

Statement / Tax Invoice to Owner

unique super
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 25/01/2022
Statement no.: 58
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	\$1,825.00	\$1,425.30	\$0.00	\$0.00	\$399.70

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	\$1825.00 per month	1,825.00	31/01/2022	\$0.00	31/01/2022

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 01/02/2022 to 30/04/2022 OC2	Whittles Strata New OC2	418.00	38.00
Strata Management Services - Admin/Maintenance Fund Contributions 01/02/2022 to 30/04/2022 OC1	Whittles Strata New OC1	740.00	67.27
Water Supply - Water Service Charge 01/10/2021 to 31/12/2021	Greater Western Water	133.92	0.00
Handyman Services - Replace rangehood lightbulb. (Owner authorised).	Lau, Hiu Ming	33.00	3.00
		\$1,425.30	\$117.40

Payments to You

Date	Property	Details	Amount
25/01/2022	2802E/888 Collins Street	BSB: 067-167 A/c No.: XXXX2080 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXFund	399.70
			\$399.70

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. 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

15 Dec 2021

Total amount payable

\$740.00

New charges due for payment

1 Feb 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	01/02/22 to 30/04/22	624.00	56.73	624.00
Maintenance Fund Contributions	01/02/22 to 30/04/22	116.00	10.55	116.00
				740.00
TOTAL DUE IF PAID BY 01/02/22 (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 Feb 2022

Amount due

\$740.00

Plan: 723350Q1

Lot: 2802E

Account: UNIQ00



*496 305208654 2802149

Registration is required for payments from cheque or savings accounts. Please register at 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

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+

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. 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

15 Dec 2021

Total amount payable

\$418.00

New charges due for payment

1 Feb 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	01/02/22 to 30/04/22	238.00	21.64	238.00
Maintenance Fund Contributions	01/02/22 to 30/04/22	180.00	16.36	180.00
				418.00
TOTAL DUE IF PAID BY 01/02/22 (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 Feb 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 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

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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

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Direct Debit
www.deft.com.au

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BPAY
Biller code: 96503

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Australia Post

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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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Hiu Ming Lau Property Service

A.B.N: 15 372 745 174

17 Loxley Circuit, Westmeadows VIC 3049

Mobile: 0430286638

Bill To:

Apex Victoria Real Estate

Invoice #: 000250

Date: 21/01/2022

Unit: 2802E/888 Collins St, Docklands 3008

Date	Details	Hrs	Total (Inc-GST)
24/01/2022	Replace range top light bulb		\$33.00

Subtotal	GST	Total Inc GST	Amount Due
\$30.00	\$3.00	\$33.00	\$33.00

How to pay	By EFT
Account name	Hiu Ming LAU
BSB	343-003
Account number	286010412



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.	T587771776
Service Address	Un 2802e/888 Collins Street Docklands Lot 2802e Plan 723350
Issue Date	7 Dec 2021
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	\$214.12 \$214.12
	BALANCE FORWARD	\$0.00
	NETWORK CHARGES	\$107.53
	OTHER CHARGES	\$26.39
	PLEASE PAY	\$133.92

**Welcome to
Greater Western Water**

City West Water and Western Water have joined to become Greater Western Water, your new water corporation. You can pay your first Greater Western Water bill in all the same ways you have before.

Learn more at gww.com.au



Visit our website today

43:395-001 00002(2685)

Details of charges - Residential

Previous Bill

Previous Bill	\$214.12
Payments Received	
07/10/2021	-\$214.12

 **BALANCE FORWARD** \$0.00

Network Charges

	Charge Period	Charge \$
Water Network Charge	(01/10/2021 to 31/12/2021)	\$51.89
Sewerage Network Charge	(01/10/2021 to 31/12/2021)	\$55.64

 **TOTAL NETWORK CHARGES** \$107.53

Other Charges

Waterways & Drainage Charge (01/10/2021 to 31/12/2021)	\$26.39
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 **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.

Welcome to Greater Western Water

City West Water and Western Water have joined to become Greater Western Water, your new water corporation, servicing Melbourne's inner city and fast-growing west. Learn more at gww.com.au

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

Our prices 2021-22

From 1 July 2021 our prices will change in line with annual inflation rates and adjustments approved by the Essential Services Commission (the independent regulator of the water industry). To learn more about our price changes, visit gww.com.au

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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CSI 5017 12/21 - Menu - BPA Pay - 13 44 99 - 13 44 99 - 13 44 99 - 13 44 99

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.



 **Billpay 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

 **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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+00125331679124>

+009201+

<0587771776>

<0000013392>

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