

Statement / Tax Invoice to Owner

unique super
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 27/04/2021
Statement no.: 49
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	\$1,765.31	\$0.00	\$59.69	\$0.00

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	30/04/2021	\$0.00	30/04/2021

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
Tenant Search Fee	Apex Victoria	15.00	1.36
Strata Management Services - Admin & Maintenance Fund Contributions 01/02/2021 to 30/04/2021 OC2	Whittles Strata New OC2	418.00	38.00
Insurance - 09.04.2021 to 09.04.2022	EBM Insurance Brokers	350.00	29.11
Strata Management Services - Admin & Maintenance Fund Contributions 01/02/2021 to 30/04/2021 OC1	Whittles Strata New OC1	740.00	67.27
Water Supply - Water Service Charge 01/10/2020 to 31/12/2020	City West Water	141.93	0.00
		\$1,765.31	\$144.87

Unpaid Invoices for 2802E/888 Collins Street

Description	Supplier	Ref.	Date Due	Amount
Letting Fee	Apex Victoria		01/04/2021	693.00
Handyman Services - Repair to bathroom soap rack, silicone kitchen and replace smoke alarm battery. (Owner authorised).	Magic Green Property Service	IV1000002283	21/04/2021	132.00
Electrical Services - Repair exhaust fans in laundry & bathroom. (Owner authorised).	Translec Pty Ltd	2337	26/04/2021	132.00
Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2021 to 31/07/2021 OC1	Whittles Strata New OC1		27/04/2021	740.00
Strata Management Services - Admin/Maintenance Fund Contributions 01/05/2021 to 31/07/2021 OC2	Whittles Strata New OC2		27/04/2021	418.00
				\$2,115.00

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. 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

17 Dec 2020

Total amount payable

\$740.00

New charges due for payment

1 Feb 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
Admin Fund Contributions	01/02/21 to 30/04/21	624.00	56.73	624.00
Maintenance Fund Contributions	01/02/21 to 30/04/21	116.00	10.55	116.00
				740.00
TOTAL DUE IF PAID BY 01/02/21 (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 2021

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 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

+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

17 Dec 2020

Total amount payable

\$418.00

New charges due for payment

1 Feb 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
Admin Fund Contributions	01/02/21 to 30/04/21	238.00	21.64	238.00
Maintenance Fund Contributions	01/02/21 to 30/04/21	180.00	16.36	180.00
				418.00
TOTAL DUE IF PAID BY 01/02/21 (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 2021

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
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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 cash, cheque or EFTPOS payments.



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DEFT Payment Systems

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

TAX INVOICE I4013764

Invoice Date : 15.02.2021
Client Number : EBM RCP U7733
Invoice Ref : I4013764 **Cover No** : 1413621/001
Class : RentCoverUltra
Placement with/by : Various Insurers
Period : 09.04.2021 to 09.04.2022
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 : I4013764 **Cover No** : 1413621/001 **Brief Description**: 2802E/888 Collins Street DOCKL
Agent Name : Apex Victoria Real Estate Pty Ltd **Agent Code** : AI03/AI03



Biller 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	16.02.21
Unique Superannuation Fund C/- Apex Victoria Real Estate Pty Ltd Shop 2, 860 Collins Street DOCKLANDS VIC 3008	Various Insurers	

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra	From: 9th April 2021 To : 9th April 2022 at 4.00pm Local Time
Policy No : 34-AG49260-SRP	Our Ref : EBM RCP U7733 1413621/001

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

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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 Extension : Domestic Workers Compensation included, Western Australia only, As Per Act and Common Law

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	16.02.21
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 2021 To : 9th April 2022 at 4.00pm Local Time
Policy No : 34-AG49260-SRP	Our Ref : EBM RCP U7733 1413621/001/01

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.



City West Water™

My account number is

1253 3167 9124

Invoice No.	T557153087
Service Address	Un 2802e/888 Collins Street Docklands Lot 2802e Plan 723350
Issue Date	8 Dec 2020
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

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

City West Water Corporation

ABN 70 066 902 467

citywestwater.com.au

Account summary

	PREVIOUS BILL	\$220.95
	RECEIVED	\$220.95
	BALANCE	\$0.00
	NETWORK CHARGES	\$115.85
	OTHER CHARGES	\$26.08
	PLEASE PAY	\$141.93

AMOUNT DUE
\$141.93
PLEASE PAY BY
29 DEC 2020

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 to find out more.

Visit our website today



12/12/20 10:00:00 AM 100-940206

Details of charges - Residential

Previous Bill	
Previous Bill	\$220.95
Payments Received	
04/11/2020	-\$220.95

 **BALANCE FORWARD** **\$0.00**

Network Charges	Charge Period	Charge \$
Water Network Charge	(01/10/2020 to 31/12/2020)	\$52.70
Sewerage Network Charge	(01/10/2020 to 31/12/2020)	\$63.15

 **TOTAL NETWORK CHARGES** **\$115.85**

Other Charges	
Waterways & Drainage Charge (01/10/2020 to 31/12/2020)	\$26.08

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

 **FINAL TOTAL, PLEASE PAY THIS AMOUNT** **\$141.93**

Visit citywestwater.com.au/charges or call 131 691 for more details about these charges.

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

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

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

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 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 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 to view our support options.



	Bill 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



*362 125331679124