



Level 1, 530 Lonsdale St, Melbourne VIC 3000
 PO BOX 13123, Law Courts VIC 8010
 Phone: (03) 9034 4200

Owners Corporation Fee Notice

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

ABN: 94 084 411 012
 Web: auspm.com

Tax Invoice

Issued 29/07/2021 on behalf of:

Attention: Vera Rosliana

B & W Ma Fund Management Pty Ltd
 c/- Xynergy Realty Group
 25 Malcolm St
 South Yarra VIC 3141

Owners Corporation No 631823J OC 2
 ABN 73487087286
 Vogue Apartments
 23-35 Malcolm Street
 SOUTH YARRA VIC 3141

for Lot M203 Unit M203
 B & W Ma Fund Management Pty Ltd
 Podium Tower
 M203/31 Malcolm Street
 SOUTH YARRA VIC 3141

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	Discount **	
01/09/2021	Quarterly Levy 01/09/21 to 30/11/21 CP 2	784.50	89.41	174.78	699.13
Total due in month		784.50	89.41	174.78	699.13

Total of this notice ** 699.13
 Arrears 0.00
 Interest on arrears 0.00
 Outstanding owner invoices 0.00
 Subtotal of amount due 699.13
 Prepaid 0.00
Total amount due \$699.13
Payment due 01/09/2021

(including \$63.56 GST or \$79.45 GST on gross of \$873.91)

** Discount applies if paid before the due date

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 'Owners Corporation No 631823J OC 2'



*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.

Xynergy Realty Group

Owners Corporation 631823J 2

Lot M203

Unit M203



*442 257644526 90000065451



Billers 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

Australian Property Management

DEFT Reference Number

257644526 90000065451

Amount Due

\$699.13

Due Date

01/09/2021

Amount Paid

\$

+257644526 90000065451<

000069913<3+

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

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