



Tax invoice Carr 2

16th September, 2022

Danny Dekker
15/58 Carr St Coogee

improvement to flooring, due to noise
disputes from below neighbour.

Materials and labour to install new Acoustica 12mm underlay flooring, Sand/cement screed,
FC sheeting x2 and prepare for new tiling.

Sub total \$15000

GST \$ 1500

Total \$16500

CWD 2.5% PC

RGL & Danny Dekker discussed this
item on 5 September 2023 and Danny
is happy to accept RGL view as
improvement.

With thanks

AB Contractors Pty Ltd

BSB 062 123 ACCOUNT 10748473

AB Contractors Pty Ltd ABN 56 083 861 385

30 Gould Street Bondi Beach 0414414124

Benabcontractors@bigpond.com

Builders Licence 340823C

Sixteen Thousand Five Hundred Dollars and 0 Cents

19/09/2022

AB Contractors

***16,500.00

PP

19/09/2022

\$16,500.00

AB Contractors

A.B.N. 61 483 343 774

6-6005 Carr St U15 - R&M

\$16,500.00

A.C.N.

Replace tiled flooring, new underlay,
Old flooring too noisy for neighbours

Notice of Levies Due in October 2022

Tax Invoice

Issued 19/08/2022 on behalf of:

Attention: D Dekker



Oberto P/L ATF DDP Superfund
PO Box 438
COOGEE NSW 2034

The Owners--Strata Plan 2004
ABN 50922148227
Coogee Waters
58 Carr Street
COOGEE NSW 2034
for Lot 44 Unit 15
Oberto P/L ATF DDP Superfund

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
01/10/2022	Quarterly Levy - Oct to Dec	1,087.96	191.99	1,279.95
01/10/2022	Strata Loan Levy	366.47	0.00	366.47
	Total levies due in month	1,454.43	191.99	1,646.42

Total of this levy notice	1,646.42	(including \$149.68 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	1,646.42	
Prepaid	0.00	
Total amount due	\$1,646.42	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners--Strata Plan 2004'

Levy Payment due 01/10/2022



DEFT
PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete registration at www.deft.com.au. You do not need to re-register for the internet service if already registered.

Oberto P/L ATF DDP Superfund

Strata Plan 2004

Lot 44

Unit 15



*496 296242639 67134



Pay over the Internet from your Bank account. Register at www.deft.com.au



Pay over the phone from your Bank account. Register at www.deft.com.au



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 4690, Sydney NSW 2001



Pay in-store at Australia Post.

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

Aldis & Cox (Coogee) Pty Ltd

DEFT Reference Number

29624263967134

Amount Due

\$1,646.42

Due Date

01/10/2022

Amount Paid

\$

Notice of Levies Due in December 2022

Tax Invoice

Issued 09/12/2022 on behalf of:

Attention: D Dekker



Oberto P/L ATF DDP Superfund
PO Box 438
COOGEE NSW 2034

The Owners--Strata Plan 2004
ABN 50922148227
Coogee Waters
58 Carr Street
COOGEE NSW 2034
for Lot 44 Unit 15
Oberto P/L ATF DDP Superfund

Due date	Details	Amounts due (including GST) (\$)		Total
		Admin Fund	Cap Wrks Fnd	
31/12/2022	Strata Loan Levy	1,891.45	0.00	1,891.45
	Total levies due in month	1,891.45	0.00	1,891.45

Total of this levy notice	1,891.45	(including \$171.95 GST)
Levies in arrears	0.00	
Interest on levies in arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	1,891.45	
Prepaid	0.00	
Total amount due	\$1,891.45	

Late Payment: If payment is not made by the due date, interest may be charged at an annual rate of 10%.
Cheques should be made payable to 'The Owners--Strata Plan 2004'

Levy Payment due 31/12/2022

PLEASE NOTE: PAYMENT OF THIS STRATA LOAN LEVY IS DUE BY 31.12.23



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Pay over the phone from your Bank account. Register at www.deft.com.au



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Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in-store at Australia Post by cheque or EFTPOS.

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

Alldis & Cox (Coogee) Pty Ltd

DEFT Reference Number

29624263967134

Amount Due

\$1,891.45

Due Date

31/12/2022

Amount Paid

\$

Oberto P/L ATF DDP Superfund

Strata Plan 2004

Lot 44

Unit 15



*496 296242639 67134

+296242639 67134

<

000189145<2+

DDP Super Fund

General Ledger [Detail]

1/07/2022 To 30/06/2023

26/07/2023
9:26:02 AM

ID#	Src	Date	Memo	Debit	Credit	Job No.	Net Activity	Ending Balance	Allocation Memo
6-6005 Carr St U15 - R&M									
Beginning Balance:				\$0.00					
Bpay	CD	19/12/2022	CBA Credit Card	\$13.73				\$55,282.33	electrical
Bpay	CD	19/12/2022	CBA Credit Card	\$86.48				\$55,368.81	Hardware stuff
Bpay	CD	19/12/2022	CBA Credit Card	\$6.81				\$55,375.62	Hardware
Bpay	CD	19/12/2022	CBA Credit Card	\$70.59				\$55,446.21	Electrical
PP	CD	8/02/2023	Lockey	\$110.00				\$55,556.21	
Bpay	CD	20/02/2023	CBA Credit Card	\$103.23				\$55,659.44	acid, soil, light for balcony
Bpay	CD	1/03/2023	CBA Credit Card	\$371.39				\$56,030.83	replace toilet seat
Bpay	CD	1/03/2023	CBA Credit Card	\$13.21				\$56,044.04	spray paint to paint common door keys
Bpay	CD	1/03/2023	CBA Credit Card	\$33.53				\$56,077.57	Paint, plaster bog
Bpay	CD	1/03/2023	CBA Credit Card	\$29.00				\$56,106.57	replace fridge filter
Bpay	CD	1/03/2023	CBA Credit Card	\$114.40				\$56,220.97	replace glass panel
Bpay	CD	1/03/2023	CBA Credit Card	\$25.37				\$56,246.34	replace globe, paint sample pot
PP	CD	9/03/2023	Toens Painting & Decroating	\$2,420.00				\$58,666.34	
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$2,065.40			\$56,600.94	LIGHTS
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$1,649.00			\$54,951.94	MIELE DISHWASHER
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$936.86			\$54,015.08	ELECTRICAL
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$531.37			\$53,483.71	TAPWARE
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$73.81			\$53,409.90	PLUMBING
CR000405	CR	4/04/2023	REFUND FROM DDP DISCT TRUST F		\$20.00			\$53,389.90	SCOTCH GUARD
Bpay	CD	17/04/2023	CBA Credit Card	\$9.50				\$53,399.40	chair tips
Bpay	CD	17/04/2023	CBA Credit Card	\$6.60				\$53,406.00	chair tips
Bpay	CD	17/04/2023	CBA Credit Card	\$12.97				\$53,418.97	shellys mould translucent
Bpay	CD	19/06/2023	CBA Credit Card	\$29.40				\$53,448.37	Trex glue
Bpay	CD	19/06/2023	CBA Credit Card	\$347.80				\$53,796.17	paint, brush, roller
Bpay	CD	19/06/2023	CBA Credit Card	\$13.20				\$53,809.37	replacement globes x 2
Bpay	CD	19/06/2023	CBA Credit Card	\$15.45				\$53,824.82	silicone spray can
PP	CD	19/06/2023	AKV BUILDING SERVICES	\$852.50				\$54,677.32	DEPOSIT 50%
PP	CD	21/06/2023	Bill Galanis - Airtasker	\$300.00				\$54,977.32	
Total:				\$60,253.76	\$5,276.44		\$54,977.32	\$54,977.32	

6-6006 Carr St U15 - Levies

Beginning Balance: \$0.00

PP	CD	1/10/2022	Alldis & Cox	\$1,279.95				\$1,279.95	normal levy
PP	CD	1/10/2022	Alldis & Cox	\$366.47				\$1,646.42	Special levy
PP	CD	30/12/2022	Alldis & Cox	\$1,279.95				\$2,926.37	Normal levy
PP	CD	3/01/2023	Alldis & Cox	\$1,891.45				\$4,817.82	Special levy
PP	CD	3/04/2023	Alldis & Cox	\$1,279.95				\$6,097.77	normal levy
PP	CD	3/04/2023	Alldis & Cox	\$1,891.45				\$7,989.22	Special Levy
Total:				\$7,989.22	\$0.00		\$7,989.22	\$7,989.22	

6-6007 Carr St U15 - Expenses Capital
Beginning Balance: \$0.00

add to cost base

Source Account Deposit Form



ABN 92 140 677 792
Property Exchange Australia Ltd

Date form generated

Day	Month	Year
23	November	2022

This form should be used to support the deposit of funds into the PEXA Source Account, in order to provide Purchaser's Equity for an electronic settlement in PEXA.

Subscriber Details

Subscriber Name

TRINITY CONVEYANCING PTY LTD

Subscriber Workspace Reference

2020132

Settlement and Deposit Details

SETTLEMENT DETAILS

Scheduled Settlement Date

24 November 2022

Deposit Due Date

21 November 2022

Purchaser's Equity Amount

\$2,117.17

DEPOSIT DETAILS

PEXA only accepts electronic payments into the PEXA Source Account. No Cheques or Cash. Refer to Deposit Help on page 2.

PEXA Account BSB

033867

PEXA Account Number

894709601

Deposit Reference

PEXA228947096S01F

ADDITIONAL DEPOSIT DETAILS (IF REQUIRED)

Financial Institution

Westpac

BSB Name

Property Exchange Australia Ltd

BSB Address

Lvl 35, 525 Collins St, Melbourne
VIC 3000 Australia

SWIFT Code

WPACAU2S

Two Thousand One Hundred and Seventeen Dollars and 17 Cents

23/11/2022

PEXA

***2,117.17

PP

23/11/2022

\$2,117.17

PEXA

A.B.N. 61 483 343 774

6-5004 Legal Fees

\$2,117.17

A.C.N.

Conveyancing for Strata change over