

## Statement / Tax Invoice to Owner

unique super  
 3B 92 Milperra Road  
 REVESBY NSW 2212

**Statement date:** 25/05/2021  
**Statement no.:** 50  
**Prepared for:** Unique Superannuation Fund  
**Property manager:** Chi Wai Ng

Opening Balance	Total Credits	Total Debits	Uncleared Deposits <sup>(1)</sup>	Funds Withheld <sup>(2)+(3)</sup>	Payment to You					
\$59.69	+	\$1,825.00	-	\$1,664.31	-	\$0.00	-	\$220.38	=	\$0.00

### Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End <sup>(4)</sup>	Carried <sup>(5)</sup>	Paid To
2802E/888 Collins Street, Docklands	Piotr Przemyslaw Bajor & Justyna Redestowicz	\$1825.00 per month	1,825.00	31/05/2021	\$0.00	31/05/2021

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

Description	Paid By	Amount	GST
Rent	Piotr Przemyslaw Bajor & Justyna Redestowicz	1,825.00	
		\$1,825.00	\$0.00

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

Description	Paid To	Amount	GST
Management fees	Apex Victoria	100.38	9.13
Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2021 to 31/07/2021 OC2	Whittles Strata New OC2	418.00	38.00
Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2021 to 31/07/2021 OC1	Whittles Strata New OC1	740.00	67.27
Electrical Services - Repair exhaust fans in laundry & bathroom. (Owner authorised).	Translec Pty Ltd	132.00	12.00
Handyman Services - Repair to bathroom soap rack, silicone kitchen and replace smoke alarm battery. (Owner authorised).	Magic Green Property Service	132.00	12.00
Water Supply - Water Service Charge 01/01/2021 to 31/03/2021	City West Water	141.93	0.00
		\$1,664.31	\$138.40

### Unpaid Invoices for 2802E/888 Collins Street

Description	Supplier	Ref.	Date Due	Amount
Letting Fee	Apex Victoria		01/04/2021	693.00
				\$693.00

### 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

**22 Mar 2021**

Total amount payable

**\$836.00**

New charges due for payment

**1 May 2021****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
Brought Forward Balance				418.00
Admin Fund Contributions	01/05/21 to 31/07/21	238.00	21.64	238.00
Maintenance Fund Contributions	01/05/21 to 31/07/21	180.00	16.36	180.00
				836.00
TOTAL DUE IF PAID BY 01/05/21 (Includes GST of \$76.00)				\$836.00

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



DEFT Reference Number

3052086622802149

Date due

1 May 2021

Amount due

\$836.00

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](http://www.deft.com.au) or call 1800 672 162. 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](http://www.deft.com.au)

Visit [www.deft.com.au](http://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](http://www.deft.com.au)

Register at [www.deft.com.au](http://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 cash, 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&lt;

000083600&lt;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](http://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](http://www.vcat.vic.gov.au).

**Magic Green Property  
Services**

15 Carlsson Court  
Brooklyn VIC 3012  
Australia  
Phone: 0431 558 171  
magicgreenproperty@gmail.com  
ABN: 68 813 935 834

Invoice: IV100002283

**Tax Invoice**

Invoice date: 16/04/2021

**Bill to:**  
Apex Victoria Real Estate Pty Ltd

**Due:**  
30/04/2021

ITEM	DESCRIPTION		UNITS	UNIT PRICE (ex GST)	TAX TYPE	AMOUNT (ex GST)
mc	The kitchen silicone	Qty	1	80.00	GST	80.00
mc	Repair bathroom soap containers	Qty	1	20.00	GST	20.00
mc	Replace the alarm battery	Qty	1	20.00	GST	20.00

Sub-Total (ex GST): \$120.00  
GST: \$12.00  
Total (inc GST): \$132.00  
Amount Paid: \$0.00  
**AMOUNT DUE: \$132.00**

**Notes**

2802E/888 Collins St Doklands

**How to Pay** Due 30/04/2021

**Bank Deposit via EFT**

**Bank:** Commonwealth Bank  
**Name:** Magic Green Property Services  
**BSB:** 063248  
**AC#:** 10408797  
**Ref#:** IV100002283

**Mail**

**Cheques payable to:**  
Magic Green Property Services  
**Mail to:**  
15 Carlsson Court  
Brooklyn VIC 3012

Accounts Payable  
Apex Victoria Real Estate Pty Ltd  
889 Collins Street Docklands VIC 3008

## JOB DESCRIPTION

2802E/888 Collins Street Docklands VIC 3008

- exhaust fan in bathroom and laundry not working
- Test & repair exhaust fan
- 2 x exhaust vents opened completely
- Powersense module tested all ok

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Labour and Materials	1	\$120.00	\$120.00
SUBTOTAL:			\$120.00
GST:			\$12.00
TOTAL:			\$132.00
PAID:			\$0.00
<b>BALANCE DUE:</b>			<b>\$132.00</b>

The Electrician has carried out the above work to my satisfaction.

.....  
Customer Signature

## How to Pay

Tax Invoice #2337  
\$132.00 due by 4th May 2021

We accept payment by: Bank Deposit, Osko, Card or Cash

**Bank Details** Name: Translec Pty Ltd  
BSB: 013 278  
Account Number: 464 098 253

**Online payment** Visit this link to pay your invoice online: <https://sm8.link/nv7k9zk>

Happy with our service? Give us a review on Facebook:  
[https://www.facebook.com/pg/TranslecElectrical/reviews/?ref=page\\_internal](https://www.facebook.com/pg/TranslecElectrical/reviews/?ref=page_internal)



City West Water™

UNIQUE 888 PROPERTY PTY LTD  
C/O APEX VICTORIA REAL ESTATE (List 888 Collins)  
SHOP 2/860 COLLINS STREET  
DOCKLANDS VIC 3008



My account number is

1253 3167 9124

Invoice No.	T564155309
Service Address	Un 2802e/888 Collins Street Docklands Lot 2802e Plan 723350
Issue Date	11 Mar 2021
Water Faults & Emergencies (24 hours)	132 642
Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours)	131 691
Interpreter Service	9313 8989
Mail Cheques	GPO Box 1152, Melbourne Vic 3001
General Mail	Locked Bag 350, Sunshine Vic 3020

**City West Water Corporation**

ABN 70 066 902 467

[citywestwater.com.au](http://citywestwater.com.au)

## Account summary

	PREVIOUS BILL	\$141.93
	RECEIVED	\$0.00
	<b>BALANCE</b>	<b>\$141.93</b>
	NETWORK CHARGES	\$115.85
	OTHER CHARGES	\$26.08
	<b>PLEASE PAY</b>	<b>\$283.86</b>

## Having trouble paying your bill?

We're here to help and have a range of payment options to support you at this time.

Visit [citywestwater.com.au/assist](http://citywestwater.com.au/assist) to find out more.

Visit our  
website  
today



# Details of charges - Residential

## Previous Bill

Previous Bill \$141.93

## Payments Received

**BALANCE FORWARD** \$141.93

## Network Charges

	Charge Period	Charge \$
Water Network Charge	(01/01/2021 to 31/03/2021)	\$52.70
Sewerage Network Charge	(01/01/2021 to 31/03/2021)	\$63.15

**TOTAL NETWORK CHARGES** \$115.85

## Other Charges

Waterways & Drainage Charge (01/01/2021 to 31/03/2021) \$26.08

**TOTAL OTHER AUTHORITIES' CHARGES** \$26.08

**FINAL TOTAL, PLEASE PAY THIS AMOUNT** \$283.86

Visit [citywestwater.com.au/charges](http://citywestwater.com.au/charges) or call 131 691 for more details about these charges.

## Greater Western Water – a new era

On 1 July 2021, City West Water and Western Water will integrate to form a new water corporation – Greater Western Water. This new entity will service Melbourne's inner city and fast-growing west. Learn more at [citywestwater.com.au/gww](http://citywestwater.com.au/gww)

## Need help paying your bill?

We understand that sometimes you may be facing difficulties. Our hardship and water efficiency programs offer support and can give you access to concessions and utility relief grants. Where appropriate, we can also refer you to financial counselling services. Learn more at [citywestwater.com.au/assist](http://citywestwater.com.au/assist)

## Waterways & Drainage Charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. Customers in rural areas are charged at a lower rate to reflect the reduced services compared to urban customers. Learn more at [MelbourneWater.com.au/wwdc](http://MelbourneWater.com.au/wwdc)

The right of City West Water to proceed for recovery of outstanding charges is not prejudiced by the service of this notice

Page 2 of 2

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**Service Address:** Un 2802e/888 Collins Street Docklands

DATE PAID	AMOUNT PAID	RECEIPT NO	My account number is 1253 3167 9124
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**Direct Debit:** Visit [citywestwater.com.au/paymentoptions](http://citywestwater.com.au/paymentoptions) or call 131 691



**Mail cheque:** Post this slip with your cheque payable to: **City West Water, GPO Box 1152, Melbourne Vic 3001**



**Credit Card:** Visit [citywestwater.com.au/pay](http://citywestwater.com.au/pay) or call 131 691 to pay via Visa or Mastercard on our 24 hours credit card payment system

## Payment Assistance

If you're finding it hard to pay your bill call our team on **131 691** to discuss your circumstances or visit [citywestwater.com.au/assist](http://citywestwater.com.au/assist) to view our support options.

	Billers Code: <b>8789</b> Ref: <b>1253 3167 9124</b>	<b>Telephone and Internet Banking - BPAY®:</b> Contact your bank or financial institution to pay via savings, debit, credit card or transaction account. More info at <a href="http://bpay.com.au">bpay.com.au</a>
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	Billpay Code: <b>0362</b> Ref: <b>1253 3167 9124</b>	<b>Post BillPay:</b> Pay in person at any Post Office or agency, call 131 816 or visit <a href="http://postbillpay.com.au">postbillpay.com.au</a>
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\*362 125331679124

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**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

**22 Mar 2021**

Total amount payable

**\$1480.00**

New charges due for payment

**1 May 2021****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
Brought Forward Balance				740.00
Admin Fund Contributions	01/05/21 to 31/07/21	624.00	56.73	624.00
Maintenance Fund Contributions	01/05/21 to 31/07/21	116.00	10.55	116.00
				1480.00
TOTAL DUE IF PAID BY 01/05/21 (Includes GST of \$134.56)		\$1480.00		

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



DEFT Reference Number

3052086542802149

Date due

1 May 2021

Amount due

\$1480.00

Plan: 723350Q1

Lot: 2802E

Account: UNIQ00



\*496 305208654 2802149

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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](http://www.deft.com.au)

Visit [www.deft.com.au](http://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](http://www.deft.com.au)

Register at [www.deft.com.au](http://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 cash, 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

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