



Privacy

The personal information collected on this form will only be used by the Shire of Trayning for the sole purpose of providing requested and related services. Information will be stored securely by us will not be disclosed to any third parties without your express written consent.

Shire of Trayning

Lot 66 Railway Street, Trayning WA 6488
Postal: PO Box 95, Trayning WA 6488

ABN: 136 710 735 60

Phone: 08 9683 1001

Email : admin@trayning.wa.gov.au

Website : www.trayning.wa.gov.au

This application form is to be used by organisations seeking exemption from rates, pursuant to the provisions of Section 6.26 of the Local Government Act 1995. In doing so you are objecting to the rate book under Section 6.76 of the Local Government Act 1995. The application for exemption will be checked based on the information you have provided, and you will be advised of the outcome in due course. Please attach any additional documents requested, as failure to do so may result in the application being refused.

Please note that where exemption from rates is approved, the property will still be subject to the Emergency Services Levy and any other service fees or charges, if applicable, such as rubbish collection charges. All properties granted exemption from rates are subject to periodic reviews to ensure continued approval.

Instructions: Please print clearly in the spaces provided.

1. PROPERTY ADDRESS DETAILS

Street address

LOTS 300 P410913, LEAKE STREET, KUNUNOPIN

Suburb

KUNUNOPIN

Rates Assessment Number (if known)

A1148

2. WHAT IS THE CURRENT USE OF THE PROPERTY? Please provide full details:

RESIDENTIAL TENANCY UNITS (LEASED) - AFFORDABLE HOUSING OPTIONS FOR THE AGED, DISABLED AND THOSE ON VERY LOW & LOW INCOME.

3. PROPERTY OWNER DETAILS

Organisation:	CENTRAL EAST AGED CARE ALLIANCE INC.		
Property Owner: if different to above			
Postal Address:	LEVEL 2, BUILDING C, 355 SCARBOROUGH BEACH RD, OSBORNE PARK		
Telephone:	9441 4815	Postcode:	6017
Mobile:	0404 364 466	Facsimile:	—
E-mail:	NICHOLAS.HOPKIN@CEACA.ORG.AU OR INFO@CEACA.ORG.AU		

4. APPLICANT DETAILS

Contact Person:	NICHOLAS HOPKIN		
Position Title:	CEO		
Postal Address:	LEVEL 2, BUILDING C, 355 SCARBOROUGH BEACH RD, OSBORNE PARK		
Telephone:	9441 4815	Postcode:	6017
Mobile:	0404 364 466	Facsimile:	
E-mail:	NICHOLAS.HOPKIN@CEACA.ORG.AU OR INFO@CEACA.ORG.AU		

5. ORGANISATION INFORMATION

Is/does the organisation:

An incorporated body as per the Associations Incorporations Act 1987 (WA)? Yes No
If yes, provide a Certificate of Incorporation

Is the organisation considered 'not for profit' and registered under the Australian Charities and Not for Profit Commission (ACNC) and Public Benevolent Institution Status? Yes No
If yes, please provide the registration number and provide a copy of the registration certificate

Have a Charity Tax Exemption from the Australian Tax Office (ATO)? Yes No
If yes, provide a certificate of tax exemption from the ATO

Leasing the property? Yes No
If yes, provide a copy of the lease and confirm if the lessee is responsible for payment of the rates

Have planning approval for the land use of the property? Yes No
A site inspection may be required and if found not to be compliant with the approved use, the application may be disallowed

6. DOCUMENTATION REQUIREMENTS

Please provide a copy of (in addition to those specified in Section 4):

- Organisation's Constitution
- Written statement outlining the nature of the Organisation's operations.

It should include the following details:

- Use and occupancy of the property
- Type of service provided (e.g. food, accommodation etc)
- Frequency of service provision (e.g. full-time, daily, weekly etc)
- Detailed information as to whether payment is received for the service.

A plan of the property, showing all buildings and outbuildings

OR

A floor plan of the leased property area, if only part of the property is the subject of this application

A Copy of the current years audited financial statements for the Organisation
(If this exemption applies to only a portion of land owned by this Organisation, provide the relevant statements for the land this application applies to.)

7. AUTHORISATION

By signing this application, I hereby certify that the information provided is true and correct to the best of my knowledge.

Name: Position:

NICHOLAS HEKIM, CEO

Organisation:

CENTRAL SOUTH AGED CARE ALLIANCE INC.

Signature of Applicant:



Date:

11/1/21

OFFICE USE ONLY

1. CONSIDERATIONS

Approval with Town Planning Scheme?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Has the property been inspected?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
Recommend for non-rateable status?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>

Applicant/Owner Name: _____

Section of the Local Government Act 1995 6.26(2) _____

Exemption Description: _____

Reason for non-rateable status:

New Application

Review of Exemption

Amount of rates to be exempted and dates to be applicable from (application date). The approval will be for a period of ____ years, unless circumstances change.

Amount: _____ Date (from): _____

Rubbish bin changes to be levied and dates to be applicable from:

Amount: _____ Date (from): _____

2. DECISION UNDER DELEGATED AUTHORITY

This application has been:

DECLINED for
non-rateable status

APPROVED for partial
non-rateable status

APPROVED for
non-rateable status

Name:

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Signature:

	Date:	
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OR

Council Resolution Reference: _____

Date of Council Meeting: _____

WESTERN AUSTRALIA

OATHS, AFFIDAVITS AND STATUTORY DECLARATIONS ACT 2005

STATUTORY DECLARATION

APPLICATION FOR RATES EXEMPTION UNDER
SECTION 6.26 OF THE LOCAL GOVERNMENT ACT 1995.

STATEMENT OF PROPERTY USE FOR THE YEAR ENDING 30 JUNE 20

- (1) Christian name or names and surname of declarant in full (1) NICHOLS, MATTHEW HOPKIN
- (2) Address (2) of 16 SCOTLAND COURT, QUINDALUP
In the State of Western Australia
- 3) Occupation (3) CHIEF EXECUTIVE OFFICER

Sincerely declare as follows:-

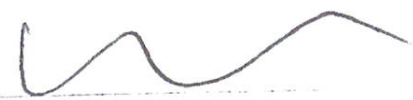
The property located at LOT 200, LEAKE ST, KUNNINGTON
 is used by CEFAA INC
 for the purposes of PROVIDING RENTAL ACCOMMODATION FOR THE AGED,
 DISABLED & THOSE ON VERY LOW & LOW INCOMES
 Description of the activities the property is used for RENTAL ACCOMMODATION (AFFORDABLE)
 for the period << to >> or from NOVEMBER 19 to PRESENT.

The applicant agrees to advise the Local Government's Rating Services Section as soon as there is ANY change to the purpose/s as stated above.

This declaration is made under the *Oaths, Affidavits and Statutory Declarations Act 2005*

Declared at Quindalup
 this 11th day of January 2002021
 In the presence of D. Hopkin
(Signature of authorised witness)
D. HOPKIN RIN
(Name of authorised witness and qualification as such a witness)

(4) Signature of person making the declaration

(4) 



SHIRE OF TRAYNING

ABN : 13 671 073 560

Railway Street, Trayning WA 6488

Telephone: (08) 9683 1001

Facsimile: (08) 9683 1040

Office Hours: Mon - Fri 8.30am - 4.00pm

1 JULY 2020 TO 30 JUNE 2021

ANNUAL LEVY RATES NOTICE

If the name or address shown is incorrect, please advise Council in writing.

CENTRAL EAST AGED CARE ALLIANCE (INC.)
PO BOX 6456
EAST PERTH WA 6892

Agenda Attachment 9.3.4

Notice of Valuation and Rate

Notice is hereby given that the council of the Shire of Trayning has ordered and directed that the under mentioned land of which you are the Owner (or Occupier) is valued and rated as herein specified. Local Government Act 1995. Waste Avoidance and Resource Recovery Act 2007.

CHIEF EXECUTIVE OFFICER	LEANNE PAROLA
ASSESSMENT NUMBER	A1148
OPTION ONE DUE	16.09.2020
OPTION TWO DUE	01.02.2021
OPTION THREE DUE	01.02.2021
DATE ISSUED	16.12.2020
WARD	TRAYNING
VALUATION	\$11,232.00 - GRV
ZONING	RESIDENTIAL
MINIMUM RATE	\$400.00
LATE PAYMENT INTEREST	8.0000%

DETAILS OF RATED PROPERTY LEAKE STREET KUNUNOPPIN
LOTS/LOCATIONS OR OTHER INFORMATION
300 P410913

Description	Rate in \$	Current	GST	Arrears	Amount Due
BACK RATES FOR 18/19		\$701.30			\$701.30
BACK RATES FOR 19/20		\$2,260.80			\$2,260.80
INTERIM RATE ADJUSTMENTS WITH AN EFFECTIVE DATE OF 1					
--KUNUNOPPIN & TRAYNING	22.3730	\$2,512.94			\$2,512.94
--ESL	0.0000	\$84.00			\$84.00
INTERIM RATE ADJUSTMENTS WITH AN EFFECTIVE DATE OF 1					
--RECYCLING	2@90.00	\$80.14			\$80.14
--REFUSE BIN	2@200.00	\$178.08			\$178.08
INTERIM RATE ADJUSTMENTS WITH AN EFFECTIVE DATE OF 1					
--RECYCLING	2@90.00	\$66.33			\$66.33
				TOTAL	\$6,030.99

PAYMENT OPTIONS	INSTALLMENT AMOUNT	DUE DATE	AMOUNT DUE
ONE PAYMENT NO COST	\$6,030.99	16.09.2020	\$6,030.99
ONE PAYMENT NO DISCOUNT	\$6,030.99	01.02.2021	\$6,030.99
FOUR INSTALMENTS OPTION COST \$0.00	1ST INST \$0.00 2ND INST \$0.00 3RD INST \$0.00 4TH INST \$0.00 TOTAL \$0.00	01.02.2021	\$0.00

Deposit Slip/Office Copy

ASSESSMENT NUMBER	A1148	OPTION 1 <input type="checkbox"/>	\$6,030.99
OWNER	CENTRAL EAST AGED CARE ALLIANCE (INC.)	OPTION 2 <input type="checkbox"/>	\$6,030.99
PROPERTY ADDRESS	LEAKE STREET KUNUNOPPIN	OPTION 3 <input type="checkbox"/>	\$0.00

	In person	At the Administration Office, Railway Street, Trayning Between the hours of 8.30am and 4.00pm Monday to Friday
	By Mail	Make cheques payable to Shire of Trayning Mail to: PO BOX 95, TRAYNING WA 6488
	By EFT	Account Name: Shire of Trayning - Municipal Account BSB:036-163 Account Number: 103957 Please include Assessment Number as reference field.

Agenda Attachment 9.3.4

ACCOUNT ENQUIRIES

Telephone - 9683 1001 between 8.30am to 4.00pm Mon-Fri
Counter (Administration Office) between 8.30am to 4.00pm Mon-Fri

CHANGE OF OWNERSHIP

Under the provisions Section 9.68 of the Local Government Act 1995, notice must be given in writing to Council within 21 days, whenever any person sells or otherwise disposes of any rateable land. Details of the description of the land and the name and address of the purchaser must be stated.

CHANGE OF ADDRESS

Please advise Council in writing of any change of address to which notices are to be sent. The assessment number should be quoted on all such correspondence.

ARREARS

Rates and Services are payable within 35 days of the date of issue of the original rate notice (refer to due date of this notice). Any rates outstanding after this date may be recovered by legal action. COSTS OF LEGAL ACTION WILL BE ADDED TO YOUR ACCOUNT.

Should there be any reason why payment cannot be made in full please contact Council's Rate Section IMMEDIATELY.

If payment is allowed to fall into arrears for a period of three years or more the Council may: 1. Take the land and let it on lease. 2. Sell the land. 3. Have the land vested in the Local Government. 4. Have the land re-vested in the Crown.

INTEREST ON OVERDUE RATES

Under the provisions of Section 6.51 of the Local Government Act 1995 Council charges interest on the overdue amount. Interest accrues on unpaid rates and service charges and continues to accrue for each day until the arrears are paid. See the attached information slip for the current daily interest rate as set by Council.

Objection and Appeal Provisions (Your VEN is 2077867)

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 www.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 be advised accordingly. Credit balances may be refunded on request.

PAYMENT BY INSTALMENTS

Ratepayers may elect to pay this account in 4 instalments. Full details of the due dates and the instalment amounts are displayed on the front of this notice. The payment of any arrears and interest accrued must be included in the first instalments. Ratepayers will not be eligible for the instalment option if any arrears are outstanding. **Ratepayers will not be eligible for the instalment option if payment is received after the due date on this notice.** Where the instalment option is taken, rates accounts will be levied with an additional administration fee and instalment interest, the cost of which is shown on the front of this notice.

PENSIONER RATES REBATE/ DEFERMENT

(Applicable to RATES only, all other charges to be paid in full)

- Rebates to pensioners and seniors under the *Rates and Charges (Rebates and Deferments) Act 1992* are funded by the Government of Western Australia.
- Pensioners who meet the eligibility criteria below, are entitled to claim a rebate of up to 50% off the current year's rates where the rebate is limited to a maximum amount, 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 concessions as a pensioner. Contact the office for more details.
- 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.
- 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 both a Seniors Card issued by the Office of Seniors Interests and a Commonwealth Seniors Health Card; or
 - If a Senior, hold a Seniors Card issued by the Office of Seniors Interests;
 - Register your entitlement with the Water Corporation on 1300 659 951 (concessions only apply once your application has been 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.
- Please contact Council 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 Council and the Water Corporation. Your registration will be cancelled or amended as appropriate.

ELECTORAL ROLL

Details from rated properties are no longer used to compile the Electoral Roll. Eligibility is determined by the State Electoral Roll and Registration by Owner/ Occupiers. Companies cannot appear on the roll as electors, however, names of one or two nominees per rateable property may be submitted for inclusion.

BUSH FIRES

It is important that the provisions of the Bush Fires Act are observed. Details of your responsibilities may be obtained from Council.

BUILDING REGULATIONS

Building regulations require all rate payers to submit to Council proper plans and specifications of any alterations or additions to existing buildings or the erection of any new buildings including outbuildings on properties within the boundaries of this district.

EMERGENCY SERVICES LEVY

The Emergency Services Levy (ESL) is a State Government charge applicable to all properties in WA, which is invoiced and collected by local governments on behalf of the Department of Fire and Emergency Services (DFES). The ESL provides the majority of funding required for career and volunteer Fire & Emergency Service brigades, DFES multi-function brigades/units, Bush Fire brigades and State Emergency Service units.

The amount of ESL to be collected, and the applicable rates and charging parameters, are declared annually by the Minister for Emergency Services.

For more information please refer to the ESL section of the DFES website (www.dfes.wa.gov.au) or enquire on free-call 1300 136 099.

CHANGE OF ADDRESS OR PROPERTY OWNERSHIP

Assessment Number:

A1148

Name(s) in Full :

Residential Address :

Postal Address :

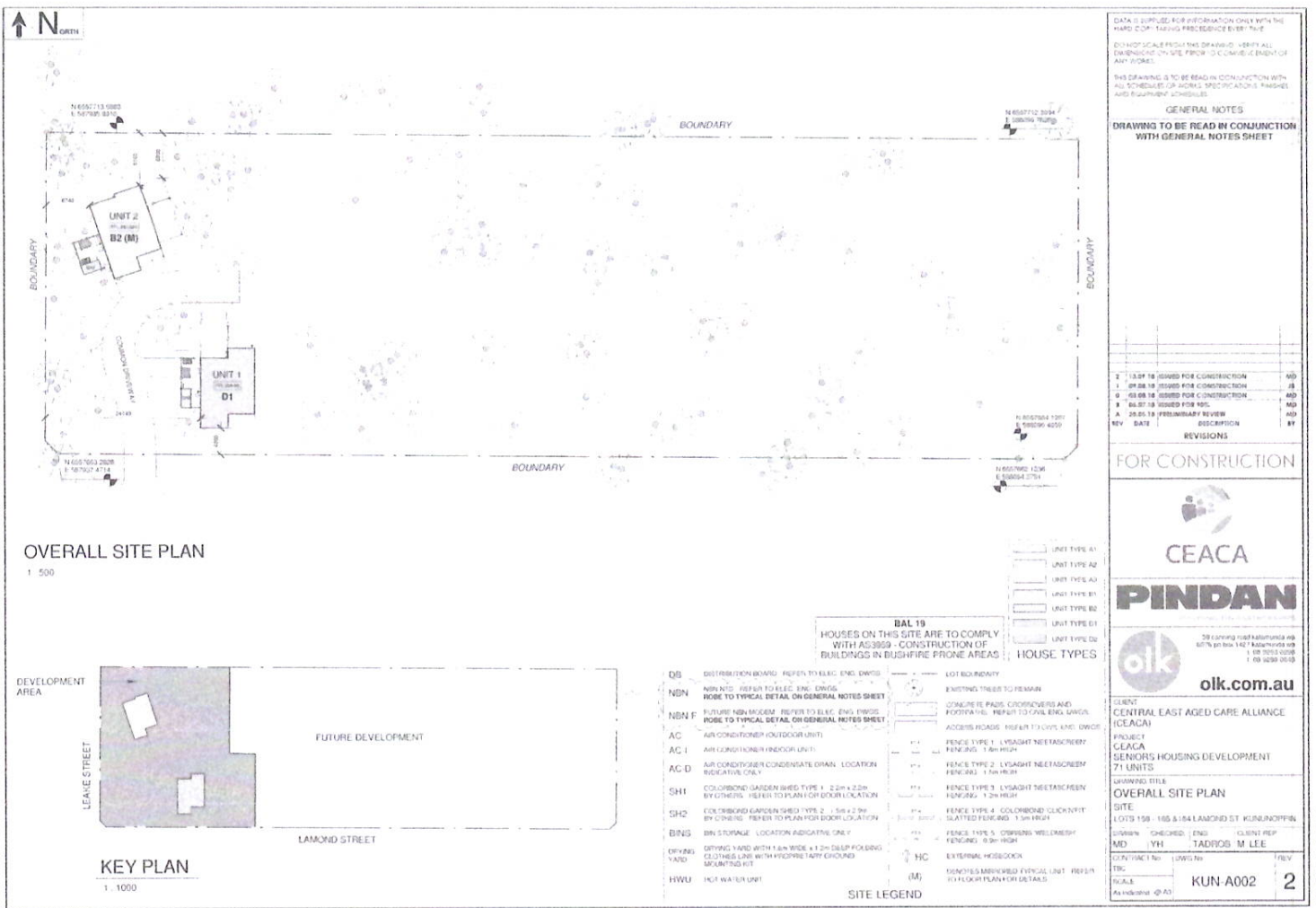
Contact Number :

Email :

Signed:

(ALL OWNERS TO SIGN)

Date:



DATA IS SUPPLIED FOR INFORMATION ONLY WITH THE HARD COPY TAKING PRECEDENCE OVER THE DIGITAL COPY. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

GENERAL NOTES
DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES SHEET

REV.	DATE	DESCRIPTION	BY
2	13.07.18	ISSUED FOR CONSTRUCTION	MD
1	09.08.18	ISSUED FOR CONSTRUCTION	MD
0	08.08.18	ISSUED FOR CONSTRUCTION	MD
3	04.07.18	ISSUED FOR MDL	MD
A	28.01.18	PRELIMINARY REVIEW	MD

FOR CONSTRUCTION

CEACA
CENTRAL EAST AGED CARE ALLIANCE (CEACA)

PINDAN
28 Canning Road, Kalamunda WA 6076, PO Box 1427 Kalamunda WA 6076
1 800 705 5008 1 800 9239 2010

olk
olk.com.au

CLIENT	CENTRAL EAST AGED CARE ALLIANCE (CEACA)
PROJECT	CEACA SENIORS HOUSING DEVELOPMENT 71 UNITS
DRAWING TITLE	OVERALL SITE PLAN
SITE	LOTS 158 - 165 & 164 LAMOND ST. KUNUNOPPIN
DRAWING CHECKED	ENB
MD	YH
TITLE	TADROSS M LEE
SCALE	As Indicated @ A3
REV	2



CENTRAL EAST AGED CARE ALLIANCE INC
PO BOX 6161
EAST PERTH WA 6892

Our reference: 7114660980022
Phone: 1300 130 248
Client ID: 40 792 001 012

18 February 2020

Your organisation is endorsed for charity tax concessions

Dear Sir/Madam

We have endorsed your organisation for charity tax concessions and enclose your *Notice of endorsement for charity tax concessions*.

The following details will appear on the Australian Business Register:

- your organisation's endorsement to access charity tax concessions
- the date or period of effect.

You can view the details including the type of charity concessions at www.abr.business.gov.au

If your organisation has also applied for other endorsements, you will receive separate notification.

What you need to do

Your organisation should regularly review its entitlement to charity tax concessions. We recommend a yearly review. If there are any changes (for example, to governing rules, structure or operations) and you are no longer entitled to endorsement, you must notify us before or as soon as possible after the event.

For more information

Detailed information on your non-profit entitlements, obligations and how to subscribe to regular updates is available from our website, www.ato.gov.au/non-profit

You can phone us on **1300 130 248** between 8.00am and 6.00pm, Monday to Friday for help with matters specific to non-profit organisations, including the endorsement process for charities and deductible gift recipients, income tax, goods and services tax (GST) and fringe benefits tax (FBT) concessions.

What you need if you phone us

We need to know we are talking to the right person before we can discuss your tax affairs. We will ask for details only you or someone you have authorised would know. An authorised contact is someone who you have previously told us can act on your behalf. It will help if you quote 'Our reference', which you will find at the top of this letter. If you can, please have your Australian business number with you.

Yours faithfully

William Day
Deputy Commissioner of Taxation