

ABN: 75-104-888-244

Tax Invoice

Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

28 Jun 2019

Statement to

9 Jul 2019

Statement
number

24

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Aug 2019			
	Rent 7 Jul 2019 to 6 Aug 2019		\$1,260.00	\$1,260.00
9 Jul	* Management fee (includes \$10.08 GST)	\$110.88		\$1,149.12
163342	* Sundry fee (includes \$0.30 GST)	\$3.30		\$1,145.82
163343	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,145.82		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			

If you are having trouble understanding your statement, please refer to our Statement Guide which can be found online - <https://sha.com.au/statement-guide/>

Caulfield Office
Lvl 1, 943 Dandenong Rd (cnr Burke Rd) Malvern East Vic 3145
Phone 03 9572 8333 Email: info@sha.com.au

REMINDER: if you have recently changed your contact details / email address, please notify your property manager so we can always stay in touch with you.

ABN: 75-104-888-244

Tax Invoice

Account name(s)	Mr Sik Ming & Mrs Susanna Pui King Hui 12 Rockingham Close KEW VIC 3101	Account	HUI.S
		Statement from	9 Jul 2019
		Statement to	8 Aug 2019
		Statement number	25

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	G05/5 Dudley Street, CAULFIELD EAST			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Sep 2019			
8 Aug	167316 * Rent 7 Aug 2019 to 6 Sep 2019		\$1,260.00	\$1,260.00
	* End of Financial Year Statement Fee (SHA General - Trust No.4) (includes \$1.36 GST)	\$15.00		\$1,245.00
	* Management fee (includes \$10.08 GST)	\$110.88		\$1,134.12
	167675 * Sundry fee (includes \$0.30 GST)	\$3.30		\$1,130.82
	167676 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,130.82		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			
	Total expenses on attached tax invoices includes GST of \$1.36			

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ABN: 75-104-888-244

Tax Invoice

Account name(s)	Mr Sik Ming & Mrs Susanna Pui King Hui 12 Rockingham Close KEW VIC 3101	Account	HUI.S
		Statement from	8 Aug 2019
		Statement to	5 Sep 2019
		Statement number	26

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Oct 2019			
	Rent 7 Sep 2019 to 6 Oct 2019		\$1,260.00	\$1,260.00
5 Sep	171075 * Invoice #01/10/19 to 31/12/19, OC Contributions from 01/10/19 to 31/12/19 (OC 729297J 5 Dudley Stree	\$448.64		\$811.36
	171128 Invoice #818278, Council Rates Instalment (GLEN EIRA CITY COUNCIL)	\$112.55		\$698.81
	* Management fee (includes \$10.08 GST)	\$110.88		\$587.93
	171272 * Sundry fee (includes \$0.30 GST)	\$3.30		\$584.63
	171273 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$584.63		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			
	Total expenses on attached tax invoices includes GST of \$40.79			

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Notice of Levies

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

StrataCo Pty Ltd
ABN: 76 116 308 839

Level 1, 575 Elizabeth Street
Melbourne VIC 3000

IDD: +613 9373 6888
Facsimile: +613 9328 2822
Email: info@strataco.com.au
Web: www.strataco.com.au

Tax Invoice

Issued 23/08/2019 on behalf of:

Student Housing Australia Pty Ltd
575-577 Elizabeth Street
MELBOURNE VIC 3000

OCPS 729297J (D5)
ABN 32748971081
Jade Apartments
5 Dudley Street
CAULFIELD EAST VIC 3145
for Lot 5 Unit 5
Sik Ming Hui & Susanna Pui King Hui

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	
01/10/2019	O/C Contributions 01/10/19 to 31/12/19	401.34	47.30	448.64
	Total due in month	401.34	47.30	448.64

Total of this notice 448.64
Arrears 0.00
Interest on arrears 0.00
Outstanding owner invoices 0.00
Subtotal of amount due 448.64
Prepaid 0.00
Total amount due **\$448.64**
Payment due 01/10/2019

(including \$40.79 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 'OCPS 729297J (D5)'

Approved
Owner



*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.

Student Housing Australia Pty Ltd
Owners Corporation 729297J
Lot 5 Unit 5



*442 235061272 100046952



Bill 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

StrataCo Pty Ltd

DEFT Reference No.

235061272 100046952

Amount Due

\$448.64

Due Date

01/10/2019

Amount Paid

\$

Rates and charges for period 1 July 2019 to 30 June 2020

Date: 31/07/2019

PROPERTY ADDRESS

Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145

RATES AND CHARGES

AMOUNT

General Rate = NAV 9200 x 2.9269%

~~\$269.25~~

Litter Management Charge

~~\$60.00~~

Total rates and charges 2019-20

~~\$329.25~~

**VICTORIAN STATE GOVERNMENT
FIRE SERVICES PROPERTY LEVY**

AMOUNT

FSPL - \$111 + \$10.10 (CIV 184000 x 0.000055)

~~\$121.10~~

Total Fire Services Property Levy 2019-20

~~\$121.10~~

All arrears

~~\$0.00~~

Payments

~~\$0.00~~

Total rates, charges, and Fire Services Property Levy

~~\$450.35~~

SWITCH TO ONLINE

Have your rate notice delivered to any device or computer

1. Go to gleneira.enotices.com.au
2. Register your details, including the unique reference number (see credit slip below) and the next rate notice will be conveniently delivered to your nominated email address.

TOTAL AMOUNT

~~\$450.35~~

ASSESSMENT NUMBER

818278

ARREARS OUTSTANDING

\$0.00

Due immediately

INSTALMENT AMOUNT

\$112.55

Due 30 September 2019

TOTAL OWING THIS INSTALMENT

\$112.55

Penalty interest accrues on arrears and will be charged for late payment, from the due date to the date of payment. Currently the penalty interest rate is 10 per cent per annum. Arrears shown on this notice are due immediately and may be the subject of legal action without further notice. The right of Glen Eira City Council to proceed for the recovery of outstanding rates and charges is not prejudiced by the service of this notice.

Payments and ownership changes made after 18/07/2019 are not shown on this notice. Please retain the top of this notice for your records.



Internal Use Only

Please turn over for payment options



Bill Code: 73106

Ref: 9334 0818 2783 6

BPAY® this payment via internet or phone banking.
BPAY View® — View and pay this bill using internet banking.
BPAY View Registration No. 9334 0818 2783 6



**Post
Billpay**



*844 3043 0000093340818278 63



For emailed notices:
gleneira.enotices.com.au
Reference No: **A8D89F18ET**

Credit

GLEN EIRA CITY COUNCIL

Name: S M Hui and S P K Hui

Property: Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145

Assessment number: 818278

Total amount: ~~\$450.35~~

Arrears outstanding: \$0.00

Instalment amount: \$112.55

Total owing this instalment: \$112.55

Due date: 30/09/2019

**Approved
Owner**

SS

Amount paid: \$

VALUATIONS

The valuations in this notice are based on levels of value as at 1 January 2019 and will be used for the 2019–20 rating year. It is a legislated requirement that the Valuer-General will conduct a revaluation of all properties every year (previously every two years) for all Victorian councils.

These valuations are used by Council to levy rates. They are also used by the State Government to levy land tax and the Fire Services Property Levy. The three valuations on the property are:

- **Capital Improved Value** — the market value of the property at the date of valuation (ie. what it would likely to have sold for on that date).
- **Site Value** — the value of the land only, excluding any improvements which exist on the land.
- **Net Annual Value** — for non-residential properties this is the assessed rental value. In accordance with legislation this must be at least five per cent of the Capital Improved Value for any property. For residential properties, it is fixed at five per cent, but for commercial or industrial properties there is no set amount and will generally be higher. For rating purposes, it is irrelevant if your actual rental income is less than five per cent.

PROPERTY DESCRIPTION

Ward:	Camden
Location:	Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145
Land use classification:	Residential
AVPCC:	125: Strata Unit or Flat

PROPERTY VALUATION

Site Value:	\$14,000
Capital Improved Value:	\$184,000
Net Annual Value:	\$9,200

NOTICE OF VALUATION

The property described in this notice, owned or occupied by you, has been valued as set out above. The valuations became operative as of 1 July 2019 and reflect a level of value as at 1 January 2019, but have regard to the present condition of the property. The valuation shown on this notice is for rating purposes only and Council accepts no responsibility for its use in any other matter.

OBJECTION TO THE VALUATIONS

Ratepayers who consider the valuation and/or associated data of their property to be incorrect or that the values allocated to their property are not market value as at the current valuation date of 1 January 2019, should contact Council. If the ratepayer is still not satisfied, a written objection on the prescribed form, stating the basis on which they object and their evidence to support their claim, must be received by Council within two months of the date of the annual notice (refer to section 18 of the *Valuation of Land Act 1960* as this may vary in certain circumstances).

If an objection results in an alteration of the valuation, an adjustment will be made at the time and a notification will be mailed. Please note: the lodging of an objection does not remove the obligation to pay the rates levied against a property by the due date(s). Failure to do so will result in interest being charged. To discuss your property valuation, contact Council on 9524 3333.

DIRECT DEBIT

If you currently pay your rates by monthly direct debit, the amount (subject to rounding), which will be automatically deducted from your nominated bank account or credit card, is listed below. If you are already on direct debit you do not have to reapply; the process will automatically continue. Direct debits are processed on the first working day of each month starting in September and ending in June.

Monthly direct debit amount	\$0.00
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Please note: this amount is subject to rounding and may vary by +/- \$1

If you do not currently have your payment debited directly from your bank account or credit card and wish to arrange to do so, visit www.gleneira.vic.gov.au click on 'Services', 'Rates', 'How to pay rates', then 'Rates direct debit' or contact Council's Service Centre on 9524 3333 for the request form. Any amendments to bank account details need to be received on the *Direct Debit Request Form* at least 14 days before the next debit date. Credit card details can be updated via our website.

RATES, CHARGES AND LEVIES

On **25/06/2019**, Council declared:

- a general rate of **2.9269** per cent of the Net Annual Value;
- a service charge (waste and recycling) of \$441 for a 240 litre bin, \$292 for a large family 240 litre bin, \$220 for a large 240 litre medical bin, \$220 for a 120 litre bin, \$220 for a shared 240 litre bin;
- a service charge (litter management) of \$60 for residential properties with private bin services;
- a service charge of \$38 for additional recycling bins; and
- a service charge of \$38 for additional green waste bins.

The Victorian State Government has determined a fixed and variable component (Capital Improved Value used for variable component) for each of the following land use classifications for the purposes of calculating the Fire Services Property Levy:

Residential: Fixed \$111; Variable .000055	Commercial: Fixed \$226; Variable .000531	Industrial: Fixed \$226; Variable .000765
Primary production: Fixed \$226; Variable .000149	Public benefit: Fixed \$226; Variable .000055	Vacant land (excluding residential): Fixed \$226; Variable .000064

INSTALMENTS

Rates, charges and the Fire Services Property Levy are payable in four instalments during the year; similar to other utility accounts. Instalment amounts and the due dates are listed below. Instalment notices will be sent out before the second, third and fourth instalments are due. If, for convenience, you wish to pay all instalments in advance by 30 September 2019, you may.

Due date 30/09/2019	Due date 30/11/2019
Inst \$112.55 one	Inst \$112.55 two
Due date 28/02/2020	Due date 31/05/2020
Inst \$112.55 three	Inst \$112.70 four



Student Housing Australia

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ABN: 75-104-888-244

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Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

5 Sep 2019

Statement to

8 Oct 2019

Statement
number

27

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Nov 2019			
	Rent 7 Oct 2019 to 6 Nov 2019		\$1,260.00	\$1,260.00
8 Oct	* Management fee (includes \$10.08 GST)	\$110.88		\$1,149.12
175031	* Sundry fee (includes \$0.30 GST)	\$3.30		\$1,145.82
175032	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,145.82		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			

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HUI.S

Statement from

8 Oct 2019

Statement to

12 Nov 2019

Statement
number

28

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Dec 2019; Vacating: 6 Jan 2020			
	Rent 7 Nov 2019 to 6 Dec 2019		\$1,260.00	\$1,260.00
12 Nov	179507 Invoice #818278, Council Rates Instalment (GLEN EIRA CITY COUNCIL)	\$112.55		\$1,147.45
	* Management fee (includes \$10.08 GST)	\$110.88		\$1,036.57
	179635 * Sundry fee (includes \$0.30 GST)	\$3.30		\$1,033.27
	179636 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,033.27		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			

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12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

12 Nov 2019

Statement to

5 Dec 2019

Statement
number

29

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Jan 2020; Vacating: 6 Jan 2020			
	Rent 7 Dec 2019 to 6 Jan 2020		\$1,260.00	\$1,260.00
	Miss Mengdan Sun; \$1,325.00 per month; Paid to: 12 Jan 2020			
5 Dec	* Management fee (includes \$10.08 GST)	\$110.88		\$1,149.12
182979	* Sundry fee (includes \$0.30 GST)	\$3.30		\$1,145.82
182980	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,145.82		\$0.00
	Totals at end of period	\$1,260.00	\$1,260.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.38			

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HUI.S

Statement from

5 Dec 2019

Statement to

10 Dec 2019

Statement
number

30

2019	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Smriti Swaminathan; \$1,260.00 per month; Paid to: 6 Jan 2020; Vacating: 6 Jan 2020			
	Miss Mengdan Sun; \$1,325.00 per month; Paid to: 12 Feb 2020			
	Rent 13 Jan 2020 to 12 Feb 2020		\$1,325.00	\$1,325.00
10 Dec	183202 * Let Fee (D5/G05 - G05/5 Dudley Street, CAULFIELD E (includes \$61.00 GST)	\$671.00		\$654.00
	* Management fee (includes \$10.60 GST)	\$116.60		\$537.40
	183412 * Sundry fee (includes \$0.30 GST)	\$3.30		\$534.10
	183413 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$534.10		\$0.00
	Totals at end of period	\$1,325.00	\$1,325.00	\$0.00
	Total expenses on this tax invoice includes GST of \$71.90			

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KEW VIC 3101

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HUI.S

Statement from

10 Dec 2019

Statement to

13 Feb 2020

Statement
number

31

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Mengdan Sun; \$1,325.00 per month; Paid to: 12 Mar 2020			
	Rent 13 Feb 2020 to 12 Mar 2020		\$1,325.00	\$1,325.00
13 Feb	190304 * Invoice #464027, OC Contributions from (01/01/20 -31/03/20) (OC 729297J 5 Dudley Street) (includes	\$497.62		\$827.38
	* Management fee (includes \$10.60 GST)	\$116.60		\$710.78
	190533 * Sundry fee (includes \$0.30 GST)	\$3.30		\$707.48
	190534 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$707.48		\$0.00
	Totals at end of period	\$1,325.00	\$1,325.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.90			
	Total expenses on attached tax invoices includes GST of \$45.24			

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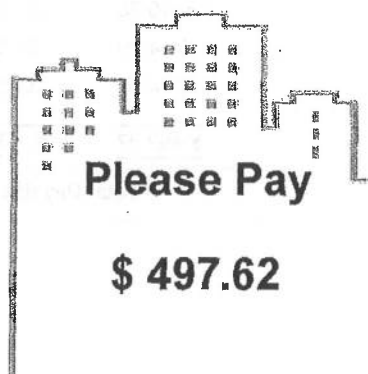
STRATA^{CO}

5 Dudley Street CAULFIELD EAST
5 Dudley Street CAULFIELD EAST VIC 3145

Owners Corporation Fee Notice / TAX INVOICE
ABN: 32 748 971 081

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Mr & Mrs Hui
C/-Student Housing Australia Pty Ltd
575-577 Elizabeth Street
MELBOURNE VIC 3000



Approved
Owner *AC*

Date of Notice	20/12/2019
Invoice No.	464027
Plan Ref.	729297J
Property Address	Unit 5 Lot 5 5 Dudley Street CAULFIELD EAST VIC 3145
Issued to: Sik Ming Hui & Susanna Pui King Hui	
Lot Liability	86.00
Enquiries (9am-5pm Mon-Fri)	03 9373 6888
Mail	Level 1 MELBOURNE VIC 3000
Email	feenotice@strataco.com.au
Website	www.strataco.com.au

Account Summary

Opening Balance	\$ 0.00
New Fees (see over for details)	\$ 497.62
Total Amount Payable	\$ 497.62
*Due Date (New Fees)	21/01/2020

*Balances owing from previously issued invoices are payable by the due dates specified on those invoices.

If payment is not received in full by the due date, a late payment fee may apply.

As per the Owners Corporation Act 2006, payment of current charges on this invoice are payable within 28 days from the 'Date of Notice'.

Interest will be charged from the 'Date of Notice' at 10.00% p.a. if current charges on this invoice are not paid by the due date. 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. If payment is not received in full by the due date, a late payment fee may apply.



Payment Slip

StrataCo

* Register at deft.com.au or by calling 1800 672 162. Your DEFT Reference Number: 2350 6127 2103 1169 8

Post this payment slip with your cheque made payable to: The Owners of OC 729297J - 5 Dudley Street Receipts will not be issued for mailed payments. Do not include correspondence with your payment.	Post: DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au	Biller Code: 96503 Ref: 2350 6127 2103 1169 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: 2350 6127 2103 1169 8

Mr & Mrs Hui
Plan Number: 729297J
Unit 5
Lot 5

Please Pay

\$ 497.62

By

21/01/2020*



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
Post will incur a \$2.75 DEFT processing fee.



*442 235061272 10311698

+235061272 10311698 <

000049762<3+



5 Dudley Street CAULFIELD EAST
5 Dudley Street CAULFIELD EAST VIC 3145

Owners Corporation Fee Notice / TAX INVOICE

ABN: 32 748 971 081

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Fee Notice Details

Date of Notice	Balance as at 19/12/2019	Payments / Credits	Balance brought forward
20/12/2019	\$ 0.00	\$ 0.00	\$ 0.00

Details	Amount Levied	GST	Total
Administration Fund (01/01/20 - 31/03/20)	\$ 368.94	\$ 36.89	\$ 405.83
Maintenance Plan (01/01/20 - 31/03/20)	\$ 53.75	\$ 5.38	\$ 59.13
Maint Plan Adj 1/10/2019 - 31/12/2019	\$ 10.75	\$ 1.08	\$ 11.83
Maint Plan Adj 1/07/2019 - 30/09/2019	\$ 10.75	\$ 1.08	\$ 11.83
Admin Fund Adj 1/10/2019 - 31/12/2019	\$ 4.09	\$ 0.41	\$ 4.50
Admin Fund Adj 1/07/2019 - 30/09/2019	\$ 4.09	\$ 0.41	\$ 4.50
Total Current Charges	\$ 452.37	\$ 45.25	\$ 497.62
Total Payable			\$ 497.62

Access Your Account Online

Look out for some more information about this shortly.

Important information on fees and charges

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 front 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 Consumers 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 Victorian Civil and Administrative Tribunal (VCAT) to hear your case and make an order. For more information on VCAT applications call 1800 133 055 or go to www.vcat.vic.gov.au



Student Housing Australia

Vic - Head Office
575-577 Elizabeth Street
Melbourne Vic 3000
Phone 03 9373 6800
Fax 03 9328 2822
E-mail info@sha.com.au
Web www.sha.com.au

ABN: 75-104-888-244

Tax Invoice

Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

13 Feb 2020

Statement to

12 Mar 2020

Statement
number

32

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Mengdan Sun; \$1,325.00 per month; Paid to: 12 Mar 2020; Vacating: 12 Mar 2020			
	Miss Thaveesha Abeyaratne; \$1,325.00 per month; Paid to: 12 Apr 2020			
12 Mar	193312 * Rent 13 Mar 2020 to 12 Apr 2020		\$1,325.00	\$1,325.00
	* Let Fee (D5/G05 - G05/5 Dudley Street, CAULFIELD E (includes \$50.83 GST)	\$559.16		\$765.84
	193350 Invoice #818278, Council Rates Instalment (GLEN EIRA CITY COUNCIL)	\$112.55		\$653.29
	* Management fee (includes \$10.60 GST)	\$116.60		\$536.69
193602	* Sundry fee (includes \$0.30 GST)	\$3.30		\$533.39
193603	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$533.39		\$0.00
	Totals at end of period	\$1,325.00	\$1,325.00	\$0.00
	Total expenses on this tax invoice includes GST of \$61.73			

If you are having trouble understanding your statement, please refer to our Statement Guide which can be found online - <https://sha.com.au/statement-guide/>

Caulfield Office
Lvl 1, 943 Dandenong Rd (cnr Burke Rd) Malvern East Vic 3145
Phone 03 9572 8333 Email: info@sha.com.au

REMINDER: if you have recently changed your contact details / email address, please notify your property manager so we can always stay in touch with you.

* indicates taxable supply

Rates and Charges Instalment: 3 2019-20

Date: 05/02/2020



Corner Glen Eira and Hawthorn Roads, Caulfield
PO Box 42 Caulfield South 3162
Phone: (03) 9524 3333
National Relay Service: TTY dial 133 677 or Speak
and Listen 1300 555 727 or www.iprelay.com.au
then enter 03 9524 3333
Fax: (03) 9523 0339
Email: mail@gleneira.vic.gov.au
ABN: 65 952 882 314
Website: www.gleneira.vic.gov.au

S M Hui and S P K Hui
Student Housing Australia - Caulfield Office
Level 1 943 Dandenong Road
MALVERN EAST VIC 3145



R8_6257

Property address

Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145

Instalment amount

\$112.55

Instalment due

28/02/2020

Approved
Owner
AD.

Total owing on this notice

\$112.55

Assessment number

818278

Arrears outstanding

\$0.00

Arrears due

N/A

Penalty interest is accruing on arrears and will be charged for late payment from the due date to the date of payment at the rate of 10 per cent per annum. Arrears shown on this notice are due immediately and may be the subject of legal action without further notice. The right of Glen Eira City Council to proceed for the recovery of outstanding rates and charges is not prejudiced by the service of this notice.

Internal use only



*844 3043 0000093340818278 63

NB: Payments and ownership changes made after **23/01/2020** are not shown on this notice. Please retain the top portion of this notice for your records.

Bentleigh Bentleigh East Brighton East Caulfield Carnegie Elsternwick Gardenvale Glen Huntly McKinnon Murrumbidgee Ormond St Kilda East

Internal use only



Please turn over for payment options



Biller Code: 73106
Ref: 9334 0818 2783 6

BPAY® this payment via Internet or phone banking.
BPAY View® — View and pay this bill using Internet banking.
BPAY View Registration No. 9334 0818 2783 6



Post
Billpay *844 3043 0000093340818278 63



For emailed notices:
gleneira.enotices.com.au
Reference No: 9E40BD98DZ

Credit
Glen Eira City Council

Name: S M Hui and S P K Hui
Property: Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145
Assessment number: 818278
Arrears outstanding: \$0.00
Instalment amount: \$112.55
Total: \$112.55
Due date: 28/02/2020

Amount paid: \$



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ABN: 75-104-888-244

Tax Invoice

Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

12 Mar 2020

Statement to

24 Mar 2020

Statement
number

33

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>G05/5 Dudley Street, CAULFIELD EAST</u>			
	Miss Mengdan Sun; \$1,325.00 per month; Paid to: 12 Mar 2020; Vacated: 12 Mar 2020			
23 Mar	63738 * Invoice #4944, RTBA Bond - D5/G05- LEASE BREAK FEE (Including GST) (includes \$50.83 GST) Miss Thaveesha Abeyaratne; \$1,325.00 per month; Paid to: 12 Apr 2020		\$559.16	\$559.16
24 Mar	194824 * Sundry fee (includes \$0.30 GST)	\$3.30		\$555.86
	194825 Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$555.86		\$0.00
	Totals at end of period	\$559.16	\$559.16	\$0.00
	Total income on this tax invoice includes GST of \$50.83			
	Total expenses on this tax invoice includes GST of \$0.30			

If you are having trouble understanding your statement, please refer to our Statement Guide which can be found online - <https://sha.com.au/statement-guide/>

Caulfield Office
Lvl 1, 943 Dandenong Rd (cnr Burke Rd) Malvern East Vic 3145
Phone 03 9572 8333 Email: info@sha.com.au

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Student Housing Australia

Vic - Head Office
575-577 Elizabeth Street
Melbourne Vic 3000
Phone 03 9373 6800
Fax 03 9328 2822
E-mail info@sha.com.au
Web www.sha.com.au

ABN: 75-104-888-244

Tax Invoice

Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

24 Mar 2020

Statement to

21 Apr 2020

Statement
number

34

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	G05/5 Dudley Street, CAULFIELD EAST			
	Miss Thaveesha Abeyaratne; \$1,325.00 per month; Paid to: 12 May 2020			
	Rent 13 Apr 2020 to 12 May 2020		\$1,325.00	\$1,325.00
21 Apr	197460 * Invoice #472660, OC Contributions from (01/04/20 - 30/06/20) (OC 729297J 5 Dudley Street) (includes	\$464.96		\$860.04
	* Management fee (includes \$10.60 GST)	\$116.60		\$743.44
198018	* Sundry fee (includes \$0.30 GST)	\$3.30		\$740.14
198019	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$740.14		\$0.00
	Totals at end of period	\$1,325.00	\$1,325.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.90			
	Total expenses on attached tax invoices includes GST of \$42.27			

If you are having trouble understanding your statement, please refer to our Statement Guide
which can be found online - <https://sha.com.au/statement-guide/>

Caulfield Office

Lvl 1, 943 Dandenong Rd (cnr Burke Rd) Malvern East Vic 3145
Phone 03 9572 8333 Email: info@sha.com.au

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property manager so we can always stay in touch with you.

* indicates taxable supply

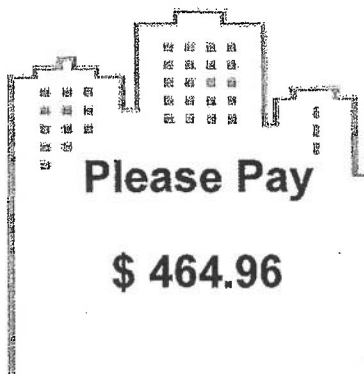
Page 1 of 1

STRATA^{CO}

Jade Apartments (D5)
5 Dudley Street CAULFIELD EAST VIC 3145
Owners Corporation Fee Notice / TAX INVOICE
ABN: 32 748 971 081

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Mr & Mrs Hui
C/- Student Housing Australia - Caulfield
Level 1
943 Dandenong Road
MALVERN EAST VIC 3145



Approved
Owner

Issued To: Sik Ming Hui & Susanna Pui King Hui

Date of Notice 26/02/2020
Invoice No. 472660
Plan Ref. 729297J
Property Address Unit 5
Lot 5
5 Dudley Street
CAULFIELD EAST VIC 3145

Lot Liability 86.00
Enquiries (9am-5pm Mon-Fri) 03 9373 6888
Mail Level 1 MELBOURNE VIC 3000
Email feenotice@strataco.com.au
Website www.strataco.com.au

Account Summary

Opening Balance \$ 0.00
New Fees (see over for details) \$ 464.96
Total Amount Payable \$ 464.96
*Due Date (New Fees) 01/04/2020

*Balances owing from previously issued invoices are payable by the due dates specified on those invoices.

If payment is not received in full by the due date, a late payment fee may apply.

As per the Owners Corporation Act 2006, payment of current charges on this invoice are payable within 28 days from the 'Date of Notice'.

Interest will be charged from the 'Date of Notice' at 10.00% p.a. if current charges on this invoice are not paid by the due date. 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. If payment is not received in full by the due date, a late payment fee may apply.



Payment Slip

StrataCo

* Register at deft.com.au or by calling 1800 672 162. Your DEFT Reference Number: 2350 6127 2103 1169 8

Post this payment slip with your cheque made payable to: The Owners of OC 729297J - 5 Dud Receipts will not be issued for mailed payments. Do not include correspondence with your payment.	Post: DEFT Payment Systems GPO Box 2174 MELBOURNE VIC 3001
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au	Biller Code: 96503 Ref: 2350 6127 2103 1169 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: 2350 6127 2103 1169 8

Mr & Mrs Hui
Plan Number: 729297J
Unit 5
Lot 5

Please Pay

\$ 464.96

By

01/04/2020*



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
Post will incur a \$2.75 DEFT processing fee.



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Student Housing Australia

Vic - Head Office
575-577 Elizabeth Street
Melbourne Vic 3000
Phone 03 9373 6800
Fax 03 9328 2822
E-mail info@sha.com.au
Web www.sha.com.au

ABN: 75-104-888-244

Tax Invoice

Account
name(s)

Mr Sik Ming & Mrs Susanna Pui King Hui
12 Rockingham Close
KEW VIC 3101

Account

HUI.S

Statement from

21 Apr 2020

Statement to

14 May 2020

Statement
number

35

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	G05/5 Dudley Street, CAULFIELD EAST			
	Miss Thaveesha Abeyaratne; \$1,325.00 per month; Paid to: 12 Jun 2020 Rent 13 May 2020 to 12 Jun 2020		\$1,325.00	\$1,325.00
14 May	200582 Invoice #818278, Council Rates Instalment (GLEN EIRA CITY COUNCIL)	\$112.95		\$1,212.05
	* Management fee (includes \$10.60 GST)	\$116.60		\$1,095.45
200840	* Sundry fee (includes \$0.30 GST)	\$3.30		\$1,092.15
200841	Payment to owner (Mr Sik Ming & Mrs Susanna Pui King Hui) (Sik Ming Hui & Susanna Hui Superfund, 03 - West Pac Banking Corporation, 033-028 231370)	\$1,092.15		\$0.00
	Totals at end of period	\$1,325.00	\$1,325.00	\$0.00
	Total expenses on this tax invoice includes GST of \$10.90			

If you are having trouble understanding your statement, please refer to our Statement Guide
which can be found online - <https://sha.com.au/statement-guide/>

Caulfield Office
Lvl 1, 943 Dandenong Rd (cnr Burke Rd) Malvern East Vic 3145
Phone 03 9572 8333 Email: info@sha.com.au

REMINDER: if you have recently changed your contact details / email address, please notify your
property manager so we can always stay in touch with you.

Rates and Charges

Instalment: 4 2019-20

Date: 28/04/2020



Corner Glen Eira and Hawthorn Roads, Caulfield
PO Box 42 Caulfield South 3162
Phone: (03) 9524 3333
National Relay Service: TTY dial 133 677 or Speak
and Listen 1300 555 727 or www.iprelay.com.au
then enter 03 9524 3333
Fax: (03) 9523 0339
Email: mail@gleneira.vic.gov.au
ABN: 65 952 082 314
Website: www.gleneira.vic.gov.au

S M Hui and S P K Hui
Student Housing Australia - Caulfield Office
Level 1 943 Dandenong Road
MALVERN EAST VIC 3145

Total owing on this notice

\$112.95

Property address

Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145

Assessment number

818278

Instalment amount

\$112.70

Arrears outstanding

\$0.25

Instalment due

31/05/2020

Approved
Owner *SS*

Arrears due

31/05/2020

Glen Eira City Council appreciates many members of our community may be financially impacted by the effects of COVID-19. Council encourages ratepayers who are able to make payment of Instalment 4, 2019-20 to please do so. For ratepayers who are unable to make payment of Instalment 4, 2019-20, Council will not be enforcing the payment due date or applying any penalty interest charges for late or non-payment to assist ratepayers in this difficult period. For more information regarding your rates and COVID-19, please visit our website at www.gleneira.vic.gov.au

NB: Payments and ownership changes made after 17/04/2020 are not shown on this notice. Please retain the top portion of this notice for your records.

Bentleigh Bentleigh East Bayside East Caulfield Carnegie Elsternwick Gardenvale Glen Huntly McKinnon Murrumbidgee Omond St Kilda East

Credit

Glen Eira City Council

Please turn over for payment options



Bill Code: 73106
Ref: 9334 0818 2783 6

BPAY® this payment via internet or phone banking.
BPAY View® — View and pay this bill using internet banking.
BPAY View Registration No. 9334 0818 2783 6



*844 3043 0000093340818278 63



For emailed notices:
gleneira.enotices.com.au
Reference No: FD1510E8DM

Name: S M Hui and S P K Hui

Property: Flat 5 5 Dudley Street CAULFIELD EAST VIC 3145

Assessment number: 818278

Arrears outstanding: \$0.25

Instalment amount: \$112.70

Total: \$112.95

Due date: 31/05/2020

Amount paid: \$

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<0000011295> +444+