

OWNERS CORPORATION FEE NOTICE

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



FROM: Owners Corporation Number: PS7214872
C/O: Network Pacific Strata Management P/L
Building 5, 303 Burwood Highway
Burwood East VIC 3151
Ph: +61 3 9816 4722 Fax: +61 3 9816 4799
Email: info@networkpacific.com.au

Date of Notice

26 July 2019

TAX INVOICE
ABN 52 142 260 245

TO: Soares Borrowing Co Pty Ltd
ATF Soares Superannuation Fund
146 Lakeview Boulevard
KEYSBOROUGH VIC 3173

RE: Owners Corporation Number: PS7214872
Lot 610A 400 Burwood Highway
Wantirna South Vic 3152

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
Payment is due within 28 days of this Notice or by the due date specified below.

Due Date	Account	Period	Amount
01/09/19	Administration Fund	01/09/19 to 30/11/19	\$340.10
01/09/19	Maintenance Fund	01/09/19 to 30/11/19	\$77.68

Total Amount Payable

\$417.78

(Fees include GST)












Interest at the rate of 10.00% per annum is payable on overdue Fees.

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.

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Payment Details (how and where to pay)

Payment Options

	Tel: 1300 552 311 Ref: 1443 2517 6	Telephone: Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158	
	www.stratamax.com.au Ref: 1443 2517 6	Internet: Visit this website to make a secure credit card payment over the internet.	
	Tel: 1300 552 311 Ref: 1443 2517 6	Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.	
	Billcode: 74625 Ref: 1443 2517 6	BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.	
	Billcode: 9216 Ref No: 1443 2517 616	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.	
	Make cheque payable to: StrataPay 1443 2517 6	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Account No: 1443 2517 6 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1443 2517 6

Amount

\$417.78

Due Date

01 Sep 19

Network Pacific Strata Vic
7214872/02100610 Lot 610A/610A

Soares Borrowing Co Pty Ltd
ATF Soares Superannuation Fund
146 Lakeview Boulevard
KEYSBOROUGH VIC 3173



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Account History

Date	Description	Administration Fund	Maintenance Fund	Other	Total	Balance
	Brought forward				0.00	0.00
23/04/18	01/06/18 To 31/08/18	340.10			340.10	340.10
04/06/18	Receipt	-340.10			-340.10	0.00
31/07/18	01/09/18 To 30/11/18	340.10			340.10	340.10
04/09/18	Receipt	-340.10			-340.10	0.00
25/10/18	01/12/18 To 28/02/19	340.10			340.10	340.10
04/12/18	Receipt	-340.10			-340.10	0.00
18/01/19	01/03/19 To 31/05/19	340.10			340.10	340.10
04/03/19	Receipt	-340.10			-340.10	0.00
30/04/19	01/06/19 To 31/08/19	340.10			340.10	340.10
04/06/19	Receipt	-340.10			-340.10	0.00
26/07/19	01/09/19 To 30/11/19	340.10	77.68		417.78	417.78

Important information on fees and charges

Payment must be made within 28 days after the date of this notice or by the Due Date whichever is the later.

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 first page 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 visit the Consumer Affairs Victoria website (consumer.vic.gov.au/contact).

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 1300 01 8228 (1300 01 VCAT) or visit the Victorian Civil and Administrative Tribunal website (vcat.vic.gov.au). Calling this number costs the same as a local call. Additional charges may apply if you call from overseas, on a mobile or payphone.