

Statement / Tax Invoice to Owner

RJ & CSK Reis Holding Pty Ltd ATF RC
 Reis Superannuation Fund
 37 Therry Street
 DRUMMOYNE NSW 2047

Statement date: 27/07/2021
Statement no.: 56
Prepared for: RJ & CSK Reis
 Holding Pty Ltd ATF
 RC Reis
 Superannuation Fund
Property manager: Chi Wai Ng

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$0.00	+ \$2,906.05	- \$2,279.18	- \$0.00	- \$292.00	= \$334.87

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
3009E/888 Collins Street, Docklands	Zechen Huang	\$1651.19 per month	1,651.19	16/08/2021	\$0.00	16/08/2021

Income for 3009E/888 Collins Street (Amounts are GST inclusive)

Description	Paid By	Amount	GST
Rent	Zechen Huang	1,651.19	
Owner Contribution	RJ & CSK Reis Holding Pty Ltd ATF RC Reis Superannuation Fund	1,254.86	0.00
		\$2,906.05	\$0.00

Expenses for 3009E/888 Collins Street (Amounts are GST inclusive)

Description	Paid To	Amount	GST
Management fees	Apex Victoria	90.82	8.26
Letting fees	Apex Victoria	313.50	28.50
Tenant Search Fee	Apex Victoria	15.00	1.36
Water Supply - Water Service Charge 01/01/2021 to 31/03/2021	City West Water	141.93	0.00
Water Supply - Water Service Charge 01/04/2021 to 30/06/2021	City West Water	141.93	0.00
Strata Management Services - Admin & Maintenance Fund Contributions OC2From 01/08/2021 to 31/10/2021	Whittles Strata New OC2	351.00	31.91
Strata Management Services - Admin & Maintenance Fund Contributions OC1From 01/08/2021 to 31/10/2021	Whittles Strata New OC1	620.00	56.36
Electrical Services - Safety check & replace faulty downlight & cooktop igniter repair & replace faulty powerpoints, approved by owner	Translec Pty Ltd	605.00	55.00
		\$2,279.18	\$181.39

Unpaid Invoices for 3009E/888 Collins Street

Description	Supplier	Ref.	Date Due	Amount
Insurance - 23.07.2021 to 23.07.2022	EBM Insurance Brokers	14154897	26/07/2021	292.00
				\$292.00

Payments to You

Date	Property	Details	Amount
27/07/2021	3009E/888 Collins Street	BSB: 067-167 A/c No.: XXXX4223 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXX LTD	334.87
			<hr/> \$334.87

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.



City West Water™

My account number is

1253 3171 0122

Invoice No. T571740319

Service Address Un 3009e/888 Collins Street Docklands Lot 3009e Plan 723350

Issue Date 8 Jun 2021

Water Faults & Emergencies (24 hours) 132 642

Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours) 131 691

Interpreter Service 9313 8989

Mail Cheques GPO Box 1152, Melbourne Vic 3001

General Mail Locked Bag 350, Sunshine Vic 3020

City West Water Corporation ABN 70 066 902 467

citywestwater.com.au

RJ AND CSK REIS HOLDING PTY LTD C/O APEX VICTORIA REAL ESTATE (List 888 Collins) SHOP 2/860 COLLINS STREET DOCKLANDS VIC 3008



Account summary

Table with account summary items: PREVIOUS BILL \$141.93, RECEIVED \$0.00, BALANCE \$141.93, NETWORK CHARGES \$115.85, OTHER CHARGES \$26.08, PLEASE PAY \$283.86

Having trouble paying your bill?

We're here to help and have a range of payment options to support you at this time.

Visit citywestwater.com.au/assist to find out more.

Visit our website today



397732-001 000003(745)

Details of charges - Residential

Previous Bill

Previous Bill \$141.93

Payments Received

 **BALANCE FORWARD** \$141.93

Usage Charges

Meter Number	Bill Days	Previous Reading	Current Reading	Consumption in Kilolitres	Rate \$	Total \$
MAS102733	14	00305	00305	0.00 (meter read date: 11/05/2021)		

Total Water Consumed

Usage Step 1 (28/04/2021 to 11/05/2021)	0.00	2.7748	\$0.00
Total	0.00		\$0.00

 **TOTAL USAGE CHARGES** \$0.00

Network Charges

	Charge Period	Charge \$
Water Network Charge	(01/04/2021 to 30/06/2021)	\$52.70
Sewerage Network Charge	(01/04/2021 to 30/06/2021)	\$63.15

 **TOTAL NETWORK CHARGES** \$115.85

Other Charges

Waterways & Drainage Charge (01/04/2021 to 30/06/2021) \$26.08

 **TOTAL OTHER AUTHORITIES' CHARGES** \$26.08

 **FINAL TOTAL, PLEASE PAY THIS AMOUNT** \$283.86

Visit citywestwater.com.au/charges or call 131 691 for more details about these charges.

Waterways & Drainage Charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. Customers in rural areas are charged at a lower rate to reflect the reduced services compared to urban customers. Learn more at MelbourneWater.com.au/wwdc

Need help paying your bill?

We understand that sometimes you may be facing difficulties. We have a dedicated Customer Care team who can offer support and give you access to concessions and utility relief grants. Where appropriate, we can also refer you to financial counselling services. Learn more at citywestwater.com.au/assist

The right of City West Water to proceed for recovery of outstanding charges is not prejudiced by the service of this notice

Service Address: Un 3009e/888 Collins Street Docklands

DATE PAID

AMOUNT PAID

RECEIPT NO

My account number is
1253 3171 0122



Direct Debit: Visit citywestwater.com.au/paymentoptions or call 131 691



Mail cheque: Post this slip with your cheque payable to: **City West Water, GPO Box 1152, Melbourne Vic 3001**



Credit Card: Visit citywestwater.com.au/pay or call 131 691 to pay via Visa or Mastercard on our 24 hours credit card payment system

Payment Assistance

If you're finding it hard to pay your bill call our team on **131 691** to discuss your circumstances or visit citywestwater.com.au/assist to view our support options.



Billers Code: **8789**
Ref: **1253 3171 0122**

Telephone and Internet Banking - BPAY®: Contact your bank or financial institution to pay via savings, debit, credit card or transaction account. More info at bpay.com.au



Billpay Code: **0362**
Ref: **1253 3171 0122**

Post BillPay: Pay in person at any Post Office or agency, call 131 816 or visit postbillpay.com.au



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+00125331710122>

+009201+

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<000028386>

+444+

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

RCSK00

Date of issue

21 Jun 2021

Total amount payable

\$620.00

New charges due for payment

1 Aug 2021**TAX INVOICE**

RJ & CSK Reis Holding Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2,860 Collins Street
 DOCKLANDS VIC 3008

Property Address

Lot 3009E
 888 Collins Street
 DOCKLANDS VIC 3008

Lot number

3009E

Unit number

3009E

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/08/21 to 31/10/21	523.00	47.55	523.00
Maintenance Fund Contributions	01/08/21 to 31/10/21	97.00	8.82	97.00
				620.00
TOTAL DUE IF PAID BY 01/08/21 (Includes GST of \$56.37)				\$620.00

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



DEFT Reference Number

3052086543009144

Date due

1 Aug 2021

Amount due

\$620.00

Plan: 723350Q1

Lot: 3009E

Account: RCSK00



*496 305208654 3009144

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

+305208654 3009144<

000062000<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. 723350Q2

ABN: 54976757899

888 COLLINS STREET

DOCKLANDS VIC 3008

Accounts enquiries: (03) 8632 3300

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

Your account number

RCSK01

Date of issue

21 Jun 2021

Total amount payable

\$351.00

New charges due for payment

1 Aug 2021**TAX INVOICE**

RJ & CSK Reis Holding Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2,860 Collins Street
 DOCKLANDS VIC 3008

Property Address

Lot 3009E
 888 Collins Street
 DOCKLANDS VIC 3008

Lot number

3009E

Unit number

3009E

Details	Period	Amount	GST Incl	Total
Admin Fund Contributions	01/08/21 to 31/10/21	200.00	18.18	200.00
Maintenance Fund Contributions	01/08/21 to 31/10/21	151.00	13.73	151.00
				351.00
TOTAL DUE IF PAID BY 01/08/21 (Includes GST of \$31.91)				\$351.00

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



DEFT Reference Number

3052086623009144

Date due

1 Aug 2021

Amount due

\$351.00

Plan: 723350Q2

Lot: 3009E

Account: RCSK01



*496 305208662 3009144

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 3009144<

000035100<3+

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City West Water™

RJ AND CSK REIS HOLDING PTY LTD
C/O APEX VICTORIA REAL ESTATE (List 888 Collins)
SHOP 2/860 COLLINS STREET
DOCKLANDS VIC 3008



My account number is

1253 3171 0122

Invoice No.	T564155634
Service Address	Un 3009e/888 Collins Street Docklands Lot 3009e Plan 723350
Issue Date	11 Mar 2021
Water Faults & Emergencies (24 hours)	132 642
Enquiries & Support (8.30am-5.00pm Mon-Fri) Credit Card Payments & Balances (24 hours)	131 691
Interpreter Service	9313 8989
Mail Cheques	GPO Box 1152, Melbourne Vic 3001
General Mail	Locked Bag 350, Sunshine Vic 3020

City West Water Corporation

ABN 70 066 902 467

citywestwater.com.au

Account summary

	PREVIOUS BILL RECEIVED	\$141.93 \$141.93
	BALANCE	\$0.00
	NETWORK CHARGES	\$115.85
	OTHER CHARGES	\$26.08
	PLEASE PAY	\$141.93

Having trouble paying your bill?

We're here to help and have a range of payment options to support you at this time.

Visit citywestwater.com.au/assist to find out more.

Visit our website today



Details of charges - Residential

Previous Bill

Previous Bill \$141.93

Payments Received

24/12/2020 -\$141.93

BALANCE FORWARD \$0.00

Network Charges

	Charge Period	Charge \$
Water Network Charge	(01/01/2021 to 31/03/2021)	\$52.70
Sewerage Network Charge	(01/01/2021 to 31/03/2021)	\$63.15

TOTAL NETWORK CHARGES \$115.85

Other Charges

Waterways & Drainage Charge (01/01/2021 to 31/03/2021) \$26.08

TOTAL OTHER AUTHORITIES' CHARGES \$26.08

FINAL TOTAL, PLEASE PAY THIS AMOUNT \$141.93

Visit citywestwater.com.au/charges or call 131 691 for more details about these charges.

Greater Western Water – a new era

On 1 July 2021, City West Water and Western Water will integrate to form a new water corporation – Greater Western Water. This new entity will service Melbourne's inner city and fast-growing west. Learn more at citywestwater.com.au/gww

Need help paying your bill?

We understand that sometimes you may be facing difficulties. Our hardship and water efficiency programs offer support and can give you access to concessions and utility relief grants. Where appropriate, we can also refer you to financial counselling services. Learn more at citywestwater.com.au/assist

Waterways & Drainage Charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. Customers in rural areas are charged at a lower rate to reflect the reduced services compared to urban customers. Learn more at MelbourneWater.com.au/wwdc

The right of City West Water to proceed for recovery of outstanding charges is not prejudiced by the service of this notice

Page 2 of 2

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Service Address: Un 3009e/888 Collins Street Docklands

DATE PAID	AMOUNT PAID	RECEIPT NO	My account number is 1253 3171 0122
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Direct Debit: Visit citywestwater.com.au/paymentoptions or call 131 691



Mail cheque: Post this slip with your cheque payable to: **City West Water, GPO Box 1152, Melbourne Vic 3001**



Credit Card: Visit citywestwater.com.au/pay or call 131 691 to pay via Visa or Mastercard on our 24 hours credit card payment system

Payment Assistance

If you're finding it hard to pay your bill call our team on **131 691** to discuss your circumstances or visit citywestwater.com.au/assist to view our support options.

	Billers Code: 8789 Ref: 1253 3171 0122	Telephone and Internet Banking - BPAY®: Contact your bank or financial institution to pay via savings, debit, credit card or transaction account. More info at bpay.com.au
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	Billpay Code: 0362 Ref: 1253 3171 0122	Post BillPay: Pay in person at any Post Office or agency, call 131 816 or visit postbillpay.com.au
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