



Level 1, 530 Lonsdale St, Melbourne VIC 3000
 PO BOX 13123, Law Courts VIC 3010
 Phone: (03) 9034 4200

Owners Corporation Fee Notice

Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2007 and Owners Corporation Rules

ABN: 94 084 411 612
 Web: auspm.com

Tax Invoice

Issued 28/02/2020 on behalf of:

Owners Corporation No: 640930G Cp 2
 ABN 93419802005
 568 Collins Street
 MELBOURNE VIC 3000

mm

SBOX Pty Ltd ATF Wu & Yang Superannuation
 8 Ralph Street
 Alexandria NSW 2015

for Lot 4601 Unit 4601
 SBOX Pty Ltd ATF Wu & Yang Superannuation
 Fund

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
 Payment is due within 28 days of the date of this Notice or by the due date specified below

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Maintenance	
01/04/2020	Cp 2 Levy Adjustment 01/01/2020 to 31/03/2020	24.39	0.33	24.72
01/04/2020	Cp 2 Levies for 01/04/2020 to 30/06/2020	414.02	8.70	422.72
Total due in month		438.41	9.03	447.44

Total of this notice 447.44
 Arrears 0.00
 Interest on arrears 0.00
 Outstanding owner invoices 0.00
 Subtotal of amount due 447.44
 Prepaid 0.00
Total amount due \$447.44
Payment due 01/04/2020

(including \$40.68 GST)

Interest will be charged on any overdue fees/charges at an annual rate of 10%.
 The rate 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.
 Cheques should be made payable to 'Owners Corporation No: 640930G Cp 2'



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

SBOX Pty Ltd ATF Wu & Yang
 Owners Corporation 640930G 2
 Lot 4601 Unit 4601



*442 276262219 90000128048



Billers code 96503



Pay over the internet by DEFT Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395



Credit card payments can be made over the internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.



Pay by mailing this payment slip with your cheque to:
 DEFT Payment Systems
 GPO Box 2174, Melbourne VIC 3001



Pay in person at any post office by cash, cheque or Eftpos. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Australian Property Management

DEFT Reference Number

276262219 90000128048

Amount Due

\$447.44

Due Date

01/04/2020

Amount Paid

\$

+276262219 90000128048<

000044744<3+



Owners Corporation Fee Notice
 Owners Corporation Act 2006 Section 31, Owners Corporations Regulations 2007 and Owners Corporation Rules

Level 1, 530 Lonsdale St, Melbourne VIC 3000
 PO BOX 13123, Law Courts VIC 8010
 Phone: (03) 9034 4200

ABN: 94 084 411 012
 Web: auspm.com

Tax Invoice

Issued 28/02/2020 on behalf of:

SBOX Pty Ltd ATF Wu & Yang Superannuation
 8 Ralph Street
 Alexandria NSW 2015

Owners Corporation No: 640930G Cp 1
 ABN 21421991084
 568-580 Collins Street
 MELBOURNE VIC 3000

for Lot 4601 Unit 4601
 SBOX Pty Ltd ATF Wu & Yang Superannuation
 Fund
 4601/568 Collins Street
 Melbourne VIC 3000

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
 Payment is due within 28 days of the date of this Notice or by the due date specified below

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Maintenance	
01/04/2020	Cp 1 Levy Adjustment 01/01/20 to 31/03/20	35.60	1.58	37.18
01/04/2020	CP 1 Levies for 01/04/2020 to 30/06/2020	500.98	41.13	542.11
	Total due in month	536.58	42.71	579.29

Total of this notice 579.29
 Arrears 0.00
 Interest on arrears 0.00
 Outstanding owner invoices 0.00
 Subtotal of amount due 579.29
 Prepaid 0.00
Total amount due \$579.29
Payment due 01/04/2020

(including \$52.66 GST)

Interest will be charged on any overdue fees/charges at an annual rate of 10%.
 The rate 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.
 Cheques should be made payable to 'Owners Corporation No: 640930G Cp 1'



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

SBOX Pty Ltd ATF Wu & Yang
 Owners Corporation 640930G 1
 Lot 4601 Unit 4601



*442 251286258 90000122237



Billers code 96503



Pay over the Internet by DEFT
 Online from your *pre-registered bank account at www.deft.com.au



Pay by DEFT Phonepay from your *pre-registered bank account.
 Call 1300 301 090 or
 International +612 8232 7395



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 Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Australian Property Management

DEFT Reference Number

251286258 90000122237

Amount Due

\$579.29

Due Date

01/04/2020

Amount Paid

\$

+251286258 90000122237<

000057929<3+

min

49

OWNERSHIP STATEMENT - SBOX PTY LTD

Tax Invoice - Statement 28

MR. GEORGE WU
8 Ralph Street
Alexandria, NSW, 2015

STATEMENT PERIOD	29/02/2020 - 31/03/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,071.78

RESIDENTIAL

1/53 Ralph Street, Alexandria, NSW 2015

INCOME

ELLENOR YEE YIN YEUNG Status:

Rent \$2,302.98 Monthly Paid To 28/04/2020
Part Payment \$25.00

Rent - Paid from 29/03/2020 to 28/04/2020 (Effective 28/04/2020)

MONEY OUT

MONEY IN

\$2,303.98

\$2,303.98

EXPENSE

SP 86088 (BPAY Ref: 24165680010073818)

Strata Levy 1/4/2020-30/6/2020 (GST Paid: \$103.64)

Management Fee (GST Paid: \$8.38)

\$1,140.04

\$92.16

\$1,232.20

(Incl GST: \$112.00)

BALANCE: \$1,071.78

Ownership Contributions & Expenses

EXPENSE

MONEY OUT

MONEY IN

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$1,071.78

Ownership Payments

MONEY OUT

MONEY IN

31/03/2020 EFT to account SBOX PTY LTD

Westpac Banking Corporation (032-257 XXXX 2025)

\$1,071.78

TOTAL OWNERSHIP PAYMENTS

\$1,071.78

Balance Carried Forward

\$0.00

53-55 RALPH STREET - 86088
53-55 Ralph Street ALEXANDRIA NSW 2015

Owners Corporation Levy Notice / INVOICE
ABN: 60 155 470 738

Section 83 of the Strata Schemes Management Act 2015

Issued To: Roc Cloudy Pty Ltd

Roc Cloudy Pty Ltd
C/- Alpha Property Agent
PO Box 1698
CHATSWOOD NSW 2057

Print Date 05/03/2020
Invoice No. 691154
The Owners - Strata Plan No. 86088
Property Address Unit 1
Lot 1
53-55 Ralph Street
ALEXANDRIA NSW 2015

Entitlement 408.00
Enquiries (9am-5pm Mon-Fri) 49146800
Mail PO Box 1160 NEWCASTLE 2300
Email levies@strataplus.com.au
Website www.strataplus.com.au

Please Pay

\$1,140.04

Account Summary

Opening Balance \$ 0.00
New Fees (see over for details) \$1,140.04
Total Amount Payable \$1,140.04
*Due Date (New Fees) 06/04/2020




OVERDUE LEVIES: Interest will be charged on overdue levies at 10.00% if payment is not received within one month after the Due Date. (Section 85 of the Strata Schemes Management Act 2015)
Interest can not be waived unless put to and resolved at a General Meeting of the owners corporation



Payment Slip


Strata Plus North

Register at deft.com.au or by calling 1800 672 162. Your DEFT Reference Number: 2416 5680 0100 7381 8

 Post this payment slip with your cheque made payable to: Strata Plus ITF SP 86088 Receipts will not be issued for mailed payments. Do not include correspondence with your payment.	Post: DEFT Payment Systems GPO Box 4690 SYDNEY NSW 2001
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au	Billor Code: 96503 Ref: 2416 5680 0100 7381 8
 Pay by credit card or registered bank account at www.deft.com.au or phone 1300 30 10 90. Payments by credit card may attract a surcharge.	Ref: 2416 5680 0100 7381 8

Roc Cloudy Pty Ltd
Plan Number: 86088
Unit 1
Lot 1

Please Pay
\$1,140.04
By

 Please present page intact at any post office.
Payments may be made by cash (up to \$9,999.99),
cheque or EFTPOS. Payments made at Australia



06/04/2020*

All correspondence to:
 Computershare Investor Services Pty Limited
 GPO Box 2975 Melbourne
 Victoria 3001 Australia
 Enquiries (within Australia) 1300 558 062
 (outside Australia) +61 3 9415 4631
 Facsimile +61 3 9473 2500
www.investorcentre.com/contact
www.computershare.com

Private and Confidential

1 016371 000 WES



SBOX PTY LTD
 <WU & YANG SUPER A/C>
 8 RALPH STREET
 ALEXANDRIA NSW 2015

Holder Identification Number (HIN)

X 0072967976

Record Date	25 February 2020
Payment Date	31 March 2020
TFM/ABN Status	Quoted
Direct Credit Ref. No.	1100120
ASX Code	WES

Interim Dividend

The statement below represents your interim dividend for the half-year ended 31 December 2019. The dividend is fully-franked (100 per cent) for Australian income tax purposes at the corporate tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment	Franking Credit
Ordinary Shares	A\$0.75	1,290	A\$967.50	A\$0.00	A\$967.50	A\$414.64
Total			A\$967.50	A\$0.00	A\$967.50	A\$414.64
Net Payment					A\$967.50	

Important Notes

1. You should retain this statement to assist you in preparing your tax return.
2. Shareholders should obtain their own professional advice on the tax implications of this dividend.

Non-Resident Shareholders

The Franked Amount is not subject to withholding tax.
 New Zealand Imputation Credits are not attached to this dividend.

Your Payment Instruction

WESTPAC BANKING CORPORATION
 BSB: 032-257 Account number: 452025

Amount Deposited
A\$967.50



022118 000 COL



SBOX PTY LTD
<WU & YANG SUPER A/C>
8 RALPH STREET
ALEXANDRIA NSW 2015

Update your information:



Online:
www.computershare.com.au/easyupdate/COL



By Mail:
Computershare Investor Services Pty Limited
GPO Box 2975 Melbourne
Victoria 3001 Australia

Enquiries:



Phone:
(within Australia) 1300 171 785
(outside Australia) +61 3 9415 4078

Holder Identification Number (HIN)

X 0072967976

ASX Code	COL
TFN/ABN Status	Not Quoted
Record Date	28 February 2020
Payment Date	27 March 2020
Direct Credit Ref. No.	1187074

Dividend Statement — Interim Dividend

The statement below represents your interim dividend for the half-year ended 5 January 2020.

The interim dividend of 30.0 cents per share is payable on ordinary shares registered in your name and entitled to participate as at the record date 28 February 2020. For income tax purposes the dividend is fully franked (100 per cent) at the tax rate of 30 per cent.

Class Description	Amount per Security	Number of Securities	Franked Amount	Unfranked Amount	Gross Payment
Ordinary shares	A\$0.30	5,500	A\$1,650.00	A\$0.00	A\$1,650.00
Net Payment					A\$1,650.00
Franking Credit					A\$707.14

Important Notes

- You should retain this statement to assist you in preparing your tax return.
- Non-resident shareholders – the franked amount is not subject to withholding tax.

Your Payment Instruction

WESTPAC BANKING CORPORATION	
BSB	032-257
Account number	452025
Amount Deposited	A\$1,650.00

7. En conclusion, que demande l'auteur ?



REAL STATE AGENTS • PROPERTY CONSULTANTS • AUCTIONEERS

25th March 2020

SBOX Pty Ltd
8 Ralph Street
ALEXANDRIA NSW 2015

TAX INVOICE - 00679

Re: Leasing Fees-124 Victoria Street, Beaconsfield NSW 2015

Leasing fees for February 2020 rental.

Fee being 10% of February rental from Style HQ

10% of \$5833.33 \$583.33

GST \$58.33

Total due and payable \$641.66

Direct Payment Details:

A/c Name Furneaux Property
BSB 112 879 (St George)
A/c No. 475856718

FURNEAUX PROPERTY
ABN: 88 683 182 068

If you have any queries with this invoice please ring Mark Furneaux on 0407 195 600

Mark

FURNEAUX PROPERTY ABN 88 683 182 068

Suite 51, 20-28 Maddox Street, Alexandria NSW 1445 • PO Box 153, Rosebery NSW 1445
Director & Licensee in Charge: Mark Furneaux Bsc (Est Man) • Email mark@fproperty.com.au
www.fproperty.com.au

REN ZHOU LAWYERS

(REN ZHOU GROUP PTY LTD T/A)
ABN 69 102 539 195

SUITE 144, Level 4
416-418 PITT STREET, SYDNEY 2000
DX 11660 SYDNEY DOWN TOWN

TAX INVOICE

Our Ref: 2002014YZ

23 March 2020

Sbox Pty Ltd (ACN 606 965 271)
Alexandria NSW 2015

By Email: george@roccloudy.com

RE: YOUR BINDING FINANCIAL AGREEMENT MATTER

	AMOUNT
<u>To</u> our professional cost for acting in regards to the above matter	\$1,750.00
<u>Disbursement</u> Enquiries court fee and searches, allowance for disbursement including photocopying, telephone, postage and facsimile charges	\$500.00
GST	\$225.00
Total fees on this account (GST included)	\$2,475.00

Please make your payment to our general account:

Bank: St. George Bank

Name: Ren Zhou Lawyers

BSB: 112 879

Account Number: 447 168 281

Reference: 2002014YZ

With Compliments

REN ZHOU LAWYERS

Per: Ying Zhang, Ph.D., J.D.

paid 20/5
paid 1/00 → REFUND
FROM THEM
TO ROC

Suites 144, Level 4
414-418 Pitt Street Sydney NSW 2000
Tel: (02) 9281 8155 Fax: (02) 9281 4655

Liability limited by the Solicitors' Scheme, approved under the Professional Standards Act 1994 (NSW)

Land Tax Assessment Notice

Land Tax in this notice has been assessed for the:
2020 Tax Year



Issue date 6 February 2020
Enquiries 1300 139 816 (8.30 am - 5.00 pm)
Website www.revenue.nsw.gov.au

010 003518
SBOX PTY LTD ATF WU & YANG SUPERANNUATION FUND
20 MANSION RD
BELLEVUE HILL NSW 2023

Client ID	4162500
Correspondence ID	1701095364

pw 17/3

Assessment details (please refer to the enclosed supporting information)

Pay now in full by 17/3/2020 and receive a discount (includes a discount of \$131.90)	Due date	Amount due
	17/3/2020	\$8 659.55

Pay in three instalments	Due date	Amount due
If paying by instalments the total amount due is \$8 791.45		
First instalment	17/3/2020	\$2 930.55
Second instalment	16/4/2020	\$2 930.45
Third instalment	18/5/2020	\$2 930.45

If you choose to pay by instalments and do not make a payment by the relevant due date, daily interest will be calculated from the first due date, as if the instalment arrangement was not previously offered.

For more information, refer to the back of this notice.

Go paperless. Login to Land tax online at revenue.nsw.gov.au and update your delivery preference.

Stephen R Brady
Chief Commissioner of State Revenue

Revenue NSW – payment options



BPAY: Internet or phone banking.
Biller code: 3384 Ref: 1701 0953 64



Make online credit card* payments at www.revenue.nsw.gov.au or phone **1300 363 291**. **Biller code: 3384 Ref: 1701 0953 64**

*Note: We accept MasterCard and Visa.

A card payment fee applies. This fee is not subject to GST.

Credit card payments will only be accepted online and by phone. Credit cards are not accepted for payments made by BPAY, mail, at Australia Post, or electronic payments.

Do not staple, pin or fold remittance slip

Client ID	4162500
Due date	17-MAR-2020
Amount paid	\$

Please write amount being paid.

Supporting information

Name: SBOX PTY LTD ATF WU & YANG SUPERANNUATION FUND
Client ID: 4162500
Correspondence ID: 1701095364
Issue date: 6 February 2020

Total balance of this assessment

Tax Year	Description	Debit \$	Credit \$	Balance \$
2020	Assessment	8 791.45		8 791.45
2020 tax year total		8 791.45		8 791.45
Total				\$8 791.45
Total amount payable				\$8 791.45



4075RTX_901_F DL003518008710/4

OWNERSHIP STATEMENT - SBOX PTY LTD

Tax Invoice - Statement 27

MR. GEORGE WU
8 Ralph Street
Alexandria, NSW, 2015

STATEMENT PERIOD	31/01/2020 - 29/02/2020
OPENING BALANCE	\$0.00
TOTAL PAYMENTS	\$1,932.72

RESIDENTIAL

53 Ralph Street, Alexandria, NSW 2015

INCOME

ELLENOR YEE YIN YEUNG Status:

Rent \$2,302.98 Monthly Paid To 28/03/2020
Part Payment \$24.00

Rent - Paid from 29/02/2020 to 28/03/2020 (Effective 28/03/2020)

MONEY OUT

MONEY IN

\$1,302.98
\$2,302.98

EXPENSE

CITY OF SYDNEY (BPAY Ref: 2158475)

3RD INSTALMENT COUNCIL RATE 2019/2020 (GST Paid: \$0.00)

Management Fee (GST Paid: \$8.38)

\$279.10

\$92.16

\$371.26

(incl GST: \$8.38)

BALANCE: \$1,932.72

Ownership Contributions & Expenses

EXPENSE

MONEY OUT

MONEY IN

\$0.00

CONTRIBUTION

\$0.00

BALANCE: \$0.00

Ownership Account Balance

\$1,932.72

Ownership Payments

MONEY OUT

MONEY IN

29/02/2020 EFT to account SBOX PTY LTD

Westpac Banking Corporation (032-257 XXXX 2025)

\$1,932.72

TOTAL OWNERSHIP PAYMENTS

\$1,932.72

Balance Carried Forward

\$0.00

THIRD INSTALMENT NOTICE 2019/2020

POSTING DATE

DUE DATE

30/01/2020

28/02/2020

Cheque Payments
GPO Box 5112
SYDNEY NSW 2001

City of Sydney
Telephone: 02 9265 9333
cityofsydney.nsw.gov.au

ABN: 22 636 550 790

Please see the back of this notice for Customer Service details

ASSESSMENT NUMBER

215847-5

PAY YOUR RATES ONLINE

www.cityofsydney.nsw.gov.au/ratesonline



09204-010

Sbox Pty Ltd
20 Mansion Rd
BELLEVUE HILL NSW 2023



Billers Code: 7500

Ref: 2158475

*IVE CHAT KATIE
ON 6/2.*



Go to www.cityofsydney.nsw.gov.au/changeofaddress
to change the mailing address



DESCRIPTION AND SITUATION OF LAND RATED

Unit 1/53-55 Ralph Street, ALEXANDRIA NSW 2015
at 1 SP 86088

Current Instalment

\$279.10

Go paperless!

Receive your rate notice by email.

Sign up at city.sydney/e-rates

TOTAL
AMOUNT
DUE

\$279.10

Deduct payments made since 27 January 2020

For important information and payment methods, please see reverse.

- INTEREST RATE ON OVERDUE RATES AND CHARGES IS CALCULATED AT 7.5% P.A. ON A DAILY BASIS.
- INTEREST ON ARREARS HAS BEEN CALCULATED TO 15 JANUARY 2020.

4074177-Z-038480-ASA002-09204

Detach and return deposit slip only when paying by mail

Please do not attach cheques with staples or pins

Name: Sbox Pty Ltd



BPAY Billers Code 7500

Cust Ref No. 2158475

• BPAY this payment via internet or phone banking

Assessment Number: 215847-5
 Previous Instalment: \$0.00
 Current Amount: \$279.10 Due 28/02/2020
 Total Amount Due: \$279.10



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

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