



Apex Victoria Real Estate Pty Ltd
 ABN 27 602 368 990
 Apex Victoria
 Shop 2 860 Collins Street
 DOCKLANDS VIC 3008
 Phone: +61390883368
 Fax:
 info@apexvictoria.com.au
 www.apexvictoria.com.au

Statement / Tax Invoice to Owner

Unique Superannuation Fund
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 28/07/2020
Statement no.: 40
Prepared for: Unique Superannuation Fund
Property manager: Chi Wai Ng

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$983.00	+ \$2,485.72	- \$1,119.71	- \$0.00	- \$0.00	= \$2,349.01

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
2802E/888 Collins Street, Docklands	Nishant Yadav & Sahil Kapoor	\$2607.14 per month	2,485.72	02/07/2020	\$2,485.72	31/07/2020

Income for 2802E/888 Collins Street (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent	Nishant Yadav & Sahil Kapoor	2,485.72	
		\$2,485.72	\$0.00

Expenses for 2802E/888 Collins Street (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Apex Victoria	136.71	12.42
Strata Management Services - Admin/Maintenance Fund ContributionsFor Period 01/08/2020 to 31/10/2020 OC2	Whittles Strata New OC2	444.00	40.36
Strata Management Services - Admin/Maintenance Fund ContributionsFor Period 01/08/2020 to 31/10/2020 OC1	Whittles Strata New OC1	539.00	49.00
		\$1,119.71	\$101.78

Payments to You

Date	Property	Details	Amount
28/07/2020	2802E/888 Collins Street	BSB: 067-167 A/c No.: XXXX2080 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXFund	2349.01
			\$2,349.01

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

PLAN OF SUBDIVISION NO. 723350Q2

ABN: 54976757899

888 COLLINS STREET

DOCKLANDS VIC 3008

Accounts enquiries: (03) 8632 3300

Accounts email: accounts.docklands@whittles.com.au

Your account number

UNIQ01

Date of issue

22 Jun 2020

Total amount payable

\$444.00

New charges due for payment

1 Aug 2020**TAX INVOICE**

Unique 888 Property Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2,860 Collins Street
 DOCKLANDS VIC 3008

Property Address

Lot 2802E
 888 Collins Street
 DOCKLANDS VIC 3008

Lot number

2802E

Unit number

2802E

Details	Period	Amount	GST Incl	Discount	If paid by	Total
Admin Fund Contributions	01/08/20 to 31/10/20	238.00	21.64	0.00		238.00
Maintenance Fund Contributions	01/08/20 to 31/10/20	206.00	18.73	0.00		206.00
TOTAL DUE IF PAID BY 01/08/20 (Includes GST of \$40.37)						\$444.00

Interest will be charged on any overdue fees/charges at an annual rate of 10%



DEFT Reference Number

3052086622802149

Date due

1 Aug 2020

Amount due

\$444.00

Plan: 723350Q2

Lot: 2802E

Account: UNIQ01



*496 3052 0866 2280 2149

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.



Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001

+305208662 2802149<

000044400<3+

Important information on fees and charges

Payment must be made within 28 days after the date of this notice or by the Due Date, whichever is the later.

Enquiries

If you have enquiries on the fees listed in this Notice you can contact the Owners Corporation on the telephone number or at the address listed on the top of this form.

Disputes

The Owners Corporations Act 2006 (the Act), Owners Corporations Regulations (the Regulations) and the Owners Corporation Rules (the Rules) provide a number of options in dealing with disputes regarding Owners Corporations, Managers, Lot Owners and Occupiers. These are:

- The Owners Corporation Internal Dispute Resolution Process.
- Conciliation through Consumer Affairs Victoria.
- Applications to the Victorian Civil and Administrative Tribunal (VCAT).

Internal Dispute Resolution Process

If you believe the Manager, a Lot Owner or Occupier has breached their obligations under the Rules, Act or Regulations, you can try to resolve the problem through the Owners Corporation Internal Dispute Resolution process. The Internal Dispute Resolution process is set out in the Rules. Unless the Rules state differently, the following summary applies:

- You can lodge a complaint by completing an Owners Corporation Complaint™ form (available from the Owners Corporation).
- A meeting will be held to discuss the matter with all persons involved in the dispute and representatives of the Owners Corporation. The meeting must be held within 14 days of all persons being notified of the dispute.
- Persons involved in the dispute will be notified of decisions by the Owners Corporation.
- If you are not satisfied with the outcome you can contact Consumer Affairs Victoria or VCAT (see below).

Conciliation through Consumer Affairs Victoria

You can contact Consumer Affairs Victoria regarding disputes. There may be times when Consumer Affairs Victoria will advise you to use the Internal Dispute Resolution process if you have not already done so. For more information on complaints or general enquiries call 1300 55 81 81 or go to www.consumer.vic.gov.au.

Applications to the Victorian Civil and Administrative Tribunal (VCAT)

For all disputes that affect the Owners Corporation you can apply directly to the VCAT to hear your case and make an order. For more information on VCAT applications phone 03 9628 9830 (local calls), 1800 133 055 (country calls) or go to www.vcat.vic.gov.au.

PLAN OF SUBDIVISION NO. 723350Q1

ABN: 46726818707

888 COLLINS STREET

DOCKLANDS VIC 3008

Accounts enquiries: (03) 8632 3300

Accounts email: accounts.docklands@whittles.com.au

Your account number

UNIQ00

Date of issue

22 Jun 2020

Total amount payable

\$539.00

New charges due for payment

1 Aug 2020**TAX INVOICE**

Unique 888 Property Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2,860 Collins Street
 DOCKLANDS VIC 3008

Property Address

Lot 2802E
 888 Collins Street
 DOCKLANDS VIC 3008

Lot number

2802E

Unit number

2802E

Details	Period	Amount	GST Incl	Discount	If paid by	Total
Admin Fund Contributions	01/08/20 to 31/10/20	533.00	48.45	0.00		533.00
Maintenance Fund Contributions	01/08/20 to 31/10/20	6.00	0.55	0.00		6.00
TOTAL DUE IF PAID BY 01/08/20 (Includes GST of \$49.00)						\$539.00

Interest will be charged on any overdue fees/charges at an annual rate of 10%



DEFT Reference Number

3052086542802149

Date due

1 Aug 2020

Amount due

\$539.00

Plan: 723350Q1

Lot: 2802E

Account: UNIQ00



*496 3052 0865 4280 2149

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www.deft.com.au

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Biller code: 96503

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