



11660-009

C & D Property Nominee Pty Ltd
8A Bennett St
BASS HILL NSW 2197**RATES ACCOUNT NUMBER****7397795****ISSUE DATE**

22/01/2021

PROPERTY LOCATION AND DESCRIPTION2/192 Victoria Road, PUNCHBOWL NSW 2196
Lot 2 SP 16403**RATEABLE VALUE**

\$181,000

BASE DATE

01/07/2019

RATE CATEGORY

Residential

RATES AND CHARGES

Current Instalment Amount

*paid 3/2.***\$314.00****Should you be unable to pay this account by the due date,
please contact Council's Customer Service Centre on
9707 9000 to arrange a suitable payment arrangement.****Please deduct any payments made since 18/01/2021**NB: The pay by date DOES NOT APPLY to Rates and Charges Overdue.
Additional Recovery Costs may be charged on overdue amount, which
should be paid immediately. 7.0% interest is charged on overdue amounts.**Telephone and Internet Banking - BPAY®**Contact your bank or financial institution to make this
payment from your cheque, savings, debit, credit card or
transaction account. To use the QR code, use the reader
within your mobile banking app. More info: www.bpay.com.au**TOTAL AMOUNT DUE****\$314.00****DUE DATE****28/02/2021**

4078041-SEM-008766-ASA002-11660

CANTERBURY-BANKSTOWN COUNCIL YOUR PAYMENT OPTIONSCall **1300 133 791** to make
payments using Visa, Mastercard
or American Express.
A Service Fee of 0.62% applies.**Bill Code: 34280**
Ref No: 7397795**cbc.city.nsw.gov.au**
Make payment online using Visa,
Mastercard or American Express.
A Service Fee of 0.62% applies.**Bill Code: 34280**
Ref No: 7397795**BPAY®** this payment via internet or
phone banking.**BPAY View®** - View and pay this bill
using internet banking.**Bill Code: 34280**
Ref No: 7397795An authority form is available by
phoning **9707 9000**, or by visiting
cbc.city.nsw.gov.auCompleted authority forms must
be received by Council two weeks
before the next rate due date.**Post Billpay Code: 211**
Ref: 7397795In person at any Post Office, (cash, cheque,
eftpos) by phone 13 18 16 or go to
postbillpay.com.au
Service Fee applies.Detach slip at the perforation
and post your cheque payable
to Canterbury-Bankstown Council
to the PO Box above, or pay at our
Customer Service Centres.**Please note** that no receipt will
be issued for mail payments.**TOTAL AMOUNT DUE: \$314.00****LOCATION: 2/192 Victoria Road, PUNCHBOWL NSW 2196**

*Credit Card payments attract a service fee



*2111 7397795

Paid 3/2



000271/002651/01HOM9109979



000271/002651
TRUSTEE
8A BENNETT ST
BASS HILL NSW 2197

Your Home Insurance Details

Policy Number: HOM9109979
Renewal Date: 21 February 2021
Total Premium Due: \$736.34
Payment Due By: 21 February 2021
Discount Applied: No discount applicable

Package Type: Investment
Cover: Contents (\$31,800)

Insured Address: 2/192 - Victoria Road
Punchbowl NSW 2196

11 January 2021

Thank you for insuring with us – it's time to renew

Your current policy expires on 21 February 2021 and we would like to invite you to renew with us for a further 12 months.

You may note that your premium, discount/s and/or excess have changed since your last period of insurance. This is because we regularly review our discount structures, in addition to updating to the latest available information about risk factors across Australia - including location and previous claims. This practice is in line with CommInsure's commitment to ensuring a fair approach to pricing for our customers. An explanation about how we determine your premium, discount/s and applicable excesses can be found in the CommInsure Home Insurance Premium, Excess and Discount Guide.

Please carefully review the details on the enclosed Certificate of Insurance to ensure our records are correct and your premium is being determined correctly. It is important that you review 'Your Duty of Disclosure' over the page to remind you of your obligations in relation to the information you have provided, and notify us of any changes prior to your renewal date.

Page 1 of 7

NRN01

Payment Method



Call us on **13 24 23** with your MasterCard or Visa details (this is a 24 hour service)
Reference number: **91099794**



Contact your financial institution to make payment from your cheque, savings or credit card account
Biller code: **8599**
Reference number: **91099794**



Take this notice into any Commonwealth Bank branch and pay by cash, cheque, money order or directly from your Commonwealth Bank account:

Bank use only
Transaction type: **Free format credit**
Account number: **062-140 10172512**
Reference: **91099794**



When payment is made, the Certificate of Insurance, and any Confirmation of Amendment, may be used as a tax invoice for GST purposes.

Contact us

Phone: **13 24 23**

Email: **contactus@comminsure.com.au**

Mail: **PO Box 317, Silverwater NSW 2128**

CommInsure is a registered business name of Commonwealth Insurance Limited (CIL) ABN 96 067 524 216 AFSL 235030

000271/00265310/HOM9109979

Your Renewal Premium Comparison

The table below shows the difference in annual premium for your current period of insurance against the premium for this year's renewal offer.

When comparing this year's renewal premium against last year's premium please consider any changes that may have occurred such as a change to your insured address, the addition of building or contents cover, change of vehicle, any applicable discounts, increase or decrease in the sum insureds, etc. Policy changes made after last year's renewal date will not be reflected in last year's premium shown below.

Last Year		This Year	
Your premium as at 21/02/2020		Your premium offer commencing 21/02/2021	
Basic premium (includes any applicable discounts)	\$500.04	Basic premium (includes any applicable discounts)	\$511.80
ESL	\$82.50	ESL	\$102.35
Government charges:		Government charges:	
GST	\$58.21	GST	\$61.39
Stamp Duty	\$57.68	Stamp Duty	\$60.80
Total Premium	\$698.43	Total Premium	\$736.34

ESL is a levy imposed by the NSW State Government on insurers to cover the cost of running the NSW Fire Services and State Emergency Services. This amount is charged on the basic premium where the insured address/garage address is within NSW

** Your Total Premium amount doesn't include any reductions you may have received through campaigns, marketing offers or any goodwill premium adjustments (other than those on your Certificate of Insurance). The amount you see may not show the premium you actually paid for the relevant policy period.*

Last bill	Payments	Balance	This bill	Total amount due
\$153.56	\$153.56	\$0.00	\$150.22	\$150.22

┌ 004673 009



C & D PROPERTY NOMINEE PTY LTD
8A BENNETT ST
BASS HILL NSW 2197

Please pay by

27/01/21

Account number

3818 016

Account for strata unit

U 2/192 Victoria Rd Punchbowl

Fixed charges - GST free	1 Jan 21 - 31 Mar 21	\$
Water service		9.84
Wastewater (sewerage) service		134.27
Stormwater drainage area		6.11
Total amount due		\$150.22

Paid 11/1.

Continued over



BPAY®: Internet or phone banking.
Bill code: 45435 Ref no.: 3818 016 0004

Online ID: 15450085

Card payments:
0.4% fee applies



Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)

Payment number

3818 016 0004



Direct Debit: from your bank account or credit card.
Visit sydneywater.com.au/directdebit

Please pay by

27/01/21



Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Total amount due

\$150.22

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000038180160004



ASIC

Australian Securities & Investments Commission

PO Box 4000
Gippsland Mail Centre VIC 3841
DX 84416 Traralgon

23 October 20



009/290

C & D PROPERTY NOMINEE PTY LTD
8A BENNETT STREET
BASS HILL NSW 2197

Dear Officeholder,

Pay invoice and check company statement

FOR C & D PROPERTY NOMINEE PTY LTD

ACN 636 997 905

Your company's annual statement and review fee invoice statement is enclosed.

To meet your legal requirements and to avoid late fees you need to:

1. review your company's statement to ensure that your company details are correct, and notify of any changes or corrections online; and
2. pay the balance shown on the invoice statement before the due date.

If you no longer require this company you should act now to close it down. Details on deregistering a company are available on our website at www.asic.gov.au/closing.

For full details on your obligations and requirements for company solvency, refer to the following:

Invoice statement

Pay account balance by due date Pay the account balance shown on the enclosed invoice statement. The account balance includes your annual review fee and any overdue balances. Fees apply for late payments. Refer to the invoice statement for details of possible late fees.

Payments can be made quickly via BPAY, EFT, or Australia Post outlets. Check your invoice statement for full payment options.

Company statement

Check that company details are complete and up to date Your company details, as recorded by us, are shown on the company statement. Check the company statement and ensure that your company details are complete and up to date.

Notify us of any change If your company details are not up to date, you must notify us within 28 days from the issue date on the company statement or late review fees apply.

How to notify us of changes Notify changes to company details online at www.asic.gov.au/changes. First time users of our online services will need the corporate key provided on your Company Statement.

For more help or information

Web www.asic.gov.au
Ask a question? www.asic.gov.au/question
Telephone 1300 300 630



ASIC
Australian Securities & Investments Commission

ABN 86 768 265 615

Inquiries
www.asic.gov.au/invoices
1300 300 630

C & D PROPERTY NOMINEE PTY LTD
8A BENNETT ST BASS HILL NSW 2197

INVOICE STATEMENT

Issue date 23 Oct 20

C & D PROPERTY NOMINEE PTY LTD

Paid 7/11

ACN 636 997 905
Account No. 22 636997905

Summary

Opening Balance	\$0.00
New items	\$273.00
Payments & credits	\$0.00
TOTAL DUE	\$273.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 23 Dec 20	\$273.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

PAYMENT SLIP

C & D PROPERTY NOMINEE PTY LTD

ACN 636 997 905 Account No: 22 636997905



22 636997905

TOTAL DUE	\$273.00
Immediately	\$0.00
By 23 Dec 20	\$273.00

Payment options are listed on the back of this payment slip

iB PAY	Billers Code: 17301
	Ref: 2296369979051



*814 129 0002296369979051 22



11796-009

C & D Property Nominee Pty Ltd
8A Bennett St
BASS HILL NSW 2197**RATES ACCOUNT NUMBER****7397795****ISSUE DATE**

30/10/2020

RATEABLE VALUE

\$181,000

BASE DATE

01/07/2019

RATE CATEGORY

Residential

PROPERTY LOCATION AND DESCRIPTION2 / 192 Victoria Road, PUNCHBOWL NSW 2196
Lot 2 SP 16403**RATES AND CHARGES**

Current Instalment Amount

Paid thru

\$314.00

**Should you be unable to pay this account by the due date,
please contact Council's Customer Service Centre on
9707 9000 to arrange a suitable payment arrangement.****Please deduct any payments made since 27/10/2020**NB: The pay by date DOES NOT APPLY to Rates and Charges Overdue.
Additional Recovery Costs may be charged on overdue amount, which
should be paid immediately. 7.5% interest is charged on overdue amounts.**Telephone and Internet Banking - BPAY®**Contact your bank or financial institution to make this
payment from your cheque, savings, debit, credit card or
transaction account. To use the QR code, use the reader
within your mobile banking app. More info: www.bpay.com.au**TOTAL AMOUNT DUE****\$314.00****DUE DATE****30/11/2020**

4076943-SEM-008882-ASA002-11796

CANTERBURY-BANKSTOWN COUNCIL YOUR PAYMENT OPTIONSCall **1300 133 791** to make
payments using Visa, Mastercard
or American Express.
A Service Fee of 0.62% applies.**Biller Code: 34280**
Ref No: 7397795cbc.city.nsw.gov.au
Make payment online using Visa,
Mastercard or American Express.
A Service Fee of 0.62% applies.**Biller Code: 34280**
Ref No: 7397795**BPAY®** this payment via internet or
phone banking.**BPAY View®** - View and pay this bill
using internet banking.**Biller Code: 34280**
Ref No: 7397795An authority form is available by
phoning **9707 9000**, or by visiting
cbc.city.nsw.gov.auCompleted authority forms must
be received by Council two weeks
before the next rate due date.**Post Billpay Code: 2111**
Ref: 7397795In person at any Post Office, (cash, cheque,
eftpos) by phone 13 18 16 or go to
postbillpay.com.au
Service Fee applies.Detach slip at the perforation
and post your cheque payable
to Canterbury-Bankstown Council
to the PO Box above, or pay at our
Customer Service Centres.**Please note** that no receipt will
be issued for mail payments.**TOTAL AMOUNT DUE:** \$314.00**LOCATION:** 2 / 192 Victoria Road, PUNCHBOWL NSW 2196***Credit Card payments attract a service fee**

*2111 7397795

Page 27/10/2020



ASIC
Australian Securities & Investments Commission

Inquiries
www.asic.gov.au/invoices
1300 300 630

ABN 86 768 265 615

A & A JAMES SUPER FUND PTY LTD
8A BENNETT ST BASS HILL NSW 2197

INVOICE STATEMENT

Issue date 17 Oct 20

A & A JAMES SUPER FUND PTY LTD

ACN 636 884 467

Account No. 22 636884467

Summary

Opening Balance	\$0.00
New items	\$55.00
Payments & credits	\$0.00
TOTAL DUE	\$55.00

- Amounts are not subject to GST. (Treasurer's determination - exempt taxes, fees and charges).
- Payment of your annual review fee will maintain your registration as an Australian company.

Transaction details are listed on the back of this page

Please pay

Immediately	\$0.00
By 17 Dec 20	\$55.00

If you have already paid please ignore this invoice statement.

- Late fees will apply if you do NOT
 - tell us about a change during the period that the law allows
 - bring your company or scheme details up to date within 28 days of the date of issue of the annual statement, or
 - pay your review fee within 2 months of the annual review date.
- Information on late fee amounts can be found on the ASIC website.



ASIC
Australian Securities & Investments Commission

TOTAL DUE	\$55.00
Immediately	\$0.00
By 17 Dec 20	\$55.00

PAYMENT SLIP

A & A JAMES SUPER FUND PTY LTD

Payment options are listed on the back of this payment slip

	Billers Code: 17301 Ref: 2296368844678
--	---

ACN 636 884 467

Account No: 22 636884467



22 636884467



*814 129 0002296368844678 54

Last bill	Payments	Balance	This bill	Total amount due
\$153.56	\$153.56	\$0.00	\$153.56	\$153.56

⑆ 008514 009



C & D PROPERTY NOMINEE PTY LTD
 8A BENNETT ST
 BASS HILL NSW 2197

Please pay by

27/10/20

Account number

3818 016

Account for strata unit

U 2/192 Victoria Rd Punchbowl

Fixed charges - GST free	1 Oct 20 - 31 Dec 20	\$
Water service		10.06
Wastewater (sewerage) service		137.25
Stormwater drainage area		6.25
Total amount due		\$153.56

Paid 14/10.

Continued over

Account for U 2/192 Victoria Rd Punchbowl



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 3818 016 0004

Online ID: 15450085

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

3818 016 0004



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

27/10/20



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$153.56

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
 831 066859 000038180160004

240002_NCMNNA_L_DLK_33/006:514/009/53/23


 C & D Property Nomiee Pty Ltd
 8A Bennett St
 BASS HILL NSW 2197

RATES ACCOUNT NUMBER

7397795

ISSUE DATE

28/07/2020

RATE CATEGORY

Residential

PROPERTY LOCATION AND DESCRIPTION

 2 / 192 Victoria Road, PUNCHBOWL NSW 2196
 Lot 2 SP 16403

RATES AND CHARGES
RATES IN \$
RATEABLE VALUE
AMOUNT
BASE DATE 1 JULY 2019

RATES AND CHARGES	RATES IN \$	RATEABLE VALUE	AMOUNT
Ordinary - Residential	0.180159 Min	181,000	713.90
Domestic Waste Service	530.00	1	530.00
Stormwater Management Charge	12.50	1	12.50

Paid 218.

NB: The pay by date DOES NOT APPLY to Rates and Charges Overdue. Additional Recovery Costs may be charged on overdue amount, which should be paid immediately. Interest is charged on overdue amounts in accordance with Council's Schedule of Fees and Charges.


Please deduct any payments made since 22/07/2020

PAY BY INSTALMENTS

DUE BY	1ST	2ND	3RD	4TH
AMOUNT	30-Sep-20 \$314.40 ✓	30-Nov-20 \$314.00	28-Feb-21 \$314.00	31-May-21 \$314.00

TOTAL AMOUNT DUE
\$1,256.40
DUE DATE
30/09/2020
CANTERBURY-BANKSTOWN COUNCIL YOUR PAYMENT OPTIONS

 Call 1300 133 791 to make payments using Visa, Mastercard or American Express. A Service Fee of 0.62% applies.


Biller Code: 34280
Ref No: 7397795

 cbc.city.nsw.gov.au
 Make payment online using Visa, Mastercard or American Express. A Service Fee of 0.62% applies.


Biller Code: 34280
Ref No: 7397795

BPAY this payment via internet or phone banking.
BPAY View - View and pay this bill using internet banking.


Biller Code: 34280
Ref No: 7397795

 An authority form is available by phoning 9707 9000, or by visiting cbc.city.nsw.gov.au

Completed authority forms must be received by Council two weeks before the next rate due date.


Post Billpay Code: 2111
Ref: 7397795

 In person at any Post Office, (cash, cheque, eftpos) by phone 13 18 16 or go to postbillpay.com.au
 Service Fee applies.


 Detach slip at the perforation and post your cheque payable to Canterbury-Bankstown Council to the PO Box above, or pay at our Customer Service Centres.


Please note that no receipt will be issued for mail payments.
TOTAL AMOUNT DUE: \$1,256.40
LOCATION: 2 / 192 Victoria Road, PUNCHBOWL NSW 2196


*2111 7397795

Last bill	Payments	Balance	This bill	Total amount due
\$183.24	\$183.24	\$0.00	\$153.56	\$153.56

05765-3 009

 C & D PROPERTY NOMINEE PTY LTD
 8A BENNETT ST
 BASS HILL NSW 2197

Please pay by

24/07/20

Account number

3818 016

Account for strata unit

U 2/192 Victoria Rd Punchbowl

Fixed charges - GST free	1 Jul 20 - 30 Sep 20	\$
Water service		10.06
Wastewater (sewerage) service		137.25
Stormwater drainage area		6.25
Total amount due		\$153.56



Continued over

Account for U 2/192 Victoria Rd Punchbowl



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 3818 016 0004

Online ID: 15450085

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

3818 016 0004



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

24/07/20



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$153.56

TRAN CODE 831 USER CODE 066859 CUSTOMER REFERENCE NUMBER 000038180160004



11209-009

C & D Property Nominee Pty Ltd
8A Bennett St
BASS HILL NSW 2197*Paid
29/4.***RATES ACCOUNT NUMBER****7397795****ISSUE DATE**

23/04/2021

RATEABLE VALUE

\$181,000

BASE DATE

01/07/2019

RATE CATEGORY

Residential

PROPERTY LOCATION AND DESCRIPTION2 / 192 Victoria Road, PUNCHBOWL NSW 2196
Lot 2 SP 16403**RATES AND CHARGES**

Current Instalment Amount

\$314.00

Should you be unable to pay this account by the due date,
please contact Council's Customer Service Centre on
9707 9000 to arrange a suitable payment arrangement.

Please deduct any payments made since 20/04/2021

NB: The pay by date DOES NOT APPLY to Rates and Charges Overdue.
Additional Recovery Costs may be charged on overdue amount, which
should be paid immediately. 7.0% interest is charged on overdue amounts.

**Telephone and Internet Banking - BPAY®**

Contact your bank or financial institution to make this
payment from your cheque, savings, debit, credit card or
transaction account. To use the QR code, use the reader
within your mobile banking app. More info: www.bpay.com.au

TOTAL AMOUNT DUE**\$314.00****DUE DATE****31/05/2021**

4078942-SEM-008470-ASA002-11209

CANTERBURY-BANKSTOWN COUNCIL YOUR PAYMENT OPTIONS

Call **1300 133 791** to make
payments using Visa, Mastercard
or American Express.
A Service Fee of 0.62% applies.



Biller Code: 34280
Ref No: 7397795



cbc.city.nsw.gov.au
Make payment online using Visa,
Mastercard or American Express.
A Service Fee of 0.62% applies.



Biller Code: 34280
Ref No: 7397795



BPAY® this payment via internet or
phone banking.

BPAY View® - View and pay this bill
using internet banking.

Biller Code: 34280
Ref No: 7397795



An authority form is available by
phoning **9707 9000**, or by visiting
cbc.city.nsw.gov.au

Completed authority forms must
be received by Council two weeks
before the next rate due date.



Post Billpay Code: 2111
Ref: 7397795

In person at any Post Office, (cash, cheque,
eftpos) by phone 13 18 16 or go to
postbillpay.com.au
Service Fee applies.



Detach slip at the perforation
and post your cheque payable
to Canterbury-Bankstown Council
to the PO Box above, or pay at our
Customer Service Centres.



Please note that no receipt will
be issued for mail payments.

TOTAL AMOUNT DUE: \$314.00**LOCATION:** 2 / 192 Victoria Road, PUNCHBOWL NSW 2196

*Credit Card payments attract a service fee



*2111 7397795

Last bill	Payments	Balance	This bill	Total amount due
\$150.22	\$150.22	\$0.00	\$151.89	\$151.89

08925-3 009

 C & D PROPERTY NOMINEE PTY LTD
 8A BENNETT ST
 BASS HILL NSW 2197

Please pay by

28/04/21

Account number

3818 016

Account for strata unit

U 2/192 Victoria Rd Punchbowl

Fixed charges - GST free	1 Apr 21 - 30 Jun 21	\$
Water service		9.95
Wastewater (sewerage) service		135.76
Stormwater drainage area		6.18
Total amount due		\$151.89

*Paid
2014.*

Continued over



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 3818 016 0004

Online ID: 15450085

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

3818 016 0004



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

28/04/21



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

\$151.89

TRAN CODE

831

USER CODE

066859

CUSTOMER REFERENCE NUMBER

000038180160004

Paid
2/4.

Notice of Levies Due in May 2021

Issued 26/03/2021 on behalf of:

The Owners of SP-16403
ABN 13304294603
192 Victoria Road
PUNCHBOWL NSW 2196

C&D Property Nominee P/L ACN 636997905
8A Bennett Street
BASS HILL NSW 2197

for Lot 2 Unit 2
C & D Property Nominee P/L ACN 636997905

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/05/2021	Quarterly Admin/Capital Works Levy 1/5/21 to 31/7/21	352.73	147.25	499.98
	Total levies due in month	352.73	147.25	499.98

Total of this levy notice	499.98
Levies in arrears	499.98
Interest on levies in arrears*	8.08
Outstanding owner invoices	0.00
Subtotal of amount due	<u>1,008.04</u>
Prepaid	0.00
Total amount due	<u>\$1,008.04</u>
Payment due 01/05/2021	

* Interest calculated to 1/05/2021

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners of SP-16403'

An online portal system is available to obtain information in relation to your strata plan and specific lot. It includes contact details, view levy information, generate financial reports, ability to view/download property documents and agent/tenant details for each property.

IF YOU HAVEN'T RECEIVED YOUR LOG IN DETAILS AS YET, PLEASE CONTACT OUR OFFICE ON 98227800 OR EMAIL US "strata@ium.com.au."

Commonwealth Bank
Commonwealth Bank of Australia



Billers Code: 50922
Ref: 0026403 6



Neither the Owners Corporation, the Association or Independent Unit Management Pty Ltd will be held liable for delays in the banking system or other transfer fees.

Contact your participating financial institution to make a BPAY® payment from your cheque or savings account. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au
Enter the biller code and your customer reference number.
Cash payment can be made at any Commonwealth Bank branch by providing the account number and client number.

Amount Due

\$1,008.04

Due Date

01/05/2021

C&D Property Nominee P/L ACN 636997905
Strata Plan 16403, Lot 2, Unit 2

Payment can be made from your bank account, or by presenting a cash payment at any CBA branch. Please use the exact payment reference provided below when making payments.

Account Name:	IUM P/L Trust Account For
Bank/State/Branch (BSB):	062-130
Account Number:	1035-4653
Payment Reference:	0026403



MR ANDREW C JAMES
102 FLOSS ST
HURLSTONE PARK NSW 2193

Our reference: 7116404284370

Phone: 13 10 20

TFN: 385 481 151

6 July 2020

We have approved an early release of superannuation

Dear ANDREW,

We're writing to you about your application for the Coronavirus - early release of super benefits. This is a notice of the decision made by the Regulator determining whether you've met a condition of release.

After careful consideration, we've determined that you are eligible for an early release of super.

Release amount

We've approved a release of **\$ 10,000.00**

We've approved the release of your benefits from the super provider(s) shown below:

THE TRUSTEE FOR A & A JAMES SUPER FUND	\$ 10,000.00
--	---------------------

The above amount(s) can only be released by your super provider(s) as one lump sum payment and is tax free.

What you need to do

To organise the release of your super benefits from your self-managed super fund you will need to provide a copy of this letter to the Trustee and retain a copy for your personal records.

Yours sincerely,
Grant Brodie
Deputy Commissioner of Taxation

NEED HELP?

If you have any questions or need help, phone us on 13 10 20 between 8.00am and 6.00pm, Monday to Friday.

If you phone

Remember to have your tax file number with you when you phone. It will also be helpful if you can tell us the 'Our reference' number at the top of this letter.

FIND OUT MORE

For more information about releasing super on compassionate grounds and how tax applies, visit our website at ato.gov.au/early-release



MRS ANASTASIA JAMES
102 FLOSS ST
HURLSTONE PARK NSW 2193

Our reference: 7116775684344

Phone: 13 10 20

TFN: 345 587 122

15 July 2020

We have approved an early release of superannuation

Dear ANASTASIA,

We're writing to you about your application for the Coronavirus - early release of super benefits. This is a notice of the decision made by the Regulator determining whether you've met a condition of release.

After careful consideration, we've determined that you are eligible for an early release of super.

Release amount

We've approved a release of	\$ 7,500.00
-----------------------------	-------------

We've approved the release of your benefits from the super provider(s) shown below:

THE TRUSTEE FOR A & A JAMES SUPER FUND	\$ 7,500.00
--	-------------

The above amount(s) can only be released by your super provider(s) as one lump sum payment and is tax free.

What you need to do

To organise the release of your super benefits from your self-managed super fund you will need to provide a copy of this letter to the Trustee and retain a copy for your personal records.

Yours sincerely,
Grant Brodie
Deputy Commissioner of Taxation

NEED HELP?

If you have any questions or need help, phone us on 13 10 20 between 8.00am and 6.00pm, Monday to Friday.

If you phone

Remember to have your tax file number with you when you phone. It will also be helpful if you can tell us the 'Our reference' number at the top of this letter.

FIND OUT MORE

For more information about releasing super on compassionate grounds and how tax applies, visit our website at ato.gov.au/early-release

MACE Tiles & Paint Depot

A.B.N.: 79 112 650 843
 464-472 Canterbury Rd Cnr Viking St CAMPSIE NSW 2194
 Phone: 0297893288 Fax: 0297893688

Tax Invoice

Docket No	1555945	Date	17/02/2021 9:14AM
Served by	John		

Sold To :

John Vuong
Admin

Deliver To:

Unit 2/192 Victoria St
PUNCHBOWL

Description	Tax	Price \$	Qty	Total \$
15L D/X W/wear L/sheen-White 15	GST	168.00	2	336.00
-COLOUR-Dx Whisper White	GST	0.00	1	0.00
10L D/X Super Enamel Semi-White	GST	146.50	1	146.50
-COLOUR-D/x White on White	GST	0.00	1	0.00



 MACE TILES AND PAINTS
 CAMPSIE NSW 2194
 MERCH ID 02474096
 MID: 315799422003488
 TID: 10003970
 Version: 0.8.29E

=====

CUSTOMER COPY

FEB 17, 21 09:17
 BATCH: 000029
 INV: 644
 STAN: 000731
 ACCOUNT TYPE SAVINGS
 RRN: 000731091711
 DEBIT
 A00000038410

eftpos SAV
3613(t)
SALE AUD \$491.00

APPROVED 00
 ARQC: 1455EE49C3F8A969
 APSN:00 ATC:000F

Please retain receipt
 for your records

PLEASE RETAIN RECEIPT
 FOR YOUR RECORDS

No. of Items (5)

Payment Details		Totals	
Cash	\$482.50	Sub Total	\$482.50
		Tax	\$43.86
		TOTAL inc GST	\$482.50

All Paint Prices includes Govt. Levy of 15c per ltr (ex GST) where applicable. Refund/Return of Goods purchased can only be made within 14 Days from Invoice Date. Tile Returns are subject to 25% handling fee. Specially ordered Tiles are NOT returnable.

Notice of Levies Due in August 2020

1st Floor, 227-229 George St
Liverpool NSW, 2170
PO Box 155 Liverpool BC 1571
Phone: 9822 7800
Fax: 9822 7900
www.iurn.com.au
Email: strata@iurn.com.au

ACN: 001 963 202 ABN: 16 001 863 202

Issued 26/06/2020 on behalf of:

The Owners of SP--16403
ABN 13304294603
192 Victoria Road
PUNCHBOWL NSW 2196

C&D Property Nominee P/L ACN 636997905
8A Bennett Street
BASS HILL NSW 2197

for Lot 2 Unit 2
C & D Property Nominee P/L ACN 636997905

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/08/2020	Quarterly Admin/Capital Works Levy 1/8/20 to 31/10/20	685.23	68.01	753.24
	Total levies due in month	685.23	68.01	753.24

Total of this levy notice	753.24
Levies in arrears	0.00
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	753.24
Prepaid	0.00
Total amount due	\$753.24
Payment due 01/08/2020	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners of SP--16403'



Neither the Owners Corporation, the Association or Independent Unit Management Pty Ltd will be held liable for delays in the banking system or other transfer fees.



Billers Code: 50922

Ref: 0026403 6



Amount Due

\$753.24

Due Date

01/08/2020

C&D Property Nominee P/L ACN 636997905
Strata Plan 16403, Lot 2, Unit 2

Payment can be made from your bank account, or by presenting a cash payment at any CBA branch. Please use the exact payment reference provided below when making payments.

Account Name: IUM P/L Trust Account For
Bank/State/Branch (BSB): 062-130
Account Number: 1035-4653
Payment Reference: 0026403