



Level 1, 530 Lonsdale St, Melbourne VIC 3000  
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 Phone: (03) 9034 4200

# Owners Corporation Fee Notice

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

ABN: 94 084 411 012  
 Web: auspm.com

## Tax Invoice

Issued 03/05/2022 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 **	
01/06/2022	Quarterly Levy 01/06/22 to 31/08/22 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	(including \$63.56 GST or \$79.45 GST on gross of \$873.91)
Arrears	0.00	** Discount applies if paid before the due date
Interest on arrears	0.00	
Outstanding owner invoices	0.00	
Subtotal of amount due	699.13	
Prepaid	0.00	
<b>Total amount due</b>	<b>\$699.13</b>	

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'

### Levy Payment due 01/06/2022

Please note:

At the 2021 AGM held on 20/04/22 interim resolutions were approved to increase the admin budgets for O/C 1 approx 2% and O/C 2 approx 5%. The interim resolutions will become actual resolutions on 25/05/22 and budget adjustment levies will be forwarded with your O/C 1 and O/C 2 final levies for year ending 30/11/2022.



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



Billers code 96503



Pay over the Internet from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)



Pay over the phone from your Bank account. Register at [www.deft.com.au](http://www.deft.com.au)



Credit card payments can be made over the Internet. Log onto [www.deft.com.au](http://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

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](http://www.bpay.com.au)

### Australian Property Management

#### DEFT Reference Number

25764452690000065451

#### Amount Due

\$699.13

#### Due Date

01/06/2022

#### Amount Paid

\$

Xynergy Realty Group

Owners Corporation 631823J 2

Lot M203

Unit M203



\*496 257644526 90000065451



Post Billpay Pay in-store at Australia Post.

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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](http://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](http://www.vcat.vic.gov.au)