

*Paid 2/4/20*

## Notice of Levies Due in May 2020

1st Floor, 291-229 George St,  
Liverpool, NSW 2170  
PO Box 155 Liverpool BC 1871  
Phone: 9822 7800  
Fax: 9822 7900  
www.iuim.com.au  
Email: strata@iuim.com.au

ACN 001 953 202 ABN 18 001 953 202

Issued 26/03/2020 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	
01/05/2020	Quarterly Admin/Capital Works Levy 1/5/20 to 31/7/20	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	1.06
<b>Total amount due</b>	<b>\$752.18</b>
<b>Payment due 01/05/2020</b>	

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'

**CommonwealthBank**  
Commonwealth Bank of Australia



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



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](http://www.bpay.com.au)  
Enter the biller code and your customer reference number.  
Cash or Cheque payment can be made at any Commonwealth Bank branch by providing the account number and client number.

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

Amount Due

**\$752.18**

Due Date

**01/05/2020**

FOR THE  
CREDIT OF IUM P/L Trust Account For SP 16403

Account number  
062-130 1035-4653

Agent ID  
0026403

Last bill	Payments	Balance	This bill	Total amount due
\$183.24	\$183.24	\$0.00	\$183.24	<b>\$183.24</b>

04639-3

009



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

Please pay by

**24/04/20**

Account number

**3818 016**

**Account for strata unit**

**U 2/192 Victoria Rd Punchbowl**

Fixed charges - GST free	1 Apr 20 - 30 Jun 20	\$
Water service		24.04
Wastewater (sewerage) service		153.08
Stormwater drainage area		6.12
<b>Total amount due</b>		<b>\$183.24</b>

*Paid  
10/4*

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

**TAX INVOICE**

Date of issue 3 April 2020

**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](http://sydneywater.com.au/directdebit)

Please pay by

**24/04/20**



Internet payments: MasterCard, VISA or PayPal.  
 Visit [sydneywater.com.au/pay](http://sydneywater.com.au/pay)

Total amount due

**\$183.24**

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000038180160004

<00000 18324> <066859> <000038 180 160004> >

095PSWC2DL033263NR2/E-4639/S-7701/1-15401

Paid

4/2.



# OWNER STATEMENT

1st Floor, 277-279 George St  
Liverpool NSW 2170  
PO Box 155 Liverpool BC 1871  
Phone: 9822 7800  
Fax: 9822 1900  
www.iuim.com.au  
Email: strata@iuim.com.au

ACN: 001 963 202 ABN: 16 001 963 202

Issued 30/01/2020 on behalf of the owners 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

Date	Details	Amount due	Amount paid	Interest accrued*	Interest paid	Amount outstanding
01/05/2018	Opening Balance	9,177.69	9,177.69	132.30	132.30	0.00
01/08/2018	Quarterly Admin/Capital Works Levy 1/8/17	753.24	753.24	0.00	0.00	0.00
01/11/2018	Admin/Capital Works Levy 1/11/2018 to	753.24	753.24	0.00	0.00	0.00
01/02/2019	Admin/Capital Works Levy 1/02/2019 to	753.24	753.24	0.31	0.31	0.00
01/05/2019	Admin/Capital Works Levy 1/05/2019 to	753.24	753.24	0.73	0.73	0.00
01/08/2019	Admin/Capital Works Levy 1/08/2019 to	753.24	753.24	0.00	0.00	0.00
01/11/2019	Quarterly Admin/Capital Works Levy 1/11/19	753.24	752.19	1.04	1.03	1.06
24/01/2020	Lot 2: 1 X Security Key deposit	80.00	0.00	0.00	0.00	80.00
* Interest calculated to 30/01/2020		\$13,777.13	\$13,696.08	\$134.38	\$134.37	\$81.06

**Total amount outstanding** \$81.06

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.



Biller Code: 50922  
Ref: 0026403 6



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 or Cheque payment can be made at any Commonwealth Bank branch by providing the account number and client number.

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

Amount Due

**\$81.06**

Due Date

**30/01/2020**

FOR THE  
CREDIT OF IUM P/L Trust Account For SP 16403

Account number  
062-130 1035-4653

Agent ID  
0026403



Last bill	Payments	Balance	This bill	Total amount due
\$183.61	\$183.61	\$0.00	\$183.24	<b>\$183.24</b>

00852-3

009



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

Please pay by

**28/01/20**

Account number

**3818 016**

**Account for strata unit**

**U 2/192 Victoria Rd Punchbowl**

Fixed charges - GST free	1 Jan 20 - 31 Mar 20	\$
Water service		24.04
Wastewater (sewerage) service		153.08
Stormwater drainage area		6.12
<b>Total amount due</b>		<b>\$183.24</b>

*Paid. 14/1/2020*

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](http://sydneywater.com.au/directdebit)

Please pay by

**28/01/20**



Internet payments: MasterCard, VISA or PayPal.  
 Visit [sydneywater.com.au/pay](http://sydneywater.com.au/pay)

Total amount due

**\$183.24**

TRAN CODE	USER CODE	CUSTOMER REFERENCE NUMBER
831	066859	000038180160004

007PSWC2DL742508NFR3/E-952/S-100/1/-2001



# Independent Unit Management

ENHANCE | PROTECT | MANAGE

1st Floor, 227-229 George St,  
Liverpool, NSW, 2170  
PO Box 155 Liverpool BC 1871  
Phone: 9822 7800  
Fax: 9822 7900  
[www.ium.com.au](http://www.ium.com.au)  
Email: [strata@ium.com.au](mailto:strata@ium.com.au)  
Without Prejudice

30 January 2020

C&D Property NOMINEE P/L ACN 636997905  
8A BENNETT STREET  
BASS HILL NSW 2197

Dear Sir/Madam

Independent Unit Management Pty Ltd (**IUM**) has received notification that you have become the new owner of the following property;

**Property Details:**

**162 VICTORIA ROAD PUNCHBOWL NSW 2196**

**Strata Scheme No: 16403      LOT: 2**

IUM is the Strata Managing Agent for **Strata Plan 16403** we would like to take this opportunity to welcome you as a valued client and provide you with our list of standard services.

**Strata Managing Agent details:**

**Office:** First Floor, 227-229 George Street, LIVERPOOL NSW 2170

**Postal:** P.O. Box 155, LIVERPOOL BC NSW 1871

**Phone:** (02) 9822 7800 (Office hours 9.00 am – 5.00 pm weekdays)

**Fax:** (02) 9822 7900

**Your Strata Manager:**

Brent Taylor: (02) 9822-8059 Email: [btaylor@ium.com.au](mailto:btaylor@ium.com.au)

**Strata Scheme No:**

Please note the Strata Scheme Number relating to your property is **SP 16403** please quote this number when contacting our office by telephone or in writing to enable us to serve you faster.

**Quarterly Levy Contributions:**

Every quarter IUM will forward Levy Notices to all owners, these notices are sent approximately 14 days before the Due Date of payment.

**Emergency Phone Numbers for Tradesmen:**

Phone numbers for tradesmen can be found at [www.ium.com.au/ium-directory](http://www.ium.com.au/ium-directory) in the case of an emergency.

**Payment of Levy Contributions:**

Levy contributions can be made via Bpay, Electronic Bank Transfer & by Direct Deposit (at any Branch of the Commonwealth Bank of Australia by way of Cheque or Cash). Please note when making payments by Electronic Bank Transfer or Direct Deposit, you need to use your unique customer reference number that is found on the bottom of your Levy Notice so that we are able to allocate your payment correctly.





# Independent Unit Management

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PO Box 155 Liverpool BC 1871  
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www.ium.com.au  
Email: strata@ium.com.au  
Without Prejudice

## **Leasing your property:**

If you are leasing your property, you or your nominated Real Estate Agent should contact our office each time there is a change of tenant. It is a requirement of the SSMA 2015 that tenants be supplied with a current copy of the by-laws applicable to the Strata Scheme in which a tenant holds a lease. The by-laws for your building are held by Independent Unit Management Pty Ltd.

## **Insurance:**

The Owners Corporation is responsible to insure the **common property** against damage or destruction by Fire, Explosion and other specific occurrences. A copy of the Strata Scheme Insurance Certificate can be obtained upon written request with a cheque for the amount of \$33.00 made payable to Independent Unit Management Pty Ltd.

**Important Note:** All Owners of Strata Lots should seriously look at insuring the contents of their Lots as under the Strata Schemes Management Act 2015, owners are responsible for carpets, paintwork, wallpaper and light fittings etc, within the lot, regardless of how damage is caused.

There are advantages in placing your Contents Insurance or Landlord's Liability Insurance with the same Insurer as The Owners Corporation to avoid conflict in marginal claims.

## **Proposed Physical Changes To Your Lot:**

Applications must be submitted in writing to this Office if you are proposing to add or change in any way, the physical structure of your Lot. (e.g. pergola, air conditioning units)

## **Lot Usage:**

An Occupier in a Commercial or Industrial Strata Scheme must give The Owners Corporation Notice if the use of the Lot changes as it may affect the Insurance premium for the Strata Scheme.

## **Tax Depreciation Reports:**

This is very important to all investor owners, talk to us about how we can assist you with preparing a Tax Depreciation Report.

## **General Information:**

A copy of the Strata Schemes Management Act 2015 By-Laws are supplied with this letter. Working in a Strata complex involves situations not normally encountered and we earnestly seek co-operation of both Owners and Tenants in observing these By-Laws, to maintain harmony within your building.

We have also enclosed an information sheet that we ask you to complete and sign. The information will assist us in the management of your Scheme. We hope that our association with you as an Owner will help enhance and protect your asset.

Yours faithfully

Brent Taylor  
**Strata Manager**



# Independent Unit Management

ENHANCE | PROTECT | MANAGE

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Liverpool, NSW, 2170  
PO Box 155 Liverpool BC 1871  
Phone: 9822 7800  
Fax: 9822 7900  
www.ium.com.au  
Email: strata@ium.com.au  
Without Prejudice

Dear Owner,

IUM is always updating records for all owners' benefit. As such would you please complete the below and return it to our office by fax, (02) 9822 7900 or email [btaylor@ium.com.au](mailto:btaylor@ium.com.au)

## Owner Details:

Strata Plan: **16403**

Lot Number/Unit: **2**

Name: \_\_\_\_\_ Home : \_\_\_\_\_ Mobile: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Delivery Address for Correspondence:

I would prefer to receive correspondence via **post** (please complete below)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

I would prefer to receive correspondence via **email** (please complete below)

Email: \_\_\_\_\_

## Delivery Address for Levies: (Please circle if they are to be sent to Owner / Agent / Other)

I would prefer to receive correspondence via **post** (please complete below)

Name / Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

I would prefer to receive correspondence via **email** (please complete below)

Email: \_\_\_\_\_

## Emergency Contact:

Name: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Mobile Phone Number: \_\_\_\_\_

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Dated

*Paid  
4/2*

# Notice of Levies Due in February 2020

ACN: 001 963 202 ABN: 15 001 963 202

Issued 06/01/2020 on behalf of:

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

C & D NOMINEES P/L ACN 636997905  
8A BENNETT STREET  
BASS HILL NSW 2197

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

Due date	Details	Amounts due (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/02/2020	Quarterly Admin/Capital Works Levy 1/2/20 to 30/4/20	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	1.05
Interest on levies in arrears	0.00
Outstanding owner invoices	0.00
Subtotal of amount due	754.29
Prepaid	0.00
<b>Total amount due</b>	<b>\$754.29</b>
<b>Payment due 01/02/2020</b>	

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'

**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

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Enter the biller code and your customer reference number.  
Cash or Cheque payment can be made at any Commonwealth Bank branch by providing the account number and client number

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

Amount Due

**\$754.29**

Due Date

**01/02/2020**

FOR THE  
CREDIT OF IUM P/L Trust Account For SP 16403

Account number  
062-130 1035-4653

Agent ID  
0026403