



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

Mr K Zhou & Mrs K Qie
 PO Box 183
 LINDFIELD NSW 2070

Statement date: 31/03/2020
Statement no.: 39
Prepared for: Karl Zhou & Keyi Qie
Property manager: Chi Wai Ng

| | | | | | |
|-----------------|---------------|--------------|-----------------------------------|-----------------------------------|----------------|
| Opening Balance | Total Credits | Total Debits | Uncleared Deposits ⁽¹⁾ | Funds Withheld ⁽²⁾⁺⁽³⁾ | Payment to You |
| \$0.00 | +\$2,563.69 | -\$1,118.00 | -\$0.00 | -\$0.00 | =\$1,445.69 |

Rental Income (All figures are GST inclusive)

| Property | Tenant | Rent | Paid \$ | Period End ⁽⁴⁾ | Carried ⁽⁵⁾ | Paid To |
|-------------------------------------|--|---------------------|----------|---------------------------|------------------------|------------|
| 2502E/888 Collins Street, Docklands | Jonathan Duque Gonzalez & Kanami Iwasaki | \$2541.96 per month | 2,563.69 | 22/04/2020 | \$304.22 | 25/04/2020 |

Income for 2502E/888 Collins Street (Amounts are GST inclusive)

| Description | Paid By | Amount | GST |
|-------------|--|------------|--------|
| Rent | Jonathan Duque Gonzalez & Kanami Iwasaki | 2,563.69 | |
| | | \$2,563.69 | \$0.00 |

Expenses for 2502E/888 Collins Street (Amounts are GST inclusive)

| Description | Paid To | Amount | GST |
|--|---------------------|------------|----------|
| Management fees | Apex Victoria | 141.00 | 12.82 |
| Strata Management Services - Admin/Maintenance Fund ContributionsFrom 01/05/20 to 31/07/20 OC2 | Whittles Strata OC2 | 438.00 | 39.82 |
| Strata Management Services - Admin/Maintenance Fund ContributionsFrom 01/05/20 to 31/07/20 OC1 | Whittles Strata OC1 | 539.00 | 49.00 |
| | | \$1,118.00 | \$101.64 |

Payments to You

| Date | Property | Details | Amount |
|------------|--------------------------|---|------------|
| 31/03/2020 | 2502E/888 Collins Street | BSB: 032-090 A/c No.: XX2785 A/c Name: XXXXXXXXXXXXXXXXXXXX LTD | 1445.69 |
| | | | \$1,445.69 |

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

PO Box 108, Port Melbourne VIC 3207

www.whittles.com.au

accounts.docklands@whittles.com.au

Tax Invoice

Date of Issue

19 Mar 2020

Your Account No.

KLAK01

Telephone Enquiries

(03) 8632 3300

Total Amount Payable

\$438.00

New Charges Due For Payment

1 May 2020

Klak Properties Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2
 860 Collins Street
 DOCKLANDS VIC 3008

ABN: 54976757899
 PLAN OF SUBDIVISION NO. 723350Q2
 Prop Location: Lot 2502E, 888 COLLINS STREET
 DOCKLANDS VIC 3008

| INVOICE | DESCRIPTION | ORIGINAL | RECEIVED | BALANCE |
|----------------------------|--|----------|----------|---------|
| 313556 | Admin Fund Contributions From 01/05/20 to 31/07/20 Due And Payable By 01/05/20 | 238.00 | 0.00 | 238.00 |
| 313557 | Maintenance Fund Contributions From 01/05/20 to 31/07/20 Due And Payable By 01/05/20 | 200.00 | 0.00 | 200.00 |
| Total Invoiced Amount | | | | 438.00 |
| New Charges Include GST Of | | | | 39.82 |

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 Rate Act 1983 (Vic). This rate is subject to change.

PLEASE SEE REVERSE FOR METHOD OF PAYMENT OPTIONS. PAYMENTS RECEIVED AFTER ISSUE DATE DO NOT APPEAR ON THIS ACCOUNT

Whittles Australia Pty Ltd ABN 78 139 486 678



Strata and Community Title Services

NAME: Klak Properties Pty Ltd
 PLAN: 723350Q2 UNIT NO: 2502E



Billpay Code: 0516
 Ref: 90263336



Billpay Code: 0516
 Ref: 90263336



Bill Code: 36178
 Ref: 90263336

Your Account No.

KLAK01

New Charges Due For Payment

1 May 2020

Total Amount Payable

\$438.00

*516 90263336

See over for Payment Methods

Payment Slip

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.

Method of Payment



Payment can be made in person to any Australia Post Office or Post Office Agency, anywhere in Australia, to make cash, cheque or debit card payments.



Please call your participating Bank, Building Society or Credit Union to make a payment from your nominated Savings or Cheque Account. Please see reverse for Biller Code and Reference Number.



Telephone 13 18 16 to pay by Visa, Mastercard, Diners or American Express over the phone.



Visit our website to pay by Visa, Mastercard, Diners or American Express online.



EFT Please contact your local office for EFT details.

PLAN OF SUBDIVISION NO. 723350Q1

PO Box 108, Port Melbourne VIC 3207

www.whittles.com.au

accounts.docklands@whittles.com.au

Tax Invoice

Date of Issue

19 Mar 2020

Your Account No.

KLAK00

Telephone Enquiries

(03) 8632 3300

Total Amount Payable

\$539.00

New Charges Due For Payment

1 May 2020

Klak Properties Pty Ltd
 C/- Apex Victoria Real Estate Docklands
 Shop 2
 860 Collins Street
 DOCKLANDS VIC 3008

ABN: 46726818707
 PLAN OF SUBDIVISION NO. 723350Q1
 Prop Location: Lot 2502E, 888 COLLINS STREET
 DOCKLANDS VIC 3008

| INVOICE | DESCRIPTION | ORIGINAL | RECEIVED | BALANCE |
|----------------------------|--|----------|----------|---------|
| 312396 | Admin Fund Contributions From 01/05/20 to 31/07/20 Due And Payable By 01/05/20 | 533.00 | 0.00 | 533.00 |
| 312397 | Maintenance Fund Contributions From 01/05/20 to 31/07/20 Due And Payable By 01/05/20 | 6.00 | 0.00 | 6.00 |
| Total Invoiced Amount | | | | 539.00 |
| New Charges Include GST Of | | | | 49.00 |

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 Rate Act 1983 (Vic). This rate is subject to change.

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Whittles Australia Pty Ltd ABN 78 139 486 678



Strata and Community Title Services

NAME: Klak Properties Pty Ltd
 PLAN: 723350Q1 UNIT NO: 2502E



Billpay Code: 0516
 Ref: 90263757



Billpay Code: 0516
 Ref: 90263757

Billers Code: 36178
 Ref: 90263757

Your Account No.

KLAK00

New Charges Due For Payment

1 May 2020

Total Amount Payable

\$539.00

*516 90263757

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EFT Please contact your local office for EFT details.