valuation must set out the full and detailed grounds for objection. Objections can also be submitted via an online form at www.sa.gov.au/landservices and enter "Objecting to a Valuation" in the search field. **Rates are still due and payable by the due date even if an objection to valuation has been lodged.**

Objections are to be forwarded to:

Office of the Valuer General, GPO Box 1354, Adelaide, SA 5001, or 101 Grenfell Street, Adelaide, SA 5000 **Phone** 1300 653 346 **Email** OVGObjections@sa.gov.au **Fax** 08 8115 5709

Objection to Valuation - Council

If your valuation has been determined by Council (please refer to the front of this rates notice), and you are dissatisfied with the valuation, you may lodge a written objection to the Council outlining the grounds upon which your objection is based. There is no fee payable to lodge an objection with Council. Objections must be submitted to Council within 60 days after the service of the first such notice for that financial year.

Objections are to be forwarded to Chief Executive Officer, PO Box 110, Port Adelaide, SA 5015 or 163 St Vincent St, Port Adelaide, SA 5015, or emailed to service@cityofpae.sa.gov.au

Important: Your liability to pay rates is not suspended or withheld pending the outcome of an objection, review or appeal. The right of Council to recover rates arrears is also not suspended during this period.

Objection to Land Use

Differential General Rates imposed by the Council are based on various Land Use Categories. Should you have any reason to believe that the Land Use Category applied to your account is incorrect, you may lodge a written objection to Council outlining the grounds upon which your objection is based (including the Land Use Category that you consider should have been attributed). Objections must be submitted to Council within 60 days after the service of the first such notice for that financial year. **Rates are still due and payable by the due date even if an objection has been lodged.**

Objections are to be forwarded to Chief Executive Officer, PO Box 110, Port Adelaide, SA 5015 or 163 St Vincent St, Port Adelaide, SA 5015, or emailed to service@cityofpae.sa.gov.au

Regional Landscape Levy

The Regional Landscape Levy is a State tax. Councils are required under the Landscape South Australia Act 2019 to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of the Regional Landscape Levy Board who have responsibility for the management of the State's natural resources. For further information regarding this levy, or the work the Regional Landscape Levy supports, please visit Landscape South Australia at www.landscape.sa.gov.au

State Government Concessions

To check your eligibility for State Government concessions, go to www.sa.gov.au/concessions or contact the ConcessionsSA Hotline on 1800 307 758.



BPAY® - TELEPHONE & INTERNET BANKING

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 280458



EFTPOS

You may also pay by EFTPOS (MasterCard or Visa) by calling the Council during office hours on (08) 8405 6600.



PAY BY PHONE

Payments by phone may be made with your MasterCard or Visa using our automated phone service. Dial **1300 012 401** ensuring you have your assessment number (located on the front of this notice), your credit card details and the amount you wish to pay (minimum \$20.00).



POST BILLPAY

You may make payment (cheque, money order, cash, Visa or Mastercard) by presenting your Rates Notice at any Post Office. The post office will return it to you with a receipt. Telephone payment may also be made through the Post Billpay Service, please phone **13 18 16**. Follow the recorded directions, quoting **Billpay Code 0503** and the Reference Number shown under the Billpay symbol on the front of this rates notice.



IN PERSON

You may pay by cash, cheque or EFTPOS (MasterCard or Visa) by presenting this Rate Notice to the cashier at your nearest Council Office:

- **Civic Centre**, 163 St Vincent St, Port Adelaide
- **Greenacres Library - Council Office**, 2 Fosters Rd, Greenacres
- **Enfield Library - Council Office**, 1-9 Kensington Cr, Enfield

Visit www.cityofpae.sa.gov.au for opening hours.



DIRECT DEBIT

To arrange payments debited from either your cheque or savings account, please visit www.cityofpae.sa.gov.au to download the application form.



INTERNET

Visit Council's Web page: www.cityofpae.sa.gov.au and select the 'pay online' option. Please quote your reference number as located on the front of this rates notice.



CENTRELINK DEDUCTIONS

Use Centrepay to arrange for regular deductions from your Centrelink payment. Call Centrelink to request a Centrelink deductions form. **Centrepay Reference: 555 062 677B.**



BY MAIL

The address for payment of council rates by mail is below
City of Port Adelaide Enfield
PO Box 110, Port Adelaide, SA 5015
Payments by mail should be by a cheque made payable to the: City of Port Adelaide Enfield.
The cheque should be crossed: 'Not Negotiable'.



INVOICE

Loui Bozoski
Modbury North SA 5092
Ph. 0422 113 274
email - ugs@tpg.com.au

ABN - 65 540 800 764

Client: John & Connie Hansen - Trustees
for the Hansen Family Super
c/:Rental Property Network
Address: 27 Cleve St Mansfield Park
Phone:
Email:

Invoice No: 563
Date: 16/02/2021
Due:

Job Description	Amount
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Vacuumed all areas front and back.
All visible glass on surface of lawned areas
vacuumed.

Mowed front and back lawns. 295

Deposit paid
GST - Not applicable

Subtotal	295
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Amount paid - Thank you!

TOTAL DUE	\$295.00
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For payment by Electronic Funds Transfer (EFT):

Ultimate Gardening Solutions
BSB 065-150
Acc 1076 0276

Please include your name and/or Invoice Number.

Full payment required upon job completion!

Any goods used remain the property of **Ultimate Gardening Solutions** until full payment is received.

Thank you for your business!