



Apex Victoria Real Estate Pty Ltd
 ABN 27 602 368 990
 Apex Victoria
 Shop 2 860 Collins Street
 DOCKLANDS VIC 3008
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Statement / Tax Invoice to Owner

Unique Superannuation Fund
 3B 92 Milperra Road
 REVESBY NSW 2212

Statement date: 28/04/2020
Statement no.: 37
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
\$0.00	+\$2,607.14	-\$390.39	-\$0.00	-\$0.00	= \$2,216.75

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	2,607.14	02/05/2020	\$0.00	02/05/2020

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

Description	Paid By	Amount	GST
Rent	Nishant Yadav & Sahil Kapoor	2,607.14	
		\$2,607.14	\$0.00

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

Description	Paid To	Amount	GST
Management fees	Apex Victoria	143.39	13.03
Insurance - 09.04.2020 to 09.04.2021	EBM Insurance Brokers	247.00	20.57
		\$390.39	\$33.60

Payments to You

Date	Property	Details	Amount
28/04/2020	2802E/888 Collins Street	BSB: 067-167 A/c No.: XXXX2080 A/c Name: XXXXXXXXXXXXXXXXXXXXXXXFund	2216.75
			\$2,216.75

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.

Unique Superannuation Fund
C/- Apex Victoria Real Estate Pty Ltd
Shop 2, 860 Collins Street
DOCKLANDS VIC 3008

TAX INVOICE I3777329

Invoice Date : 09.04.2020	Premium 188.62
Client Number : EBM RCP U7733	Stamp Duty 20.75
Invoice Ref : I3777329 Cover No : 1413621/000	Admin Fee 17.06
Class : RentCoverUltra	SubTotal Excl. GST 226.43
Placement with/by : Various Insurers	GST Total 20.57
Period : 09.04.2020 to 09.04.2021	Total Amount \$ 247.00
Agent Name : Apex Victoria Real Estate Pty Ltd	

TRANSACTION DESCRIPTION

** NEW COVER **

INSURED
Unique Superannuation Fund

PROPERTY INSURED
2802E/888 Collins Street DOCKLANDS

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PAYMENT OPTIONS (our credit terms are 30 days)

Client Number : EBM RCP U7733	Client Name : Unique Superannuation Fund
Invoice No : I3777329 Cover No : 1413621/000	Brief Description : 2802E/888 Collins Street DOCKLANDS
Agent Name : Apex Victoria Real Estate Pty Ltd	Agent Code : AI03/AI03



Billor Code: 20362
Reference: 4027 4330 1503 59187

Total Amount \$ 247.00

Cheque or Money Order : Payable to EBM Insurance Brokers (please return with this remittance slip)



*498 402743 30150359187

COVER SUMMARY

CLIENT	PLACEMENT WITH/BY
Unique Superannuation Fund C/- Apex Victoria Real Estate Pty Ltd Shop 2, 860 Collins Street DOCKLANDS VIC 3008	09.04.20 Various Insurers

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra Policy No : 34-AG49260-SRP	From: 9th April 2020 To : 9th April 2021 at 4.00pm Local Time Our Ref : EBM RCP U7733 1413621/000

COVER SUMMARY This summary is not a policy document and is only an outline of the cover. The terms conditions and limitations of the Insurer's policy shall prevail at all times.

RENTCOVER SECTION:	181.36
CONTENTS SECTION:	46.87

Broker Fee	18.77
Total Premium	247.00
	=====

INSURED DETAILS:

INSURED : Unique Superannuation Fund

SITUATION : 2802E/888 Collins Street DOCKLANDS

POSTCODE : 3008

DWELLINGS : 1

RENTCOVER SECTION:

POLICY DETAILS

For full details of cover, please refer to the PDS and Policy Wording

Section 1 : Cover for your Premises and Contents (Fixtures & Fittings)
 - Tenant and Accidental Damage

Sum Insured: \$ 65,000

Excesses : Section 1
 Malicious damage by tenant \$400 per claim
 Theft by tenant \$400 per claim
 Accidental damage \$400 per event

Section 2 : Cover for your Premises - Insured Events

Section 2 is inoperative

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency HAWTHORN EAST VIC 3123	34-AG49260-SRP	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

CONTENTS SECTION:

Section 3 : Cover for your Contents - Insured Events

Sum Insured: \$ 65,000

Accidental & Malicious Damage by Tenant to Non-Fixed Contents Not Insured

Excesses : Sections 2 & 3
 Earthquake or Tsunami \$250 per event
 Cyclone \$500 per event
 all other claims \$200 per event

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency ABBOTSFORD VIC 3067	34-AU03898-HHH	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

SPECIAL ENDORSEMENTS:

Section 4 : Cover for Rent and legal Expenses

Sum Insured
 Up to \$1,500 per week loss of rent

Legal Expenses
 Up to \$5,000

Section 5 : Cover for your Legal Liability - Property owners

Limit of Liability

\$30,000,000 any one occurrence plus approved legal costs

Section 6 : Cover for your Taxation Audit

Sum Insured

- 1) Up to \$1,000 any one audit
- 2) Up to \$2,000 any one policy period
- 3) Up to \$4,000 in total for all policies you have insured with us.

Excesses : Sections 4, 5 and 6
Nil excess applicable

Special Extension : Domestic Workers Compensation included, Western Australia only, As Per Act and Common Law

Special Notice : Please note that we have placed, renewed or varied this policy of insurance under an authority given to us by the Insurers and will therefore be effecting the contract as agents of the Insurers and not as your agent.

Bushfire Notice : There will be no cover provided under this policy in respect to any loss or damage arising out of or in connection with bush fires for a period of 72 hours from:

- the commencement date of this insurance (if a new policy);
or
- the date any additional covers or increases in sums insured or loss limits added by endorsements.

Policy Wording : QM2178-1118

Premium Details :

Premium	188.62
Stamp Duty	20.75
Broker Fee	17.06
GST	20.57
TOTAL	247.00

GENERAL ADVICE NOTICE

CLIENT	PLACEMENT WITH/BY	09.04.20
Unique Superannuation Fund C/- Apex Victoria Real Estate Pty Ltd Shop 2, 860 Collins Street DOCKLANDS VIC 3008	Various Insurers	
Your account is managed by: UNIT22 Victoria		

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra	From: 9th April 2020 To : 9th April 2021 at 4.00pm Local Time
Policy No : 34-AG49260-SRP	Our Ref : EBM RCP U7733 1413621/000/01

GENERAL ADVICE NOTICE

In respect to this transaction, we have provided general advice only and not personal advice. In giving this advice we have not taken into account your personal circumstances, objectives, financial situation or needs.

Please read the policy documentation, including any Product Disclosure Statement to ensure the policy satisfies your requirements.

If you have any queries or require a copy of the Product Disclosure Statement or our Financial Services Guide, please contact your EBM Account Manager or Representative.