

Landlord: Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
Property: 2/25-31 Redwood Drive, Dingley VIC 3172

Schedule of outgoing in respect of the property paid during the period 01/07/2022 to 30/06/2023 and which the Tenant is liable to reimburse to the landlord

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
Council rates	509.51				509.35			509.35			509.35		2,037.56
Water rates 1	202.55	281.55				212.65				224.80		230.35	1,151.90
Owners Corporation fees 2	1,115.51	470.90		1,351.00			1,351.00			1,351.00			5,639.41
Landlord's insurance 3	856.25												856.25
Service of heating/cooling system		286.00			286.00			286.00				286.00	1,144.00
Service of exhaust system	66.00											66.00	132.00
Service of roller door												253.00	253.00
													<u>11,214.12</u>

Notes:

Morrison issued 2 statements in July 2022

Table contains outgoing paid including GST if it was paid to the provider

1 note that water rates paid in July 2022 relate to the previous financial year

2 Tenant is liable for OC administration fees but NOT for OC maintenance fees

3 Insurance invoice was paid direct by ERSF



Morrison Commercial
 ABN 59740433947
 ACN

P O Box 593
 Braeside 3195 VIC

accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Rubert Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Faineant Pty Ltd ATF Esther Rubert Superannuation Fund
 Date 01/07/2022
 Manager Morrison Commercial
 Statement No 38
 Reference 28863D
 Page 1 of 1

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid GST	Total Paid Gross	Total Owning
Income						
2/25-41 Redwood Drive, Dingley Village, Vic, 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Rent	\$3,914.42	31/07/2022	\$0.00	\$355.86	\$3,914.42	\$0.00
Water Rates	\$222.81	30/06/2022	\$0.00	\$20.26	\$222.81	\$0.00
Owners Corporation Fees	\$1,227.06	30/09/2022	\$0.00	\$111.55	\$1,227.06	\$0.00
Repairs & Maintenance	\$66.00	14/06/2022	\$0.00	\$6.00	\$66.00	\$0.00
	Total Income			\$493.67 ✓	\$5,430.29 ✓	
Deductions						
✓ Annual maintenance exhaust systems	T 53259	Bourke Air Pty Ltd		-\$6.00	-\$66.00 ✓	
✓ Maintenance Levy 1stQ 22-23	L 29146	OCVM 29146			-\$163.04 ✓	
✓ O/Corp Fees 1stQ 22-23	T 29146	OCVM 29146			-\$1,115.51 ✓	
Commission on Rental		Rental 01 - ANZ Genera		-\$17.79	-\$195.72 ✓	
Statement Fee		Rental 01 - ANZ Genera		-\$0.30	-\$3.30 ✓	
✓ S/E Water 4thQ 21/22	T 15693054	South East Water Ltd			-\$202.55 ✓	
	Total Deductions			-\$24.09	-\$1,746.12	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Rubert Superannuation Fund	Banked into your account ***835				\$3,684.17 ✓	
	Total Distribution of Funds				\$3,684.17	
GST Summary						
GST Received on Statement					\$493.67	
GST Paid on Statement					-\$24.09	
	Total GST Summary				\$469.58	



TAX INVOICE 53259

ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: **FAINEANT-MORRISONCOMMERCIAL**
Date: **14/06/2022**
Job Card 54547
Order #:
Contact: Ester

Bill To:

**Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195**

Site Address:
**Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172**

Description
Carried out annual maintenance to exhaust systems - clean vents and checked fan motors.
Found toilet exhaust fan unplugged, tested power and found fan dead on arrival.
Pre-existing fault and quote sent May 2021 to replace fan - not accepted.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
2					Various Exhausts

Service Fee:	\$60.00
Total:	\$60.00
GST:	\$6.00
Total Inc GST:	\$66.00
Less Paid:	\$0.00
Amount Due:	\$66.00

TERMS: 30 Days from End of Month unless otherwise agreed.

This is a payment claim under the Building and Construction Industry Security of Payment Act 2002
We Reserve the right to charge Accounting Fees and Interest on accounts that have gone beyond our Trading Terms



The OCVM Group of Companies comprising:
OCV Management Pty Ltd
 ABN: 86 131 523 432 BLA Registration:000454
StrataPrime Pty Ltd
 ABN:37 167 339 031 BLA Registration:000839
OCVM Commercial Pty Ltd t/a 37 Deg OC:
 ABN: 70 892 261 931 BLA Registration 001050

Your Property is proudly managed by:

37° Owners Corporation

PO Box 302, Carlton South VIC 3053
 Email: accounts@ocvmgroup.com.au
 Phone: 03 - 9417 9600

Faineant Pty Ltd
 c/- Morrison Commercial
 PO Box 593
 BRAESIDE 3195 VIC

Invoice

Owners Corporation 029146G
 ABN 23 384 993 242
Date of Notice 30/05/2022
 Ref 3093470347

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

Owners Corporation Strata Plan 029146G

Lot Number - 1

Unit Number - 2 25-41 Redwood Drive DINGLEY VIC 3172

Notice is hereby given by the Owners Corporation Plan of Subdivision 029146G pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable by the due date specified below.

Details	Admin	Maintenance	Interest	Paid	Due Date	Total
Standard Fee Contribution Schedule (01/07/22 - 30/09/22)	\$1,115.51	\$163.04	\$0.00	\$0.00	01/07/2022	\$1,278.55
No GST has been charged.				Amount Payable \$1,278.55 Amount Payable if paid at Australia Post \$1,278.55		

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.

FANEANT PTY LTD
 C/O MORRISON COMMERCIAL INDUSTRY
 PO BOX 593
 BRAESIDE VIC 3195

Last bill	Payments received	Balance
\$194.95	-\$194.95cr	\$0.00
Your account breakdown		
Issue date	27 May 2022	
Property	Office 225-41 Redwood Drive DINGLEY VILLAGE VIC 3172	
Property reference	SCF/11816/8	
Last bill	\$194.95	
Payment received	\$194.95cr	
Balance brought forward	\$0.00	
Our charges (no GST)	\$162.92	
Other authorities' charges (no GST)	\$39.65	
Total due	\$202.55	

Date due:	15 June 2022
Current charges	Total due
+\$202.55	\$202.55

Your snapshot

Average daily cost **\$1.79**

Payments (Online/Mail/Call) & account enquiries
 South East Water Commercial Industry
 Accounts Enquiries
 1300 363 633
 Mon-Fri 9am-5pm
 For bill and invoice enquiries (24/7)
 For water and sewerage outages or faults
 For all other enquiries
 Text to 1300 363 633

Our charges

Meter reading details Date read 18/05/2022

Meter Number	current read	previous read	consumption (litres)	Estimate or Actual read
			9,094	A

Your percentage of the meter's consumption is 6.36%
 Your proportional water usage is 6.36 kilolitres
 One kilolitre (Kl) equals 1,000 litres
 Approximate date for next meter reading is 17 August 2022.
 Water usage For period 14/02/22 to 18/05/22 (93 days)
 6.36 Kl @ \$3.4307 per Kl = \$21.92

Our charges explained

Waterways and drainage charge	\$39.65
Water service charge	\$23.28
Sewerage service charge	\$108.21
Total service charges	\$162.92
Other authorities' charges	\$162.92
Net annual value capped at 1990 levels	Minimum charge
Waterways and Drainage	\$15,500.00 0.01054 \$39.65
Total other authorities'	\$39.65
Total current charges	\$202.55

Our charges explained

For more information visit southeastwater.com.au/businessprices
 Other authorities' charges
 Waterways and drainage charge
 For more information visit southeastwater.com.au
 30/06/22 01/04/22 to

Bill support is available.
 Explore your payment options
 Visit southeastwater.online/assistance



Receipts and Expenditure Statement

Faineant Pty Ltd ATF Esther Rubert Superannuation Fund
2/25-41 Redwood Drive, Dingley, Vic. 3172

Morrison Commercial
597-0433947
P O Box 593
Braeside 3195 VIC
03 9586 9999
accounts@morrison.net.au

01/07/2022 02/06/2023

	Total	July	August	September	October	November	December	January	February	March	April	May	June
Revenue													
8000.20 Repairs & Maintenance	\$580.00	\$60.00	\$280.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00
402. Rent	✓ \$45,725.30	\$7,391.90	\$3,833.34	\$0.00	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34	\$3,833.34
8000.06 Outgoings - Insurance Renewal	\$785.03	\$785.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8000.24 Outgoings - Water Rates & Usage	\$667.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$212.65	\$0.00	\$0.00	\$0.00	\$224.80	\$0.00	\$230.35
8000.30 Outgoings - Maintenance & Servicing	\$560.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320.00
407. Outgoings - Council Rates & Other Fees	\$2,037.56	\$0.00	\$509.51	\$0.00	\$0.00	\$509.35	\$0.00	\$0.00	\$509.35	\$0.00	\$0.00	\$509.35	\$0.00
400. Owners Corporation Fees	\$4,523.90	\$0.00	\$470.90	\$0.00	\$1,351.00	\$0.00	\$0.00	\$1,351.00	\$0.00	\$0.00	\$1,351.00	\$0.00	\$0.00
8000.19 Old Chart Code OComp Fees	\$1,115.51	\$1,115.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
408. OLD Chart Code - Water Rates	\$484.10	\$202.55	\$281.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses													
523.01 Repairs & Maintenance	✓ \$56,499.20	\$9,554.99	\$5,355.30	\$0.00	\$5,184.34	\$4,602.69	\$4,045.99	\$5,184.34	\$4,602.69	\$3,833.34	\$5,409.14	\$4,342.69	\$4,383.69
545. Outgoings - Council Rates & Other Fees	\$-880.00	✓ \$-60.00	✓ \$-260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-260.00	\$0.00	\$0.00	\$-300.00	\$0.00
546. Outgoings - Water Rates & Usage	\$-2,037.56	\$0.00	\$-509.51	\$0.00	\$0.00	\$-509.35	\$0.00	\$0.00	\$-509.35	\$0.00	\$0.00	\$-509.35	\$0.00
548. Owners Corporation Fees	\$-1,151.90	\$-202.55	\$-281.55	\$0.00	\$0.00	\$0.00	\$-212.65	\$0.00	\$0.00	\$0.00	\$-224.80	\$0.00	\$-230.35
575. Outgoings - Maintenance & Servicing	\$-810.00	\$-1,278.55	\$-470.90	\$0.00	\$-1,514.05	\$0.00	\$0.00	\$-1,514.05	\$0.00	\$0.00	\$-1,514.05	\$0.00	\$0.00
500. Commission on Rental	✓ \$-2,286.30	\$0.00	\$0.00	\$0.00	\$0.00	\$-260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-550.00
520. Statement Fee	✓ \$-36.00	\$-369.60	\$-191.67	\$0.00	\$-191.67	\$-191.67	\$-191.67	\$-191.67	\$-191.67	\$-191.67	\$-191.67	\$-191.67	\$-191.67
		\$6.00	\$-3.00	\$0.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00	\$-3.00
Total	✓ \$13,493.36	\$-1,916.70	\$-1,716.63	\$0.00	\$-1,708.72	\$-964.02	\$-407.32	\$-1,708.72	\$-964.02	\$-194.67	\$-1,933.52	\$-1,004.02	\$-975.02

Not an outgoing
 \$-300.00
 \$-509.35
 \$-230.35 v
 \$-550.00
 \$-191.67
 \$-3.00
 \$-975.02

150
 60
 260
 230
 550



Receipts and Expenditure Statement
Faineant Pty Ltd ATF Esther Rubel Superannuation Fund
 2/25-41 Redwood Drive, Dingley, Vic, 3172

01/07/2022 02/06/2023

Morrison Commercial
 ABN 59740433947
 P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

	Total	July	August	September	October	November	December	January	February	March	April	May	June
Capital													
102. Distribution to Owner	✓ \$48,254.49	✓ \$8,550.23	✓ -\$4,128.73	\$0.00	✓ \$3,974.58	✓ -\$4,053.47	✓ -\$4,023.80	✓ -\$3,974.58	✓ -\$4,053.47	✓ -\$4,002.53	✓ -\$3,997.06	✓ -\$3,723.47	✓ -\$3,772.57
GST Summary													
GST Received	\$5,649.91	\$955.50	\$535.53	\$0.00	\$518.43	\$460.27	\$404.60	\$518.43	\$460.27	\$383.33	\$540.91	\$434.27	\$438.37
GST Paid	-\$401.26	-\$43.56	-\$45.47	\$0.00	-\$19.47	-\$45.47	-\$19.47	-\$19.47	-\$45.47	-\$19.47	-\$19.47	-\$49.47	-\$74.47
	\$5,248.65	\$911.94	\$490.06	\$0.00	\$498.96	\$414.80	\$385.13	\$498.96	\$414.80	\$363.86	\$521.44	\$384.80	\$363.90

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
Property: 2/25-31 Redwood Drive, Dingley VIC 3172

Schedule of outgoing in respect of the property paid during the period 01/07/2022 to 30/06/2023 and which the Tenant is liable to reimburse to the landlord

All figures inc GST if applicable

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
Council rates	509.51				509.35			509.35			509.35		2,037.56
Water rates 1	202.55	281.55				212.65				224.80		230.35	1,151.90
Owners Corporation fees 2	1,115.51	470.90		1,351.00			1,351.00			1,351.00			5,639.41
Landlord's insurance 3	863.53												863.53
Service of heating/cooling system		286.00			286.00			286.00				286.00	1,144.00
Service of exhaust system	66.00											66.00	132.00
Service of roller door												253.00	253.00
													<u>11,221.40</u>

Note that Morrisons issued 2 statements in July 2022

1 note that water rates paid in July 2022 relate to the previous financial year

2 Tenant is liable for OC administration fees but NOT for OC maintenance fees

3 Insurance invoice was paid direct by ERSF; ERSF paid \$856.25 inc GST; Tenant reimbursed \$863.53

	Paid by ERSF:	Reimbursed by tenant:
Premium + broker fee	712.18	712.18
GST paid by LL	71.22	
Stamp duty	72.85	72.85
GST paid by TT		78.5
totals:	<u>856.25</u>	<u>863.53</u>



Morrison Commercial
 ABN 59740433947
 ACN

P O Box 593
 Braeside 3195 VIC

accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 29/07/2022
 Manager Morrison Commercial
 Statement No 39
 Reference 28991D

Page 1 of 1

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid		Total Owning
				GST	Gross	
Income						
2/25-41 Redwood Drive, Dingley Village, Vic. 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Rent	\$4,216.67	31/08/2022	\$0.00	\$383.33	\$4,216.67	\$0.00
Water Rates	\$222.81	30/06/2022	\$0.00			\$0.00
Outgoings - Insurance Renewal (Due 01/08/2022)	\$863.53	01/08/2023	\$0.00	\$78.50	\$863.53	\$0.00
Owners Corporation Fees	\$1,227.06	30/09/2022	\$0.00			\$0.00
Repairs & Maintenance	\$66.00	14/06/2022	\$0.00			\$0.00
	Total Income			\$461.83	\$5,080.20	
Deductions						
Commission on Rental	Rental 01 - ANZ Genera			-\$19.17	-\$210.84	
Statement Fee	Rental 01 - ANZ Genera			-\$0.30	-\$3.30	
	Total Deductions			-\$19.47	-\$214.14	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund	Banked into your account ***835				\$4,866.06	
	Total Distribution of Funds				\$4,866.06 ✓	
GST Summary						
GST Received on Statement					\$461.83	
GST Paid on Statement					-\$19.47	
	Total GST Summary				\$442.36	



MCA

INSURANCE BROKERS

PROTECTION

REGISTERED INSURANCE BROKERS
INCORPORATING ROBERT MELCH INSURANCE BROKERS

The policy mentioned below is due for renewal on and payable by 1/08/2022

MCA INSURANCE BROKERS PTY LTD
A.B.N. 68 005 522 181 AFS Licence No 240942
Level 4, 88 Ricketts Road, Mount Waverley 3149
(PO Box 917, Mount Waverley 3149)
Phone: (03) 9550 6000
Email: admin@mcainsurance.com.au
Web: www.mcainsurance.com.au
Member of National Insurance Brokers Association of Australia



Steadfast

Page 1 of 4

TAX INVOICE
This document will be a tax invoice for GST when you make payment

Invoice Date: 14/07/2022

Invoice No: 0028356

Our Reference: FAINEANT

Should you have any queries in relation to this account, please contact your Account Manager
Kevin Morrison

Faineant Pty Ltd
PO Box 1580
Victor Harbor SA 5211

Class of Policy: Business Package
Insurer: Insurance Australia Ltd (T/as CGU)
PO Box 390D Melbourne 3001
ABN:
The Insured: Faineant Pty Ltd ATF Esther Rubert Superannuation Fund

RENEWAL
Policy No: 01R832953901
Period of Cover:
From 1/08/2022
to 1/08/2023 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

Suite 2, 25-41 Redwood Drive, Dingley Village VIC

YOUR DUTY OF DISCLOSURE

PLEASE READ IMPORTANT NOTICE OVERLEAF

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

Clients who are not fully satisfied with our services should contact our customer relations/complaints officer.

MCA Insurance Brokers Pty Ltd

is a member of Australian Financial Complaints Authority and we follow the principles of the Insurance Brokers Code of Practice. Further information is available from our office. You can contact AFCA directly on 1800 931 678.

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$662.18	\$0.00	\$0.00	\$71.22	\$72.85	\$50.00
TOTAL (Excluding Credit Card fee)					\$856.25
Credit Card fee (inc GST) is					\$10.28



Acct Name: MCA Insurance Brokers Pty Ltd
BSB: 083166 ✓ Account: 533674200 ✓
Reference: FAINEANT 0028356 ✓

Our Reference: FAINEANT
Invoice No: 0028356
Acct Man: KevinM



Mail this portion with your cheque payable to:
MCA Insurance Brokers
PO Box 917
Mt Waverley Vic 3149



To pay with your Mastercard or Visa
Call 03 9550 6000

Pd 15/7/2022

AMOUNT DUE \$856.25

Schedule of Insurance

Class of Policy: Business Package	Policy No: 01R832953901
The Insured: Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund	Invoice No: 0028356
	Our Ref: FAINEANT

CGU PADLOCK INSURANCE POLICY

INSURED: Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund

BUSINESS DESCRIPTION: Property Owner - Commercial Unit forming part of a Body Corporate or Strata Occupied by: Professional Associates

INTERESTED PARTIES: Nil Advised

SITUATION: Suite 2, 25-41 Redwood Drive, Dingley Village VIC 3172

SECTION 1 - PROPERTY:

INTEREST INSURED: Building & Contents (Landlords Fixtures & Fittings) \$ 66,524

ADDITIONAL BENEFITS: As Per Policy Wording

EXTENSIONS AUTOMATICALLY INCLUDED: Conditions/Extensions as per Policy

EXCLUSIONS: Exclusions as per Policy

DEDUCTIBLE/EXCESS: \$500 Each and Every Claim

SECTION 2 - LOSS OF INCOME:

INDEMNITY PERIOD: 24 Months

INTEREST INSURED: Gross Rental Income for Indemnity Period \$ 110,000
Increased Cost of Working , Not insured

CONDITIONS/EXTENSIONS: Conditions/Extensions as per Policy

EXCLUSIONS: Exclusions as per Policy

DEDUCTIBLE/EXCESS: \$500 Each and Every Claim

SECTION 3A. THEFT:

INTEREST INSURED: Building & Contents (Landlords Fixtures & Fittings) \$ 66,524

DEDUCTIBLE/EXCESS: \$500 Each and Every Claim

SECTION 3B. MONEY

INTEREST INSURED:

1. Private Residence	\$	5,000
2. Outside Business Hours	\$	5,000
3. All Other	\$	50,000

DEDUCTIBLE/EXCESS: \$500 Each and Every Claim

SECTION 3. RENT DEFAULT Not insured

SECTION 4 - GLASS:

INTEREST INSURED: Breakage of Glass at the Situation Replacement Value

CONDITIONS/EXTENSIONS: Conditions/Extensions as per Policy

Schedule of Insurance

Class of Policy: Business Package	Policy No: 01R832953901
The Insured: Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund	Invoice No: 0028356
	Our Ref: FAINEANT

EXCLUSIONS: Exclusions as per Policy

DEDUCTIBLE/EXCESS: \$500 Each and Every Claim

SECTION 5 - TAX INVESTIGATION:

INTEREST INSURED: Tax Investigation \$ 10,000

DEDUCTIBLE/EXCESS: Nil

SECTION 6 - LEGAL COSTS - OH&S BREACHES:

INTEREST INSURED: Legal Costs - OH&S Breaches \$ 100,000

DEDUCTIBLE/EXCESS: Nil

SECTION 7 - PUBLIC & PRODUCT LIABILITY:

INTEREST INSURED:

All sums which the insured shall become legally liable to pay Third Parties in respect of personal injury and/or damage to property as a result of an occurrence and happening in connection with the situation as property owner.

EXTENSIONS AUTOMATICALLY INCLUDED:

Property in the Physical and Legal Control \$ 250,000
Conditions/Extensions as per Policy

EXCLUSIONS: Exclusions as per Policy

SITUATION: At and From - Suite 2, 25-41 Redwood Drive, Dingley Village VIC 3172 and including Anywhere within Australia

LIMIT OF LIABILITY: Public Liability \$ 20,000,000 Any One Occurrence
Products Liability \$ 20,000,000 Any One Period of Insurance

DEDUCTIBLE/EXCESS: \$500

SECTION 8 - MACHINERY COVER: Not Insured
Air Conditioners - Not insured

FLOOD COVER: Full flood cover is provided for the full sum insured for sections 1 & 2 combined at any one period of insurance. Excess \$500

SPECIAL CONDITIONS:

COMMERCIAL UNIT OWNER LIABILITY:

Cover provided under this policy is limited to Personal Injury or Damage to Property arising from or in connection with the ownership of the insured property including the unit owners' fixtures and fittings at the situation.

We will not pay for Personal Injury or Damage to Property claims in respect to liability arising from:

(a) common buildings, common contents or common areas at the situation that are the responsibility of the Commercial Body Corporate of which the insured is a member.

(b) or in connection with the business activities of the occupier of the insured premises."

Full Flood cover is provided for the full sum insured for Sections 1 & 2 combined at any one period of Insurance. Excess \$500.

Schedule of Insurance

Page 4 of 4

Class of Policy: Business Package	Policy No: 01R832953901
The Insured: Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund	Invoice No: 0028356
	Our Ref: FAINEANT

General Advice Warning

This an important document. You should read it carefully and ensure that you understand it.

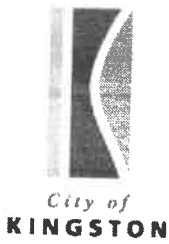
If you do not understand or if you disagree with anything please contact us. You may want to contact us if you change your mind about the insurance policy you want to purchase. You have a minimum of 14 days (your Insurer may allow you longer) to cancel your policy. You will find details of the cooling off period in your policy documents.

In this instance we only provide a "general advice" service. This means that whilst we may generally recommend the products we distribute, we do not consider whether the product is appropriate for your own personal objectives, financial situation and needs in making the recommendation. You need to consider the appropriateness of any information (in particular any policy documentation and relevant Product Disclosure Statement) or general advice we give you, having regard to your personal situation, before acting on our advice or buying any product.

We will invoice you for the amount payable by you, which will include base premium, government charges and broker fee. Our invoice is payable prior to the expiry of your interim contract or expiry of your existing contract of insurance.

Your sums insured may be indexed to take into account CPI increases as part of your insurance contract.

Thank you for entrusting your insurance needs to us. Please call us if you have any questions or queries.



City of Kingston
PO Box 1000, Mentone, VIC 3194

Rates & Valuation Notice

NOTICE FOR PERIOD 1 JULY 2022 TO 30 JUNE 2023

Faineant Pty Ltd
C/- Morrison Commercial Pty Ltd
PO BOX 593
BRAESIDE VIC 3195

TAX INVOICE
ABN 60 640 377 247
kingston.vic.gov.au
T 1300 55 2356 F 031 450
info@kingston.vic.gov.au
@cityofkingston

NOTICE SUMMARY

DATE ISSUED **15/07/2022**
TOTAL AMOUNT PAYABLE
\$2,037.56

INCLUDES THE FOLLOWING:

TOTAL REBATES
\$0.00

ARREARS OUTSTANDING
\$0.00

Interest may be charged on outstanding arrears from 1 July 2022

Council Rate & Charges 2022/2023
General Rate = CIV x 0.0016917 rate in \$
Municipal Charge

Municipal Charge	\$1,251.86
Total Council Rate & Charges 2022/2023	\$1,351.86

Victorian Government Fire Services Property Levy 2022/2023
FRV Commercial Rate = CIV X .000605 rate in \$

FRV Commercial Fire Services Property Levy-Fixed	\$447.70
Total Victorian Government Fire Services Property Levy 2022/2023	\$238.00

TOTAL \$2,037.56

Payments and ownership changes made after 18 July 2022 may not be shown on this notice.

PROPERTY DETAILS

DESCRIPTION
Office 2 25-41 Redwood Drive,
DINGILEY VILLAGE VIC 3172

SITE VALUE
\$400,000

CAPITAL IMPROVED VALUE
\$740,000

NET ANNUAL VALUE
\$43,000

OPERATIVE VALUATION DATE
1 July 2022

LEVEL OF VALUE DATE
1 January 2022

LAND USE (FOR FSPL)
Commercial

AVPCC
220 - Office Premises (single
occupancy/single title/sin

PAYMENTS AND OWNERSHIP CHANGES MADE AFTER 1 JULY 2022 MAY NOT BE SHOWN IN THIS NOTICE.

PAYMENT OPTIONS

PAY BY INSTALMENTS

30 SEPTEMBER 2022
\$509.51

30 NOVEMBER 2022
\$509.35

28 FEBRUARY 2023
\$509.35

31 MAY 2023
\$509.35

To take up the instalment option, please make the first payment by 30 September, 2022.

Your first instalment will include any arrears outstanding (if any)

FAINEANT PTY LTD
C/O MORRISON COMMERCIAL INDUST
PO BOX 593
BRAESIDE VIC 3195

Last bill	Payments received	Balance
\$202.55	– \$202.55cr =	\$0.00

Date due:	26 August 2022
Current charges	Total due
+ \$281.55	\$281.55

Your account breakdown

Issue date	09 August 2022
Property	Office 2 25-41 Redwood Drive DINGLEY VILLAGE VIC 3172
Property reference	52F//11816/8
Last bill	\$202.55
Payment received	\$202.55cr
Balance brought forward	\$0.00
Our charges (no GST)	\$158.76
Other authorities' charges (no GST)	\$122.79
Total due	\$281.55

Your snapshot

Average daily cost	\$1.74
--------------------	---------------

Important note:

This bill is higher than usual due to the annual **parks charge** which helps manage and maintain parks, zoos, botanic gardens and the Shrine.

Our charges

Meter reading details

Date read: 05/08/2022

Meter Number	current read	previous read	consumption (kl)	Estimate or Actual read
SCEN001186	3841	3778	63	A

Your percentage of the main meter's consumption is 9.09%

Your proportional water usage is 5.73 kilolitres

One kilolitre (kl) equals 1,000 litres.

Approximate date for next meter reading is 04 November 2022.

Water usage For period 18/05/22 to 30/06/22* (44 days)

3.19 kl @ \$3,4307 per kl = \$10.94

Sewage disposal

2.87 kl @ \$1,6803 per kl = \$4.82

Water usage For period 01/07/22 to 05/08/22* (35 days)

2.54 kl @ \$3,466 per kl = \$8.80

Sewage disposal

2.29 kl @ \$1,786 per kl = \$4.09

Total usage charges \$28.65

*Your metered water volume has been divided on a pro-rata basis between days in the billing periods shown above.

Service charges

For period 01/07/22 to 30/09/22

Water service charge \$20.93

Sewerage service charge \$109.18

Total service charges \$130.11

Our charges \$158.76

Other authorities' charges

	Net annual value capped at 1990 levels	Rate in \$	Minimum charge	Charge
Parks	\$15,500.00	.004860	\$81.60	\$81.60
Waterways and Drainage	\$15,500.00	.001108	\$41.19	\$41.19

Total other authorities \$122.79

Total current charges \$281.55

Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.87 million Melburnians. For more details about our charges see southeastwater.com.au/businessprices

Other authorities' charges

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. For details, see melbournewater.com.au. The charge is for 01/07/22 to 30/09/22.

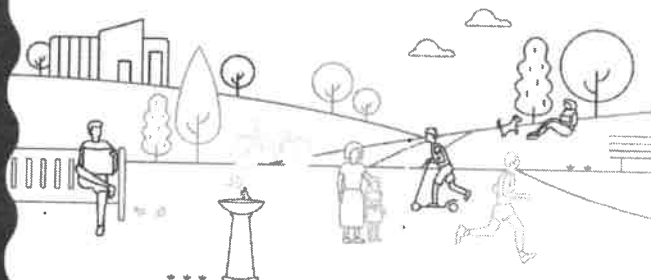
Annual parks charge

We collect the annual parks charge for the state government, and it is used for the upkeep of community places like Melbourne's parks, zoos, Royal Botanic Gardens and the Shrine of Remembrance. It is for the period 01/07/22 to 30/06/23. For more information see parks.vic.gov.au

Understanding the Parks Charge

You pay it once a year to maintain our gardens, trails, the Shrine and our zoos.

Learn more at southeastwater.online/parkscharge



South East Water Corporation

ABN 89 000 902 547

101 Wells Street Frankston VIC 3109

PO Box 2258 Seaford VIC 3108 Australia



ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: FAINEANT-MORRISONCOMMERCIAL
Date: 26/07/2022
Job Card 55215
Order #:
Contact:

Bill To:

Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195

Site Address:
Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172

Description

- Carried out 3 Monthly Routine Maintenance to Air Conditioning including:
- Check all components are secure.
- Check drains and drip tray are clear.
- Check insulation is secure.
- Check operation through heating and cooling sequence.
- Inspect plant for physical damage and record/report on any make good required.
- Inspect & lubricate if necessary in accordance with Manufacturer's recommendation.
- Check on/off coil temperatures.
- Check casing for corrosion, clean, dry and record/report on any make good required.
- Check for broken frame supports or missing or loose bolts.
- Check for icing on coil and investigate if necessary.
- Check operation of defrost systems and devices.
- Simulate loading of compressor. Check operation of control stages.
- Inspect and clean filters

Maintenance completed as per schedule. No new faults found.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
	SPLIT DUCTED	EMAIL	DN301H	WB64058	Office

Service Fee:	\$260.00
Total:	\$260.00
GST:	\$26.00
Total Inc GST:	\$286.00
Less Paid:	\$0.00
Amount Due:	\$286.00

This is a payment claim under the Building and Construction Industry Security of Payment Act 2002



The OCVM Group of Companies comprising:
OCV Management Pty Ltd
 ABN: 86 131 523 432 BLA Registration: 000454
StrataPrime Pty Ltd
 ABN: 37 167 339 031 BLA Registration: 000839
OCVM Commercial Pty Ltd t/a 37 Deg OC:
 ABN: 70 892 261 931 BLA Registration 001050

Your Property is proudly managed by:

37° Owners Corporation

PO Box 302, Carlton South VIC 3053
 Email: accounts@ocvmgroup.com.au
 Phone: 03 - 9417 9600

Faineant Pty Ltd
 c/- Morrison Commercial
 PO Box 593
 BRAESIDE 3195 VIC

Invoice

Owners Corporation 029146G
 ABN 23 384 993 242
Date of Notice 27/07/2022
 Ref 3093470347

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

Owners Corporation Strata Plan 029146G

Lot Number - 1

Unit Number - 2 25-41 Redwood Drive DINGLEY VIC 3172

Notice is hereby given by the Owners Corporation Plan of Subdivision 029146G pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable by the due date specified below.

Details	Admin	Maintenance	Interest	Paid	Due Date	Total
Contribution Adjustment as per AGM (01/04/22 - 30/09/22)	\$470.90	\$0.00	\$0.00	\$0.00	01/09/2022	\$470.90
No GST has been charged.				Amount Payable \$470.90 Amount Payable if paid at Australia Post \$470.90		

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN
 P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 04/10/2022
 Manager Morrison Commercial
 Statement No 41
 Reference 29343D

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid GST	Total Paid Gross	Total Owing
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Owners Corporation Fees	\$1,486.10	31/12/2022	\$0.00	\$135.10	\$1,486.10	\$0.00
Rent	\$4,216.67	31/10/2022	\$0.00	\$383.33	\$4,216.67	\$0.00
	Total Income			\$518.43 ✓	\$5,702.77 ✓	
Deductions						
✓ Maintenance Levy 2ndQ 22/23	L 29146	BCSP 29146 - Redwood			-\$163.05) 1514.05
✓ O/Corp Fees 2ndQ 22/23	T 29146	BCSP 29146 - Redwood			-\$1,351.00	
Commission on Rental		Rental 01 - ANZ Genera		-\$19.17	-\$210.84	
Statement Fee		Rental 01 - ANZ Genera		-\$0.30	-\$3.30	
		Total Deductions		-\$19.47	-\$1,728.19	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund		Banked into your account ***835			\$3,974.58	✓
		Total Distribution of Funds			\$3,974.58	
GST Summary						
GST Received on Statement				\$518.43		
GST Paid on Statement				-\$19.47		
		Total GST Summary		\$498.96		✓



The OCVM Group of Companies comprising:
OCV Management Pty Ltd
 ABN: 86 131 523 432 BLA Registration:000454
StrataPrime Pty Ltd
 ABN:37 167 339 031 BLA Registration:000839
OCVM Commercial Pty Ltd t/a 37 Deg OC:
 ABN: 70 892 261 931 BLA Registration 001050

Your Property is proudly managed by:

37° Owners Corporation

PO Box 302, Carlton South VIC 3053
 Email: accounts@ocvmgroup.com.au
 Phone: 03 - 9417 9600

Faineant Pty Ltd
 c/- Morrison Commercial
 PO Box 593
 BRAESIDE 3195 VIC

Invoice

Owners Corporation 021146G
 ABN 23 384 993 242
Date of Notice 29/08/2022
 Ref 3093470347

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

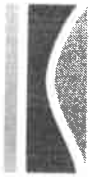
Owners Corporation Strata Plan 029146G
Lot Number - 1
Unit Number - 2 25-41 Redwood Drive DINGLEY VIC 3172

Notice is hereby given by the Owners Corporation Plan of Subdivision 029146G pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable by the due date specified below.

Details	Admin	Maintenance	Interest	Paid	Due Date	Total
Contribution Adjustment as per AGM (01/04/22 - 30/09/22)	\$470.90	\$0.00	\$0.00	\$0.00	01/09/2022	\$470.90
Standard Fee Contribution Schedule (01/10/22 - 31/12/22)	\$1,351.00	\$163.05	\$0.00	\$0.00	01/10/2022	\$1,514.05
No GST has been charged.				Amount Payable \$1,984.95 Amount Payable if paid at Australia Post \$1,984.95		

paid.

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.



City of
KINGSTON

GENUINE
City of Kingston
PO Box 1000, Mentone, VIC 3194

Rates & Valuation Notice

NOTICE FOR PERIOD 1 JULY 2022 TO 30 JUNE 2023

Faineant Pty Ltd
C/- Morrison Commercial Pty Ltd
PO BOX 593
BRAESIDE VIC 3195

TAX INVOICE
ABN 60 640 377 247
kingston.vic.gov.au
☎ 1300 653 356 📠 131 450
✉ info@kingston.vic.gov.au
🌐 cityofkingston

NOTICE SUMMARY

DATE ISSUED **15/07/2022**

TOTAL AMOUNT PAYABLE
\$2,037.56

INCLUDES THE FOLLOWING

TOTAL REBATES
\$0.00

ARREARS OUTSTANDING

\$0.00

Interest may be charged on
outstanding arrears from 1 July 2022

PROPERTY DETAILS

DESCRIPTION
Office 2 25-41 Redwood Drive,
DINGLEY VILLAGE VIC 3172

SITE VALUE
\$400,000

CAPITAL IMPROVED VALUE
\$740,000

NET ANNUAL VALUE
\$43,000

OPERATIVE VALUATION DATE
1 July 2022

LEVEL OF VALUE DATE
1 January 2022

LAND USE (FOR FSPL)
Commercial

AVPCC
220 - Office Premises (single
occupancy/single title/sin

Council Rate & Charges 2022/2023

General Rate = CIV x 0.0016917 rate in \$	\$1,251.86
Municipal Charge	\$100.00
Total Council Rate & Charges 2022/2023	\$1,351.86

Victorian Government Fire Services Property Levy 2022/2023

FRV Commercial Rate = CIV X .000605 rate in \$	\$447.70
FRV Commercial Fire Services Property Levy-Fixed	\$238.00
Total Victorian Government Fire Services Property Levy 2022/2023	\$685.70

TOTAL \$2,037.56

Payments and ownership changes made after 18 July 2022 may not be shown on this notice.

ⓘ PAYMENTS AND OWNERSHIP CHANGES MADE AFTER 1 JULY 2022 MAY NOT BE SHOWN IN THIS NOTICE.

5 PAYMENT OPTIONS

PAY BY INSTALMENTS

30 SEPTEMBER 2022
\$509.51

30 NOVEMBER 2022
\$509.35

28 FEBRUARY 2023
\$509.35

31 MAY 2023
\$509.35

To take up the
instalment option,
please make the
first payment by
30 September,
2022.

Your first instalment
will include any
arrears outstanding
(if any).



TAX INVOICE 54005

ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: FAINEANT-MORRISONCOMMERCIAL
Date: 06/10/2022
Job Card 55832
Order #:
Contact:

Bill To:

Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195

Site Address:
Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172

Description

Carried out 3 Monthly Routine Maintenance to Air Conditioning including:

- Check all components are secure.
- Check drains and drip tray are clear.
- Check insulation is secure.
- Check operation through heating and cooling sequence.
- Inspect plant for physical damage and record/report on any make good required.
- Inspect & lubricate if necessary in accordance with Manufacturer's recommendation.
- Check on/off coil temperatures.
- Check casing for corrosion, clean, dry and record/report on any make good required.
- Check for broken frame supports or missing or loose bolts.
- Check for icing on coil and investigate if necessary.
- Check operation of defrost systems and devices.
- Simulate loading of compressor. Check operation of control stages.
- Inspect and clean filters

Maintenance completed as per schedule. No new faults found.
Replaced belt on unit with spare belt on site.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
	SPLIT DUCTED	EMAIL	DN301H	WB64058	Office

Service Fee:	\$260.00
Total:	\$260.00
GST:	\$26.00
Total Inc GST:	\$286.00
Less Paid:	\$0.00
Amount Due:	\$286.00

TERMS: 30 Days from End of Month unless otherwise agreed.

This is a payment claim under the Building and Construction Industry Security of Payment Act 2002
We Reserve the right to charge Accounting Fees and Interest on accounts that have gone beyond our Trading Terms



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN
 P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 02/12/2022
 Manager Morrison Commercial
 Statement No 43
 Reference 29607D

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid GST	Total Paid Gross	Total Owing
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Rent	\$4,216.67	31/12/2022	\$0.00	\$383.33	\$4,216.67	\$0.00
Outgoings - Water Rates & Usage	\$233.92	31/12/2022	\$0.00	\$21.27	\$233.92	\$0.00
	Total Income			\$404.60	\$4,450.59	
Deductions						
Commission on Rental			Rental 01 - ANZ Genera	-\$19.17	-\$210.84	
Statement Fee			Rental 01 - ANZ Genera	-\$0.30	-\$3.30	
✓ S/E Water 2ndQ 22/23		T 15693054	South East Water Ltd		-\$212.65	
	Total Deductions			-\$19.47	-\$426.79	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund			Banked into your account ***835		\$4,023.80	
	Total Distribution of Funds				\$4,023.80 ✓	
GST Summary						
GST Received on Statement					\$404.60	
GST Paid on Statement					-\$19.47	
	Total GST Summary				\$385.13	

FAINEANT PTY LTD
 C/O MORRISON COMMERCIAL INDUST
 PO BOX 593
 BRAESIDE VIC 3195

Payments (Vasyl Hrabar) (C/O) A account balances
 southeastwater.com.au or call 132 421
 Account enquiries: 132 421
 South East Water 2018-19 Financial Report
 Report 1818710101
 Faults and emergencies (24/7)
 live.southeastwater.com.au or call 132 421
 Inter-connector service
 For all enquiries 0209 01730
 TTY users 053 027 058 (or 131 885)

Last bill	Payments received	Balance
\$231.55	-\$291.55cr	\$0.00
		Current charges
		+\$212.65
		Total due
		\$212.65

Your account breakdown

Issue date	09 November 2022
Property	Office 2/25-41 Redwood Drive DINGLEY VILLAGE VIC 3172
Property reference	52F/1816/8
Last bill	\$281.55
Payment received	\$281.55cr
Balance brought forward	\$0.00
Our charges (no GST)	\$171.47
Other authorities' charges (no GST)	\$41.19
Total due	\$212.65

Important note:

You'll notice water usage prices on your bill are slightly lower, as a result of the remaining 2022-23 desalination water order for Melbourne
southeastwater.com.au/pricereduction2022

Your snapshot

Date due:	28 November 2022
Current charges	Total due
+\$212.65	\$212.65
Average daily cost	\$1.88

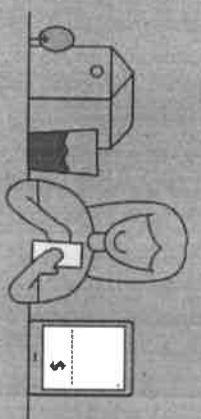
Our charges

Meter reading details			
Meter Number	100771	100771	100771
current read	100771	previous read (k)	90771
consumption (k)	1000	Estimate or actual read	A
Your proportional water usage is 8.18 kilolitres.			
One kilolitre (k) equals 1000 litres.			
Approximate date for next meter reading is 07 February 2023.			
Water usage For period 05/08/22 to 30/09/22* (57 days)			
4.91 kL @ \$3.465 per kL =	\$17.02		
Sewage disposal			
7.36 kL @ \$1.786 per kL =	\$13.14		
Water usage For period 01/10/22 to 08/11/22* (38 days)			
3.27 kL @ \$3.426 per kL =	\$11.20		
Total usage charges			
	\$41.36		
* Your proportional water usage for period 01/10/22 to 08/11/22 is 8.18 kilolitres.			
Service charges For period 01/10/22 to 31/12/22			
Water service charge	\$20.93		
Sewerage service charge	\$109.18		
Total service charges			
	\$130.11		
Our charges			
	\$171.47		
Other authorities' charges			
Net annual value capped at 1990 levels			
Waterways and Drainage	Rate in \$	Minimum charge	Charge
\$15,500.00	0.01108	\$41.19	\$41.19
Total other authorities			
	\$41.19		
Total current charges			
	\$212.65		

Our charges explained

Waterways and drainage charge
 Other authorities' charges
 southeastwater.com.au/businessprices
 Waterways and drainage charge
 Other authorities' charges
 southeastwater.com.au/businessprices
 Waterways and drainage charge
 Other authorities' charges
 southeastwater.com.au/businessprices

Bill support is available.
 Explore your payment options.
 Visit southeastwater.com.au/assistance



South East Water Corporation
 100 South East Water Street
 Melbourne VIC 3000 (VIC 2150)
 Tel: 132 421
 Fax: 03 9585 1111
 Email: enquiries@sew.com.au



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN

P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 09/01/2023
 Manager Morrison Commercial
 Statement No 44
 Reference 29740D
 Page 1 of 1

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid		Total Owing
				GST	Gross	
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Owners Corporation Fees	\$1,486.10	31/03/2023	\$0.00	\$135.10	\$1,486.10	\$0.00
Rent	\$4,216.67	31/01/2023	\$0.00	\$383.33	\$4,216.67	\$0.00
Outgoings - Water Rates & Usage	\$233.92	31/12/2022	\$0.00			\$0.00
	Total Income			\$518.43	\$5,702.77	
Deductions						
✓ Maintenance Levy 3rdQ 22/23	L 29146	BCSP 29146 - Redwood			-\$163.05	
✓ Maintenance Levy 3rdQ 22/23	T 29146	BCSP 29146 - Redwood			-\$1,351.00	
Commission on Rental		Rental 01 - ANZ Genera		-\$19.17	-\$210.84	
Statement Fee		Rental 01 - ANZ Genera		-\$0.30	-\$3.30	
	Total Deductions			-\$19.47	-\$1,728.19	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund						
	Banked into your account ***835				\$3,974.58	
	Total Distribution of Funds				\$3,974.58	✓
GST Summary						
GST Received on Statement						
GST Paid on Statement						
				\$518.43		
				-\$19.47		
	Total GST Summary				\$498.96	✓



The OCVM Group of Companies comprising:
OCV Management Pty Ltd
 ABN: 86 131 523 432 BLA Registration:000454
StrataPrime Pty Ltd
 ABN:37 167 339 031 BLA Registration:000839
OCVM Commercial Pty Ltd t/a 37 Deg OC:
 ABN: 70 892 261 931 BLA Registration 001050

Your Property is proudly managed by:

37° Owners Corporation

PO Box 2211, Seaford VIC 3198
 Email: accounts@ocvmgroup.com.au
 Phone: 03 - 9417 9600

Faineant Pty Ltd
 c/- Morrison Commercial
 PO Box 593
 BRAESIDE 3195 VIC

Invoice

Owners Corporation 029146G
 ABN 23 384 993 242
Date of Notice 29/11/2022
 Ref 3093470347

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

Owners Corporation Strata Plan 029146G

Lot Number - 1

Unit Number - 2 25-41 Redwood Drive DINGLEY VIC 3172

Notice is hereby given by the Owners Corporation Plan of Subdivision 029146G pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable by the due date specified below.

Details	Admin	Maintenance	Interest	Paid	Due Date	Total
Standard Fee Contribution Schedule (01/01/23 - 31/03/23)	\$1,351.00	\$163.05	\$0.00	\$0.00	01/01/2023	\$1,514.05
No GST has been charged.				Amount Payable \$1,514.05 Amount Payable if paid at Australia Post \$1,514.05		

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN

P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 01/02/2023
 Manager Morrison Commercial
 Statement No 45
 Reference 29820D

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid		Total Owing
				GST	Gross	
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Owners Corporation Fees	\$1,486.10	31/03/2023	\$0.00			\$0.00
Rent	\$4,216.67	28/02/2023	\$0.00	\$383.33	\$4,216.67	\$0.00
Outgoings - Council Rates & Other Fees	\$560.29	31/03/2023	\$0.00	\$50.94	\$560.29	\$0.00
Repairs & Maintenance	\$286.00	10/01/2023	\$0.00	\$26.00	\$286.00	\$0.00
	Total Income			\$460.27	\$5,062.96	
Deductions						
✓ Air Con Service		T 54615	Bourke Air Pty Ltd	-\$26.00	-\$286.00	
✓ 3rd Inst Outgoings - Council Rates & Ot	01/01/23	31/03/23	1772258	Kingston City Council (Council Rates)	-\$509.35	
Commission on Rental			Rental 01 - ANZ Genera	-\$19.17	-\$210.84	
Statement Fee			Rental 01 - ANZ Genera	-\$0.30	-\$3.30	
	Total Deductions			-\$45.47	-\$1,009.49	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund			Banked into your account ***835		\$4,053.47	
	Total Distribution of Funds				\$4,053.47	
GST Summary						
GST Received on Statement				\$460.27		
GST Paid on Statement				-\$45.47		
	Total GST Summary				\$414.80	



SENDER
City of Kingston
 PO Box 1000, Mentone, VIC 3196

Rates & Valuation Notice

NOTICE PERIOD FROM 1 JULY 2022 TO 30 JUNE 2023

Faineant Pty Ltd
 C/- Morrison Commercial Pty Ltd
 PO BOX 593
 BRAESIDE VIC 3195

TAX INVOICE
 ABN 90 640 377 247
 kingston.vic.gov.au
 ☎ 1300 658 356 ☎ 131 450
 ✉ info@kingston.vic.gov.au
 🌐 cityofkingston

NOTICE SUMMARY

DATE ISSUED **15/07/2022**

TOTAL AMOUNT PAYABLE
\$2,037.56

INCLUDES THE FOLLOWING

TOTAL REBATES
\$0.00

ARREARS OUTSTANDING

\$0.00

Interest may be charged on outstanding arrears from 1 July 2022

PROPERTY DETAILS

DESCRIPTION
 Office 2 25-41 Redwood Drive,
 DINGLEY VILLAGE VIC 3172

SITE VALUE
 \$400,000

CAPITAL IMPROVED VALUE
 \$740,000

NET ANNUAL VALUE
 \$43,000

OPERATIVE VALUATION DATE
 1 July 2022

LEVEL OF VALUE DATE
 1 January 2022

LAND USE (FOR F/SPL)
 Commercial

AVPCC
 220 - Office Premises (single
 occupancy/single title/sin

Council Rate & Charges 2022/2023

General Rate = CIV x 0.0016917 rate in \$	\$1,251.86
Municipal Charge	\$100.00
Total Council Rate & Charges 2022/2023	\$1,351.86

Victorian Government Fire Services Property Levy 2022/2023

FRV Commercial Rate = CIV X .000605 rate in \$	\$447.70
FRV Commercial Fire Services Property Levy-Fixed	\$238.00
Total Victorian Government Fire Services Property Levy 2022/2023	\$685.70

TOTAL \$2,037.56

Payments and ownership changes made after 18 July 2022 may not be shown on this notice.

PAYMENTS AND OWNERSHIP CHANGES MADE AFTER 1 JULY 2022 MAY NOT BE SHOWN IN THIS NOTICE.

PAYMENT OPTIONS

PAY BY INSTALMENTS

30 SEPTEMBER 2022	\$509.51
30 NOVEMBER 2022	\$509.35
28 FEBRUARY 2023	\$509.35
31 MAY 2023	\$509.35

To take up the instalment option, please make the first payment by 30 September, 2022.

Your first instalment will include any arrears outstanding (if any)



ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: **FAINEANT-MORRISONCOMMERCIAL**
Date: **10/01/2023**
Job Card 56528
Order #:
Contact:

Bill To:

**Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195**

Site Address:
**Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172**

Description

- Carried out 3 Monthly Routine Maintenance to Air Conditioning including:
- Check all components are secure.
 - Check drains and drip tray are clear.
 - Check insulation is secure.
 - Check operation through heating and cooling sequence.
 - Inspect plant for physical damage and record/report on any make good required.
 - Inspect & lubricate if necessary in accordance with Manufacturer's recommendation.
 - Check on/off coil temperatures.
 - Check casing for corrosion, clean, dry and record/report on any make good required.
 - Check for broken frame supports or missing or loose bolts.
 - Check for icing on coil and investigate if necessary.
 - Check operation of defrost systems and devices.
 - Simulate loading of compressor. Check operation of control stages.
 - Inspect and clean filters

Maintenance completed as per schedule. No new faults found.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
	SPLIT DUCTED	EMAIL	DN301H	WB64058	Office

Service Fee:	\$260.00
Total:	\$260.00
GST:	\$26.00
Total Inc GST:	\$286.00
Less Paid:	\$0.00
Amount Due:	\$286.00

TERMS: 30 Days from End of Month unless otherwise agreed.



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN
 P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 03/03/2023
 Manager Morrison Commercial
 Statement No 46
 Reference 30271D

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid GST	Total Paid Gross	Total Owing
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Rent	\$4,216.67	31/03/2023	\$0.00	\$383.33	\$4,216.67	\$0.00
	Total Income			\$383.33	\$4,216.67	
Deductions						
Commission on Rental		Rental 01 - ANZ Genera		-\$19.17	-\$210.84	
Statement Fee		Rental 01 - ANZ Genera		-\$0.30	-\$3.30	
	Total Deductions			-\$19.47	-\$214.14	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund		Banked into your account ***835			\$4,002.53	
	Total Distribution of Funds				\$4,002.53	
GST Summary						
GST Received on Statement					\$383.33	
GST Paid on Statement					-\$19.47	
	Total GST Summary				\$363.86	

FAINENI PTY LTD
 C/O MORRISON COMMERCIAL INDUST
 PO BOX 593
 BRALSIDE VIC 3195

Important: Once you receive your account statement, you must pay the bill within 14 days of the issue date. If you do not pay your bill, we will take action to recover the debt. This may include sending your account to a debt collector. If you are having difficulty paying your bill, please contact us on 1300 654 433. We will do our best to help you.

Last bill	Payments received	Balance
\$212.65	-\$212.65	\$0.00

Date due:	15 March 2023
Current charges	+\$224.80
Total due	\$224.80

Your account breakdown

Issue date: 24 February 2023

Property: Office 225-41 Redwood Drive
 DINGLEY VILLAGE VIC 3172

Property reference: 52F/11810/2

Last bill: \$212.65

Payment received: \$212.65

Balance brought forward: \$0.00

Our charges (no GST): \$183.65

Other authorities' charges (no GST): \$41.19

Total due: \$224.80

Your snapshot

Average daily cost: **\$2.01**

Our charges

Meter reading details	Date read: 09/02/2023	
Meter Number: current read	previous consumption (kL)	Estimate or Actualised
10641	9068	A
Your percentage of the meter's consumption is 9.06%		
Your proportional water usage is 10.64% (kWh)		
Contract number: 63104511002 (kWh)		
Approximate date for next meter reading: 11 May 2023.		
Water usage For period 08/11/22 to 09/02/23 (93 days)		
10641 @ \$3.46 per kL		\$36.45
Sewage disposal		\$17.09
937 kL @ \$1.79 per kL		\$17.09
Total usage charges		\$53.54
Service charges	For period 01/01/23 to 31/02/23	
Water service charge		\$80.93
Sewerage service charge		\$109.18
Total service charges		\$190.11
Our charges		\$183.65
Other authorities' charges		
Net annual value capped at 1990 levels	Rate in \$	Minimum charge
Waterways and Drainage	\$15,500.00	001108 \$41.19
Total other authorities'		\$41.19
Total current charges		\$224.80

Our charges explained

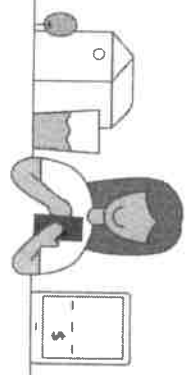
Our charges are based on the meter reading and the amount of water used. The meter reading is taken on the 9th of each month. The amount of water used is calculated based on the difference between the current and previous meter readings. The charges are based on the rate in effect at the time of the meter reading. For more information, please visit southeastwater.com.au/businessprices.

Other authorities' charges

Waterways and drainage charges are levied on all properties connected to the water supply network. These charges are used to fund the maintenance and improvement of the water supply network. For more information, please visit southeastwater.com.au.

Making bill payments a little easier

Explore your payment options. Visit southeastwateronline.com.au for assistance.



South East Water Corporation
 1111/1111 BUNN ST
 MELBOURNE VIC 3000
 1300 654 433



The OCVM Group of Companies comprising:
OCV Management Pty Ltd
 ABN: 86 131 523 432 BLA Registration:000454
StrataPrime Pty Ltd
 ABN:37 167 339 031 BLA Registration:000839
OCVM Commercial Pty Ltd t/a 37 Deg OC:
 ABN: 70 892 261 931 BLA Registration 001050

Your Property is proudly managed by:

37° Owners Corporation

PO Box 2211, Seaford VIC 3198
 Email: accounts@ocvmgroup.com.au
 Phone: 03 - 9417 9600

Faineant Pty Ltd
 c/- Morrison Commercial
 PO Box 593
 BRAESIDE 3195 VIC

Invoice

Owners Corporation 029146G
 ABN 23 384 993 242
Date of Notice 28/02/2023
 Ref 3093470347

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

Owners Corporation Strata Plan 029146G

Lot Number - 1

Unit Number - 2 25-41 Redwood Drive DINGLEY VIC 3172

Notice is hereby given by the Owners Corporation Plan of Subdivision 029146G pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable by the due date specified below.

Details	Admin	Maintenance	Interest	Paid	Due Date	Total
Standard Fee Contribution Schedule (01/04/23 - 30/06/23)	\$1,351.00	\$163.05	\$0.00	\$0.00	01/04/2023	\$1,514.05
				Amount Payable \$1,514.05		
No GST has been charged.				Amount Payable if paid at Australia Post \$1,514.05		

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.



Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 PO BOX 1580
 Victor Harbor SA 5211

Morrison Commercial
 ABN 59740433947
 ACN

P O Box 593
 Braeside 3195 VIC
 03 9586 9999
 accounts@morrison.net.au

Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund
 Date 02/05/2023
 Manager Morrison Commercial
 Statement No 48
 Reference 30739D

Statement / Tax Invoice

Detail	Gross Charged	Paid To Date	Part Paid	Total Paid		Total Owing
				GST	Gross	
Income						
2/25-41 Redwood Drive, Dingley Village VIC 3172 Elamar Pty Ltd & HMC & MJC Pty Ltd						
Rent	\$4,216.67	31/05/2023	\$0.00	\$383.33	\$4,216.67	\$0.00
Outgoings - Council Rates & Other Fees	\$560.29	30/06/2023	\$0.00	\$50.94	\$560.29	\$0.00
	Total Income			\$434.27	\$4,776.96	
Deductions						
✓ Repair roof leak/inspect gutter/downpipe L 5009				-\$30.00	-\$330.00	
✓ 4th Inst Outgoings - Council Rates & OI 01/04/23 30/06/23 1772258					-\$509.35	
Commission on Rental				-\$19.17	-\$210.84	
Statement Fee				-\$0.30	-\$3.30	
	Total Deductions			-\$49.47	-\$1,053.49	
Distribution of Funds						
Faineant Pty Ltd ATF Esther Ruberl Superannuation Fund				Banked into your account ***835	\$3,723.47	
	Total Distribution of Funds				\$3,723.47	
GST Summary						
GST Received on Statement					\$434.27	
GST Paid on Statement					-\$49.47	
	Total GST Summary				\$384.80	



Phone
City of Kingston
PO Box 1000, Mentone, VIC 3192

Rates & Valuation Notice

NOTICE FOR PERIOD 1 JULY 2022 TO 30 JUNE 2023

Faineant Pty Ltd
C/- Morrison Commercial Pty Ltd
PO BOX 593
BRAESIDE VIC 3195

TAX INVOICE
ABN 60 640 377 247
kingston.vic.gov.au
T 1300 652 356 TOLL FREE
E info@kingston.vic.gov.au
@cityofkingston

NOTICE SUMMARY

DATE ISSUED 15/07/2022

TOTAL AMOUNT PAYABLE
\$2,037.56

INCLUDES THE FOLLOWING:

TOTAL REBATES
\$0.00

ARREARS OUTSTANDING
\$0.00

Interest may be charged on outstanding arrears from 1 July 2022

Council Rate & Charges 2022/2023

General Rate = CIV x 0.0016917 rate in \$	\$1,251.86
Municipal Charge	\$100.00
Total Council Rate & Charges 2022/2023	\$1,351.86

Victorian Government Fire Services Property Levy 2022/2023

FRV Commercial Rate = CIV X .000605 rate in \$	\$447.70
FRV Commercial Fire Services Property Levy-Fixed	\$238.00
Total Victorian Government Fire Services Property Levy 2022/2023	\$685.70

TOTAL \$2,037.56

Payments and ownership changes made after 18 July 2022 may not be shown on this notice.

PROPERTY DETAILS

DESCRIPTION
Office 2 25-41 Redwood Drive,
DINGLEY VILLAGE VIC 3172

SITE VALUE
\$400,000

CAPITAL IMPROVED VALUE
\$740,000

NET ANNUAL VALUE
\$43,000

OPERATIVE VALUATION DATE
1 July 2022

LEVEL OF VALUE DATE
1 January 2022

LAND USE (FOR FSPL)
Commercial

AVPCC
220 - Office Premises (single
occupancy/single title/sin

PAYMENTS AND OWNERSHIP CHANGES MADE AFTER 1 JULY 2022 MAY NOT BE SHOWN IN THIS NOTICE.

PAYMENT OPTIONS

ALL PAYMENTS

30 SEPTEMBER 2022	\$509.51
30 NOVEMBER 2022	\$509.35
28 FEBRUARY 2023	\$509.35
31 MAY 2023	\$509.35

To take up the instalment option, please make the first payment by 30 September, 2022.

Your first instalment will include any arrears outstanding (if any).

* not an outgoing *

G & H PLUMBING
3 TUMUT CRT.
PATTERSON LAKES. VIC. 3197. ABN: 59 280 301 599
PHONE NUMBER: 0438 146 251

TAX INVOICE NUMBER: 5009
DATE: Wednesday, 5 April 2023
ADDRESS: 2/25-41 REDWOOD DRIVE, DINGLEY VILLAGE

FAINEANT PTY LTD ATF ESTER RUBERI SUPERANNUATION FUND
C/- MORRISON COMMERCIAL
PO BOX 593
BRAESIDE VIC 3195

REFERENCE NO. 196 315

Access factory roof.

Seal joint in capping.

Remove screws along full length of factory roof and cut back over lap on sheets and re fix.

Check box gutter and down pipe.

LABOURT & MATERIALS	\$300.00
PLUS G.S.T.	\$ 30.00
TOTAL	\$330.00

REGARDS
GREG DAVIDSON

BANKING DETAILS: COMMONWEALTH BSB. 063-118 ACCOUNT NO: 10645327

FAINEANT PTY LTD
C/O MORRISON COMMERCIAL INDUST
PO BOX 593
BRAESIDE VIC 3195

Request a copy of this bill by calling 1300 363 822 or visit our website at www.sewv.com.au.
South East Water is a member of the Victorian Water Industry.
Account Managers
South East Water, 25th Albert Road, Braeside VIC 3195
Tel: (03) 9471 1111
Fax: (03) 9471 1111
Email: enquiries@sewv.com.au
For more information visit our website at www.sewv.com.au
For more information call 1300 363 822.

Date due:	29 May 2023
Current charges	Total due
+\$230.35	\$230.35

Your snapshot

Average daily cost	\$2.07
Issue date	10 May 2023
Property	Office 2 25-41 Redwood Drive DINGLEY VILLAGE VIC 3172
Property reference	5CF17101629
Last bill	\$224.80
Payment received	\$224.80cr
Balance brought forward	\$0.00
Our charges (no GST)	\$189.16
Other authorities' charges (no GST)	\$41.19
Total due	\$230.35

Your account breakdown

Payments received	Balance
-\$224.80cr	=\$0.00

Our charges

Meter reading details Date read: 08/05/2023
 Meter Number: current read: previous read: consumption (kL) Estimate or Actual read: A
 Your personal water meter consumption is **9.09** kL.
 Your proportional water usage is **11.73** kilolitres.
 Credit limit: 60 days, 1000 hours.
 Approximate date for meter reading is **07 August 2023**.
 Water usage For period 09/02/23 to 08/05/23 (88 days)
 11.73 kL @ \$3.42c per kL = \$40.16
Sewage disposal
 10.55 kL @ \$1.78c per kL = \$18.86

Total usage charges	\$59.05
Service charges	For period 01/04/23 to 30/06/23
Water service charge	\$20.93
Sewerage service charge	\$109.18
Total service charges	\$130.11
Our charges	\$189.16

Other authorities' charges

Net annual value capped at 1950 levels	Minimum charge	Charge
Waterways and Drainage	\$15,500.00 - 001108	\$41.19
Total other authorities		\$41.19
Total current charges		\$230.35

Our charges explained

southeastwater.com.au/businessprices
Other authorities' charges
 waterways and drainage charge
southeastwater.com.au
 30/06/23
Our service guarantees
 Learn about our service guarantees for business and residential water customers on our website and blog at southeastwater.com.au/policies

Making bill payments a little easier
 Explore your payment options.
 Visit southeastwater.com.au/online/assistance



TAX INVOICE 55471

ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: **FAINEANT-MORRISONCOMMERCIAL**
Date: **21/04/2023**
Job Card 57318
Order #:
Contact:

Bill To:
**Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195**

Site Address:
**Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172**

Description
Carried out annual maintenance to exhaust systems.
Maintenance completed as per schedule. No new faults found.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
2					Various Exhausts

Service Fee:	\$60.00
Total:	\$60.00
GST:	\$6.00
Total Inc GST:	\$66.00
Less Paid:	\$0.00
Amount Due:	\$66.00



AU:44208

TAX INVOICE 55474

ABN: 84 621 402 524
Bourke Air Pty Ltd
50 Abbots Road
Dandenong South Vic 3175
Tel: 03 9793 5599

Cust No: **FAINEANT-MORRISONCOMMERCIAL**
Date: **21/04/2023**
Job Card 57317
Order #:
Contact:

Bill To:

**Faineant P/L atf Esther Ruberl Super Fund
C/- Morrison Commercial Industrial
PO Box 593
BRAESIDE VIC 3195**

Site Address:
**Association Professionals
2/25-41 Redwood Drive
DINGLEY VIC 3172**

Description

Carried out 3 Monthly Routine Maintenance to Air Conditioning including:

- Check all components are secure.
- Check drains and drip tray are clear.
- Check insulation is secure.
- Check operation through heating and cooling sequence.
- Inspect plant for physical damage and record/report on any make good required.
- Inspect & lubricate if necessary in accordance with Manufacturer's recommendation.
- Check on/off coil temperatures.
- Check casing for corrosion, clean, dry and record/report on any make good required.
- Check for broken frame supports or missing or loose bolts.
- Check for icing on coil and investigate if necessary.
- Check operation of defrost systems and devices.
- Simulate loading of compressor. Check operation of control stages.
- Inspect and clean filters

Maintenance completed as per schedule. No new faults found.

Equipment

Asset #	Description	Manufacturer	Model	Serial #	Location
	SPLIT DUCTED	EMAIL	DN301H	WB64058	Office

Service Fee:	\$260.00
Total:	\$260.00
GST:	\$26.00
Total Inc GST:	\$286.00
Less Paid:	\$0.00
Amount Due:	\$286.00

Southern Shutter Services P/L

PO Box 143
Webb Street LPO
NARRE WARREN VIC 3805
Phone: 03 9705 1517
info@southernshutterservices.com.au
http://www.southernshutterservices.com.au/
ABN: 90 147 890 855



Tax invoice

Invoice number 15251
Issue date 30/05/2023
Due date 20/06/2023

Bill to
PETER
MORRISON COMMERCIAL INDUSTRIAL
PO BOX 593
BRAESIDE VIC 3195
Australia

Ship to
PETER
MORRISON COMMERCIAL INDUSTRIAL
VIC
Australia

Description	Tax	Amount (\$) excluding tax
Faineant PTY LTD ATF Esther Ryberl Superannuation Fund C/- Morrison Commercial 2/25-41 Redwood Drive Dingley Service and retention 1 door. Door is in good working order. Next service due 05/24.	GST	230.00

Notes		
Warranty may be void if payment is not received in full by due date. All materials remain property of Southern Shutter Services until payment has been received in full. Refer to the website for full terms of trade.	Subtotal (exc. tax)	\$230.00
	Tax	\$23.00
	Total Amount (inc. tax)	\$253.00
	Total paid	\$0.00
	Balance due	\$253.00

View your invoice online

[Click here to view](#)

How to pay

Due date: 20/06/2023

View your invoice online

Scan the QR code or click the link above to view this invoice online.



Bank deposit via EFT

Bank ANZ
Name SOUTHERN SHUTTER SERVICES PTY LTD
BSB 013310
AC# 477442121
Ref# 15251