

REMINDER NOTICE

Issued 19/08/2021 on behalf of:

Owners Corporation 1 & 2 Plan No. PS738885P
ABN 11791709141

Galleria Apartments
52-54 Osullivan Road
Glen Waverley VIC 3150

for Lot 505 Unit 505
Galleria - Julie and Jing Super Fund Pty Ltd

Galleria - Julie and Jing Super Fund Pty Ltd
c/- Belle Property Glen Waverley
8 Kingsway
Glen Waverley Vic 3150

Dear Sir/Madam,

This is a friendly reminder that our records show that we have not yet received payment of the most recent fees which are now 14 days overdue.

We remind owners that Pursuant to Section 31(2)(a) of the Owners Corporations Act 2006 lot owners must pay their levy contributions within 28 days of the receipt of their Fee Notice.

In case the invoice wasn't received please contact our office to request a duplicate copy.

Currently the amount owing on your lot is \$229.75. To avoid incurring penalty interest please pay the full amount immediately.

If payment of the full amount in arrears is not received within 14 days of the date of this letter, a Final Fee Notice will be issued which will incur an administration charge.

Failure to comply with a Final Fee Notice may subsequently lead to further action.

Should you require any further information or wish to discuss, please contact our office on 03 9818 2488 or send an email to accounts@mocs.com.au.

Please disregard this letter if payment has been made recently.

Yours sincerely,
Melbourne Owners Corporation Services



*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.

Belle Property Glen Waverley

Owners Corporation PS738885P
Lot 505 Unit 505



*442 226132744 113969



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

Melbourne Owners Corporation Services

DEFT Reference Number

226132744 113969

Amount Due

\$229.75

Due Date

19/08/2021

Amount Paid

\$

+226132744 113969

<

000022975<3+

Important information on fees and charges

This section is part of the fee notice

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](http://consumer.vic.gov.au/contact) (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 1800 133 055 or visit the [Victorian Civil and Administrative Tribunal website](http://vcat.vic.gov.au) (vcat.vic.gov.au).