

Statement / Tax Invoice to Owner

unique super
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 31/05/2022
Statement no.: 62
Prepared for: Unique Superannuation Fund
Property manager: Chi Wai Ng

| | | | | | |
|-----------------|---------------|--------------|-----------------------------------|-----------------------------------|----------------|
| Opening Balance | Total Credits | Total Debits | Uncleared Deposits ⁽¹⁾ | Funds Withheld ⁽²⁾⁺⁽³⁾ | Payment to You |
| \$0.00 | +\$4,345.24 | -\$1,396.98 | -\$0.00 | -\$0.00 | =\$2,948.26 |

Rental Income (All figures are GST inclusive)

| Property | Tenant | Rent | Paid \$ | Period End ⁽⁴⁾ | Carried ⁽⁵⁾ | Paid To |
|-------------------------------------|--|---------------------|----------|---------------------------|------------------------|------------|
| 2802E/888 Collins Street, Docklands | Piotr Przemyslaw Bajor & Justyna Redestowicz | \$2172.62 per month | 4,345.24 | 30/06/2022 | \$0.00 | 30/06/2022 |

Income for 2802E/888 Collins Street (Amounts are GST inclusive)

| Description | Paid By | Amount | GST |
|-------------|--|------------|--------|
| Rent | Piotr Przemyslaw Bajor & Justyna Redestowicz | 4,345.24 | |
| | | \$4,345.24 | \$0.00 |

Expenses for 2802E/888 Collins Street (Amounts are GST inclusive)

| Description | Paid To | Amount | GST |
|--|-------------------------|------------|----------|
| Management fees | Apex Victoria | 238.98 | 21.72 |
| Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2022 to 31/07/2022 OC1 | Whittles Strata New OC1 | 740.00 | 67.27 |
| Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2022 to 31/07/2022 OC2 | Whittles Strata New OC2 | 418.00 | 38.00 |
| | | \$1,396.98 | \$126.99 |

Payments to You

| Date | Property | Details | Amount |
|------------|--------------------------|--|------------|
| 31/05/2022 | 2802E/888 Collins Street | BSB: 067-167 A/c No.: XXXX2080 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXFund | 2948.26 |
| | | | \$2,948.26 |

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.

PLAN OF SUBDIVISION NO. 723350Q2

ABN: 54976757899

888 COLLINS STREET

DOCKLANDS VIC 3008

Accounts enquiries: (03) 8632 3300

Accounts email: accounts.docklands@whittles.com.au

Your account number

UNIQ01

Date of issue

21 Mar 2022

Total amount payable

\$418.00

New charges due for payment

1 May 2022**TAX INVOICE**

Unique 888 Property Pty Ltd
C/- Apex Victoria Real Estate Docklands
Shop 2,860 Collins Street
DOCKLANDS VIC 3008

Property Address

Lot 2802E
888 Collins Street
DOCKLANDS VIC 3008

Lot number

2802E

Unit number

2802E

| Details | Period | Amount | GST Incl | Total |
|---|----------------------|--------|----------|-----------------|
| Admin Fund Contributions | 01/05/22 to 31/07/22 | 238.00 | 21.64 | 238.00 |
| Maintenance Fund Contributions | 01/05/22 to 31/07/22 | 180.00 | 16.36 | 180.00 |
| | | | | 418.00 |
| TOTAL DUE IF PAID BY 01/05/22 (Includes GST of \$38.00) | | | | \$418.00 |

Interest will be charged on any overdue fees/charges at an annual rate of 10%



DEFT Reference Number

3052086622802149

Date due

1 May 2022

Amount due

\$418.00

Plan: 723350Q2

Lot: 2802E

Account: UNIQ01



*496 305208662 2802149

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.



Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001

+305208662 2802149<

000041800<3+

Important information on fees and charges

Payment must be made within 28 days after the date of this notice or by the Due Date, whichever is the later.

Enquiries

If you have enquiries on the fees listed in this Notice you can contact the Owners Corporation on the telephone number or at the address listed on the top of this form.

Disputes

The Owners Corporations Act 2006 (the Act), Owners Corporations Regulations (the Regulations) and the Owners Corporation Rules (the Rules) provide a number of options in dealing with disputes regarding Owners Corporations, Managers, Lot Owners and Occupiers. These are:

- The Owners Corporation Internal Dispute Resolution Process.
- Conciliation through Consumer Affairs Victoria.
- Applications to the Victorian Civil and Administrative Tribunal (VCAT).

Internal Dispute Resolution Process

If you believe the Manager, a Lot Owner or Occupier has breached their obligations under the Rules, Act or Regulations, you can try to resolve the problem through the Owners Corporation Internal Dispute Resolution process. The Internal Dispute Resolution process is set out in the Rules. Unless the Rules state differently, the following summary applies:

- You can lodge a complaint by completing an Owners Corporation Complaint™ form (available from the Owners Corporation).
- A meeting will be held to discuss the matter with all persons involved in the dispute and representatives of the Owners Corporation. The meeting must be held within 14 days of all persons being notified of the dispute.
- Persons involved in the dispute will be notified of decisions by the Owners Corporation.
- If you are not satisfied with the outcome you can contact Consumer Affairs Victoria or VCAT (see below).

Conciliation through Consumer Affairs Victoria

You can contact Consumer Affairs Victoria regarding disputes. There may be times when Consumer Affairs Victoria will advise you to use the Internal Dispute Resolution process if you have not already done so. For more information on complaints or general enquiries call 1300 55 81 81 or go to www.consumer.vic.gov.au.

Applications to the Victorian Civil and Administrative Tribunal (VCAT)

For all disputes that affect the Owners Corporation you can apply directly to the VCAT to hear your case and make an order. For more information on VCAT applications phone 03 9628 9830 (local calls), 1800 133 055 (country calls) or go to www.vcat.vic.gov.au.

PLAN OF SUBDIVISION NO. 723350Q1

ABN: 46726818707

888 COLLINS STREET

DOCKLANDS VIC 3008

Accounts enquiries: (03) 8632 3300

Accounts email: accounts.docklands@whittles.com.au

Your account number

UNIQ00

Date of issue

21 Mar 2022

Total amount payable

\$740.00

New charges due for payment

1 May 2022**TAX INVOICE**

Unique 888 Property Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2,860 Collins Street
 DOCKLANDS VIC 3008

Property Address

Lot 2802E
 888 Collins Street
 DOCKLANDS VIC 3008

Lot number

2802E

Unit number

2802E

| Details | Period | Amount | GST Incl | Total |
|---|----------------------|--------|----------|----------|
| Admin Fund Contributions | 01/05/22 to 31/07/22 | 624.00 | 56.73 | 624.00 |
| Maintenance Fund Contributions | 01/05/22 to 31/07/22 | 116.00 | 10.55 | 116.00 |
| | | | | 740.00 |
| TOTAL DUE IF PAID BY 01/05/22 (Includes GST of \$67.28) | | | | \$740.00 |

Interest will be charged on any overdue fees/charges at an annual rate of 10%



DEFT Reference Number

3052086542802149

Date due

1 May 2022

Amount due

\$740.00

Plan: 723350Q1

Lot: 2802E

Account: UNIQ00



*496 305208654 2802149

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PAYMENT OPTIONS

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Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cheque or EFTPOS payments.



Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001

+305208654 2802149<

000074000<3+

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