

Statement / Tax Invoice to Owner

unique super
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 29/03/2022
Statement no.: 60
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	+ \$3,997.62	- \$703.79	- \$0.00	- \$0.00	= \$3,293.83

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	3,997.62	30/04/2022	\$0.00	30/04/2022

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

Description	Paid By	Amount	GST
Rent	Piotr Przemyslaw Bajor & Justyna Redestowicz	3,997.62	
		\$3,997.62	\$0.00

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

Description	Paid To	Amount	GST
Management fees	Apex Victoria	219.87	19.99
Insurance - 09.04.2022 to 09.04.2023	EBM Insurance Brokers	350.00	29.11
Water Supply - Water Service Charge 01/01/2022 to 31/03/2022	Greater Western Water	133.92	0.00
		\$703.79	\$49.10

Payments to You

Date	Property	Details	Amount
29/03/2022	2802E/888 Collins Street	BSB: 067-167 A/c No.: XXXX2080 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXFund	3293.83
			\$3,293.83

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.



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.	T595265276
Service Address	Un 2802e/888 Collins Street Docklands Lot 2802e Plan 723350
Issue Date	10 Mar 2022
Water Faults & Emergencies (24 hours)	13 44 99
Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours)	13 44 99
Interpreter Service	(03) 9313 8989
Mail Cheques	GPO Box 1152, Melbourne Vic 3001
General Mail	Locked Bag 350, Sunshine Vic 3020

Greater Western Water

ABN 70 066 902 467

gww.com.au

Account summary

	PREVIOUS BILL RECEIVED	\$133.92
	BALANCE FORWARD	\$0.00
	NETWORK CHARGES	\$107.53
	OTHER CHARGES	\$26.39
	PLEASE PAY	\$133.92

Hey Melbourne,
Turning taps off today
saves water for tomorrow.

We can all play a part in saving our precious drinking water.
To find out how you can help, see our great water saving
tips at makeeverydropcount.com.au

Target 155 litres per person, per day.



MAKE EVERY DROP COUNT
TARGET 155.



Details of charges - Residential

Previous Bill

Previous Bill \$133.92

Payments Received

11/01/2022 -\$133.92

BALANCE FORWARD \$0.00

Network Charges

	Charge Period	Charge \$
Water Network Charge	(01/01/2022 to 31/03/2022)	\$51.89
Sewerage Network Charge	(01/01/2022 to 31/03/2022)	\$55.64

TOTAL NETWORK CHARGES \$107.53

Other Charges

Waterways & Drainage Charge (01/01/2022 to 31/03/2022) \$26.39

TOTAL OTHER AUTHORITIES' CHARGES \$26.39

FINAL TOTAL, PLEASE PAY THIS AMOUNT \$133.92

Visit gww.com.au or call 13 44 99 for more details about these charges.

MyAccount, your residential water account online

MyAccount makes it easier for you to view your past bills or upcoming payments, update your information, set up direct debit or a payment plan and apply for a concession rebate. Register now at gww.com.au/transactions

Waterways and 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

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 gww.com.au/transactions

Set your account to Direct Debit

Changing to Direct Debit gives you peace of mind with a range of flexible payment options. Start your application at gww.com.au/transactions

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

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CCSLST_220309194129A_PRO>LST_vDEC21_99>10/03/22>10:36:58>

Service Address: Un 2802e/888 Collins Street Docklands

DATE PAID	AMOUNT PAID	RECEIPT NO
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My account number is
1253 3167 9124



Direct Debit: Visit gww.com.au/transactions or call 13 44 99



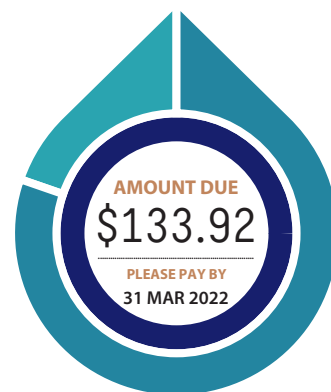
Mail cheque: Post this slip with your cheque payable to: **Greater Western Water, GPO Box 1152, Melbourne Vic 3001**



Credit Card: Visit gww.com.au/transactions or call 13 44 99 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 **13 44 99** to discuss your circumstances or visit gww.com.au to view our support options.



B PAY	Billers Code: 8789
	Ref: 1253 3167 9124

Telephone and Internet Banking - BPAY®: Contact your bank or financial institution to pay via savings, debit, credit card or transaction account. More info at bpay.com.au

POST billpay	Billpay Code: 0362
	Ref: 1253 3167 9124

Post BillPay: Pay in person at any Post Office or agency, call 131 816 or visit postbillpay.com.au



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EBM RCP U7733
8 March 2022

Unique Superannuation Fund
C/- Apex Victoria Real Estate Pty Ltd
Shop 2, 860 Collins Street
DOCKLANDS VIC 3008

Hi there,

Your landlord insurance policy with EBM RentCover is due for renewal. Before renewing cover, we want to make sure your policy still meets the needs of your rental property. It may not be suitable if:

- * The property is not a standard residential rental property (e.g. is it a hostel, shipping container, motel, etc)
- * The property has been sold
- * The property is no longer used as a rental, or you now live in the property
- * The way it is rented out has changed (e.g. it has changed from a long-term rental to a short-term rental or vice versa)
- * You have taken out cover elsewhere and forgotten to let us know

Changes to your rental property can impact cover. If something has changed at your rental property, it is important that you let us know. We can talk you through different options. Contact EBM RentCover for help - 1800 661 662.

You should also know that if your property is in Western Australia that there have been some changes to coverage, with the extension for Domestic Workers Compensation no longer included as part of this landlord's insurance. If you require cover for domestic workers employed by you at the property you will now need to source an alternate policy for those needs.

If nothing has changed and you believe the policy is still suitable, great. You do not need to do anything. Simply pay the premium owing and your policy will automatically renew.

Your premium is below, and we have compared the price of your policy to last year - this will allow you to clearly see any changes in your premium.

	Last Year	This Year
Base Premium	\$ 270.86	\$ 270.86
Emergency Services Levy	\$	\$
Goods and Services Tax	\$ 27.08	\$ 27.08
Stamp Duty	\$ 29.80	\$ 29.80
Special + Admin Fees	\$ 20.23	\$ 20.23
GST on Fees	\$ 2.03	\$ 2.03
Total Premium	\$ 350.00	\$ 350.00

For a breakdown of what makes up your premium, please visit:
www.RentCover.com.au/Info-Centre/How-we-work-in-the-marketplace

We endeavor to keep premium increases to a minimum. However, sometimes they are necessary to ensure we can continue offering the services our clients have come to know and love. If you have any questions or concerns about your premium, cover, or claims please contact the EBM RentCover team.

Thank You.
The EBM RentCover Team.

Unique Superannuation Fund
C/- Apex Victoria Real Estate Pty Ltd
Shop 2, 860 Collins Street
DOCKLANDS VIC 3008

TAX INVOICE I4300476

Invoice Date : 01.02.2022

Client Number : EBM RCP U7733

Invoice Ref : I4300476 Cover No : 1413621/002

Class : RentCoverUltra

Placement with/by : Various Insurers

Period : 09.04.2022 to 09.04.2023

Agent Name : Apex Victoria Real Estate Pty Ltd

Premium 270.86

Stamp Duty 29.80

Admin Fee 20.23

SubTotal Excl. GST 320.89

GST Total 29.11

Total Amount \$ 350.00

TRANSACTION DESCRIPTION

** RENEWAL **

INSURED

Unique Superannuation Fund

PROPERTY INSURED

2802E/888 Collins Street DOCKLANDS

PAYMENT OPTIONS (our credit terms are 30 days)

Client Number : EBM RCP U7733

Client Name : Unique Superannuation Fund

Invoice No : I4300476 Cover No : 1413621/002

Brief Description: 2802E/888 Collins Street DOCKL

Agent Name : Apex Victoria Real Estate Pty Ltd

Agent Code : AI03/AI03



Billor Code: 20362
Reference: 4027 4330 1503 59187

Total Amount \$ 350.00

Cheque or Money Order : Payable to EBM Insurance Brokers (please return with this remittance slip)



*498 402743 30150359187

COVER SUMMARY

CLIENT	PLACEMENT WITH/BY
Unique Superannuation Fund C/- Apex Victoria Real Estate Pty Ltd Shop 2, 860 Collins Street DOCKLANDS VIC 3008	08.03.22 Various Insurers

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra Policy No : 34-AG49260-SRP	From: 9th April 2022 To : 9th April 2023 at 4.00pm Local Time Our Ref : EBM RCP U7733 1413621/002

COVER SUMMARY This summary is not a policy document and is only an outline of the cover. The terms conditions and limitations of the Insurer's policy shall prevail at all times.

RENTCOVER SECTION:	260.43
CONTENTS SECTION:	67.31

Broker Fee	22.26
Total Premium	350.00
	=====

INSURED DETAILS:

INSURED : Unique Superannuation Fund

SITUATION : 2802E/888 Collins Street DOCKLANDS

POSTCODE : 3008

DWELLINGS : 1

RENTCOVER SECTION:

POLICY DETAILS

For full details of cover, please refer to the PDS and Policy Wording

Section 1 : Cover for your Premises and Contents (Fixtures & Fittings)
 - Tenant and Accidental Damage

Sum Insured: \$ 65,000

Excesses : Section 1
 Malicious damage by tenant \$400 per claim
 Theft by tenant \$400 per claim
 Accidental damage \$400 per event

Section 2 : Cover for your Premises - Insured Events

Section 2 is inoperative

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency HAWTHORN EAST VIC 3123	34-AG49260-SRP	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

CONTENTS SECTION:

Section 3 : Cover for your Contents - Insured Events

Sum Insured: \$ 65,000

Accidental & Malicious Damage by Tenant to Non-Fixed Contents Not Insured

Excesses : Sections 2 & 3
 Earthquake or Tsunami \$250 per event
 Cyclone \$500 per event
 all other claims \$200 per event

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency ABBOTSFORD VIC 3067	34-AU03898-HHH	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

SPECIAL ENDORSEMENTS:

Section 4 : Cover for Rent and legal Expenses

Sum Insured
 Up to \$1,500 per week loss of rent

Legal Expenses
 Up to \$5,000

Section 5 : Cover for your Legal Liability - Property owners

Limit of Liability

\$30,000,000 any one occurrence plus approved legal costs

Section 6 : Cover for your Taxation Audit

Sum Insured

- 1) Up to \$1,000 any one audit
- 2) Up to \$2,000 any one policy period
- 3) Up to \$4,000 in total for all policies you have insured with us.

Excesses : Sections 4, 5 and 6
Nil excess applicable

Special Notice : Please note that we have placed, renewed or varied this policy of insurance under an authority given to us by the Insurers and will therefore be effecting the contract as agents of the Insurers and not as your agent.

Bushfire Notice : There will be no cover provided under this policy in respect to any loss or damage arising out of or in connection with bush fires for a period of 72 hours from:

- the commencement date of this insurance (if a new policy);
or
- the date any additional covers or increases in sums insured or loss limits added by endorsements.

Policy Wording : QM2178-0221

Premium Details :

Premium	270.86
Stamp Duty	29.80
Broker Fee	20.23
GST	29.11
TOTAL	350.00

GENERAL ADVICE NOTICE

CLIENT	PLACEMENT WITH/BY	08.03.22
Unique Superannuation Fund C/- Apex Victoria Real Estate Pty Ltd Shop 2, 860 Collins Street DOCKLANDS VIC 3008	Various Insurers	
Your account is managed by: UNIT22 Victoria		

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra	From: 9th April 2022 To : 9th April 2023 at 4.00pm Local Time
Policy No : 34-AG49260-SRP	Our Ref : EBM RCP U7733 1413621/002/01

GENERAL ADVICE NOTICE

In respect to this transaction, we have provided general advice only and not personal advice. In giving this advice we have not taken into account your personal circumstances, objectives, financial situation or needs.

Please read the policy documentation, including any Product Disclosure Statement to ensure the policy satisfies your requirements.

If you have any queries or require a copy of the Product Disclosure Statement or our Financial Services Guide, please contact your EBM Account Manager or Representative.