

LEXINGTON APARTMENTS CTS 43804

Body Corporate for

1 Bowden Court Nerang QLD 4211
C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

TAX INVOICE

ABN 25 258 914 024

Notice Date 24 August 2020
Lot Number 118 Unit Number
Account Number 18
Contribution Entitlements 6
Interest Entitlements 24

Amount Payable \$1,123.85
Payment Due 01/10/20

Please make cheques payable to: Stratapay plus your Stratapay Reference Number

CURRENT CONTRIBUTIONS

Account	Period	Due Date	Amount	Discount	If Received by	Net Amount
Admin Fund	01/10/20 to 31/12/20	01/10/20	613.35	0.00		613.35
Sinking Fund	01/10/20 to 31/12/20	01/10/20	235.86	0.00		235.86
Insurance Levy	01/07/20 to 30/06/21	01/10/20	309.19	0.00		309.19
Prepayments & Discounts			(34.55)			(34.55)

(Contributions include GST)
GST component on levies of \$1,053.09 is \$105.31
AMOUNT PAYABLE: \$1,123.85

NOTES

Payment Options

Tel: 1300 552 311
Tel: 1334 0557 2

www.stratapay.com.au
Ref: 1334 0557 2

Tel: 1300 552 311
Ref: 1334 0557 2

Biller Code: 74625
Ref: 1334 0557 2

Billpay Code: 9216
Ref No: 1334 0557 205

Make cheque payable to:
Stratapay 1334 0557 2

BSB: 067-970
Account No: 1334 0557 2
(Applies to this bill only)

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card.
Go to www.stratapay.com/ldr to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: Stratapay, Locked Bag 9

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: Stratapay Bank CBA, Sydney, Australia.



Stratapay Reference
1334 0557 2

Amount \$1,123.85
Due Date 01 Oct 20

Strata Dynamics Pty Ltd
43804/02100018 Lot 118/
D! Domenico & McClenaghan
Custodian Pty Ltd
28 Dermut Road
HOPPERS CROSSING VIC 3029



*71 216 133405572 05

All payments made through Stratapay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by Stratapay you are taken to have read and understood these User Terms and Conditions prior to using Stratapay. Credit card acceptance is subject to notation above. Additional charges may apply.

LEXINGTON APARTMENTS CTS 43804

Body Corporate for

1 Bowden Court Nerang QLD 4211

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: info@stratadynamics.com.au

NOTICE OF OVERDUE LEVIES

FIRST NOTICE

Date	13 October 2020
A/c No	18
Unit	Page
118	1

D! Domenico & McClenaghan
Custodian Pty Ltd
28 Derrimut Road
HOPPERS CROSSING VIC 3029

Body Corporate For

LEXINGTON APARTMENTS CTS 43804

Unpaid Levies		Account	
Period	Due Date	Amount	Discount
01/10/20 to 31/12/20	01/10/20	613.35	0.00
01/10/20 to 31/12/20	01/10/20	235.86	0.00
01/10/20 to 30/06/21	01/10/20	309.19	0.00
01/10/20 to 30/06/21	01/10/20	309.19	0.00
Admin Fund		578.80	
Sinking Fund		235.86	
Insurance Levy		309.19	
Net Amount		Net Amount	
Account Balances		Account Balances	
Gross Amount Due: \$1,123.85		Net Amount Due: \$1,123.85	
Discount: Nil		Net Amount Due: \$1,123.85	

1st Notice: 10 Days after due date. Friendly Reminder
2nd Notice: 28 Days after due date. \$22 Overdue notice fee.
3rd Notice: 42 Days after due date. \$77 Letter of Demand

Teller stamp and initials

Payment Options

Tel: 1300 552 311
Ref: 1334 0557 2

www.stratapay.com.au
Ref: 1334 0557 2

Tel: 1300 552 311
Ref: 1334 0557 2

Bill Code: 74625
Ref: 1334 0557 2

Bill Code: 9216
Ref No: 1334 0557 205

Make cheque payable to:
Stratapay 1334 0557 2

BSB: 067-970
Account No: 1334 0557 2
(Applies to this bill only)

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card.

Go to www.stratapay.com/ddt to register.

BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: Stratapay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: Stratapay Bank: CBA, Sydney, Australia.

All payments made through Stratapay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by Stratapay you are taken to have read and understood these User Terms and Conditions prior to using Stratapay. Credit card acceptance is subject to notation above. Additional charges may apply.

STRATAPAY

Stratapay Reference
1334 0557 2

Amount \$1,123.85
Due Date Per Notice

Strata Dynamics Pty Ltd
43804/02100018 Lot 118/
D! Domenico & McClenaghan
Custodian Pty Ltd
28 Derrimut Road
HOPPERS CROSSING VIC 3029



*71 216 133405572 05

GOLD COAST Water and Sewerage Rate NoticeNotice number
8 3329712 2Date of issue
24 August 2020DI DOMENICO & MCCLLENAGHAN CUSTODIAN PTY
LTD (TRUSTEE)
28 DERRIMUT ROAD
HOPPERS CROSSING VIC 3029UNIT 118, 1 BOWDEN COURT, NERANG
L 118 SP243241
(Payments received after 16 August 2020 may not be included in this notice)

Opening balance

\$283.10

Water and sewerage charges
(see account page for details)
(INCLUDES STATE BULK WATER PRICE)

\$270.11

Amount payable if paid by: 24 SEPTEMBER 2020

\$553.21

Please note that the Queensland State Government has provided a \$200 household utility assistance payment to offset household electricity and water costs credited to customer electricity bills. Should you have any questions in relation to the rebate, you can call 13QGOV (137468)

My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

Good 31/10/20
my 2020/10/21 98592623

CITY OF

GOLD COAST

Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124

Biller Code: 868745
Ref: 8 3329712 2**Post Billpay**

Date

Cash

Teller stamp
and initialsNo. of
Cheques

Cheques (see reverse)

\$553.21

Total amount payable
Due by: 24 September 2020For Credit
Gold Coast City Council

Tran Code User ID Customer Reference No.

8 31 066684

000008332971220

\$

+ 757 +

cityofgoldcoast.com.au/water
(07) 5667 5801 or 1300 000 928

Account for:
 UNIT 118, 1 BOWDEN COURT, NERANG
 L 118 SP243241

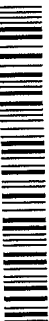
LOCAL GOVERNMENT DISTRIBUTION AND RETAIL PRICE

\$79.13	SEWERAGE ACCESS CHARGES
\$85.30	40 days charged at \$1.9784 per day (billing period 22/5/20 to 30/6/20)
\$23.17	43 days charged at \$1.9838 per day (billing period 1/7/20 to 12/8/20)
\$24.98	40 days charged at \$0.5794 per day (billing period 22/5/20 to 30/6/20)
\$24.98	43 days charged at \$0.5810 per day (billing period 1/7/20 to 12/8/20)
\$599.50	WATER USAGE CHARGES
\$7.25	550 kilolitres charged at \$1.09 per kL (usage period 22/5/20 to 30/6/20)
\$646.37	Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 6 of 496 593 kilolitres charged at \$1.09 per kL (usage period 1/7/20 to 12/8/20)
\$7.82	Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 6 of 496
\$1659.35	WATER USAGE CHARGES
\$20.07	550 kilolitres charged at \$3.017 per kL (usage period 22/5/20 to 30/6/20)
\$1851.34	Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 6 of 496 593 kilolitres charged at \$3.122 per kL (increase of \$0.105 per kL from 2019-20)
\$22.39	Your Lot's share of the Water Usage Charge is based on its Contribution Entitlement which is, 6 of 496
\$270.11	TOTAL CHARGES INCLUDED IN THE RATE NOTICE

Master Meter for 78 lots											
WATER METER READINGS											
Meter Number		11HB01261		FS957		Current		Read Date		12 AUG 20	
Current		37752		0		Previous		Read Date		21 MAY 20	
Reading		36609		0		Previous		Read Date		21 MAY 20	
#Days		83		83		Charged		1143		0	
Cons		1143		0		TOTAL(kL)		1143		0	

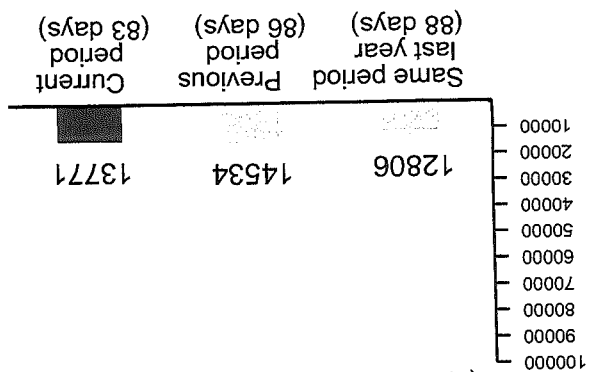
(Continued on next page)

AU_1-6_2_026313 / 013157 / 012903 0753310129030200



Account for:
UNIT 118, 1 BOWDEN COURT, NERANG
L 118 SP243241

Average Daily Usage (Litres)
(1,000 Litres = 1kL)



Your Scheme's average daily water usage = 13,771 litres (or 13.771 kL)
Your total average daily cost = \$3.25

The property's water usage may be influenced by a number of factors including number of occupants, property type, property size and own water use behaviours. If you're concerned about your usage, visit cityofgoldcoast.com.au/waterleaks for instructions on how to check for concealed leaks.



Policy Schedule

Landlord Preferred Policy

DJ Di Domenico & Mcclenaghan Superfund
28 Derrimunt Road
HOPPERS CROSSING VIC 3029

30 October 2020
POLICY NUMBER: TS1747084LPP
AMOUNT DUE: \$ 439.00

Insured: DJ Di Domenico & Mcclenaghan Superfund
Insured Address: 118/1 Bowden Court, NERANG QLD 4211

Premium Type New Business
Period of Insurance 30/10/2020 until 4.00pm 30/10/2021
Managing Agent Horizon Housing Realty Ltd

Property Details The land size is less than 2 acres.

Handwritten: Paid 31/10/20
1847224198572364

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859
If the information shown is incorrect, please call to advise us.

Special Conditions We have not received the premium for this policy. However we have commenced cover on the basis that you must pay the premium by the due date shown below.

Annual Premium \$439.00
Includes GST of \$36.61 and Stamp Duty of \$36.25 and ESL of \$0.00


Sum Insured	Contents/Building	Liability to Other	Weekly rent
\$60,000		\$20,000,000	Up to \$1,000
Excess per claim			
Loss of rent	\$0		
Add. benefits in Sect 1, Liability	\$0		
and Tax audit			
Tenant damage	\$500		
Scorching or pet damage	\$250		
Earthquake or Tsunami	\$200		
Other claims	\$100		

This document will be a tax invoice for GST when you make payment
Please turn over for important policy information


Payment Slip for: DJ Di Domenico & Mcclenaghan Superfund - 118/1 Bowden Court, NERANG QLD 4211

Amount Payable \$439.00
Due Date 29/11/2020
Policy Number TS1747084LPP
Payment Reference No 717470843

Payment Options
By Phone: call us on 1800 804 016,
With your Visa or Mastercard, using
the Payment Reference No.



Billier Code: 63461
Ref: 717470843



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

Insured details

You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

Your Duty of Disclosure

Before you enter into an insurance contract, you have a duty of disclosure under the Insurance Contracts Act 1984. If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions. You have this duty until we agree to insure you.

Before you extend, vary or reinstate an insurance contract you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms. You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge; or
- we know or should know as an insurer; or
- we waive your duty to tell us about.

If you do not tell us something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and SunCorp Group Privacy Policy by visiting termischeer.com.au/privacy or call us on 1800 804 016.

LEXINGTON APARTMENTS CTS 43804

1 Bowden Court Nerang QLD 4211

C/- GPO Box 5256 BRISBANE Q 4000
Tel: (07) 3229 9185 Email: levies@stratadynamics.com.au

Body Corporate and Community Management Act 1997
NOTICE OF OVERDUE LEVIES

FIRST NOTICE

Date	12 January 2021
A/c No	18
Unit	1

Di Domenico & McClenaghan
Custodian Pty Ltd
28 Dermut Road
HOPPERS CROSSING VIC 3029

Body Corporate For

LEXINGTON APARTMENTS CTS 43804

Unpaid Levies		Account	
Period	Due Date	Amount	Discount
01/01/21 to 31/03/21	01/01/21	520.03	0.00
01/01/21 to 31/03/21	01/01/21	235.50	0.00
Net Amount		520.03	235.50
Admin Fund		520.03	
Sinking Fund		235.50	
Gross Amount Due:		\$755.53	
Discount:		Nil	
Net Amount Due:		\$755.53	

Teller stamp and initials	1st Notice: 10 Days after due date, Friendly Reminder 2nd Notice: 28 Days after due date, \$22 Overdue notice fee. 3rd Notice: 42 Days after due date, \$77 Letter of Demand
Amount Paid	\$
Date Paid	/ /

Payment Options

Tel: 1300 552 311
Ref: 1334 0557 2

www.stratapay.com.au
Ref: 1334 0557 2

Tel: 1300 552 311
Ref: 1334 0557 2

Billar Code: 74625
Ref: 1334 0557 2

Ref No: 1334 0557 205
Ref: 1334 0557 2

Stratapay 1334 0557 2
BSB: 067-970

Account No: 1334 0557 2
(Applies to this bill only)

Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158
Internet: Visit this website to make a secure credit card payment over the internet.
Direct Debit: Make auto payments directly from your nominated bank account or credit card.
Go to www.stratapay.com/ldr to register.



BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.

In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.

Mail: Send cheque with this slip by mail to: Stratapay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: Stratapay Bank CBA, Sydney, Australia.

All payments made through Stratapay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by Stratapay you are taken to have read and understood these User Terms and Conditions prior to using Stratapay. Credit card acceptance is subject to notation above. Additional charges may apply.



Stratapay Reference
1334 0557 2

Amount
\$755.53

Due Date
Per Notice

STRATA DYNAMICS PTY LTD
43804/02100018 Lot 118/

Di Domenico & McClenaghan
Custodian Pty Ltd

28 Dermut Road
HOPPERS CROSSING VIC 3029



*71 216 133405572 05