

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

## OWNERS CORPORATION FEE NOTICE

TRAVANCORE ON THE PARK P.S. 539033E

18-70 Mt Alexander Road Travancore VIC 3032

1107/18 Mt Alexander Road Travancore VIC 3032

**Apps Super Co Pty Ltd as trust**  
**Pagan Real Estate**  
**8 Mount Alexander Road**  
**TRAVANCORE VIC 3032**

Date of Notice	03/06/19	Account Number	534
Lot Number	1107	Lot Liability	50
Unit Number	1107	Lot Entitlements	50

**Amount Payable 1,314.36**  
**Payment Due 01/07/19**

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

THE FOLLOWING FEES/CHARGES ARE DUE. (IF APPLICABLE, GST IS SHOWN BELOW)

Account	Strata Period	Due Date	Net Amount
OC 1	ABN: 77173453489 Lot Liability: 50	Lot Entitlements: 50	
Operating Fund OC 1	01/07/19 to 30/09/19	01/07/19	205.88
Maint Fund OC 1	01/07/19 to 30/09/19	01/07/19	31.61
OC 5	ABN: 47799060652 Lot Liability: 50	Lot Entitlements: 50	
Operating Fund OC 5	01/07/19 to 30/09/19	01/07/19	909.94
Maint Fund OC 5	01/07/19 to 30/09/19	01/07/19	166.93

(Levies include GST)

GST component on levies of \$1,194.87 is \$119.49








**AMOUNT PAYABLE: \$1,314.36**

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

The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983(Vic). The rate is subject to change.

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

### NOTES

PAYMENT OPTIONS		
	Tel: 1300 552 311 Ref: 1501 9222 7	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (Charges apply).
	<a href="http://www.stratamax.com.au">www.stratamax.com.au</a> Ref: 1501 9222 7	Internet: Visit this website to make a secure credit card payment over the internet (Charges apply).
	Tel: 1300 552 311 Ref: 1501 9222 7	Direct Debit: Make auto payments directly from your nominated bank account or credit card (Charges apply). Go to <a href="http://www.stratapay.com/ddr">www.stratapay.com/ddr</a> to register.
	Bill Code: 74625 Ref: 1501 9222 7	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
	Billpay Code: 9216 Ref No: 1501 9222 756	In Person: Present this bill at any Post Office to make cash, cheque or debit card payments.
	Make cheque payable to: StrataPay 1501 9222 7	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia
	BSB: 067-970 Account No: 1501 9222 7 (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.

All payments made through StrataPay payment options are subject to the User Terms and Conditions available at [www.stratapay.com.au](http://www.stratapay.com.au) or by calling 1300 135 610 or email: [info@stratapay.com.au](mailto:info@stratapay.com.au). By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference

**1501 9222 7**

Amount

**\$1,314.36**

Due Date

**01 Jul 19**

MICM PROPERTY

539033E/02100534 Lot 1107/1107

Apps Super Co Pty Ltd as trust  
Pagan Real Estate  
8 Mount Alexander Road  
TRAVANCORE VIC 3032



\*71 216 150192227 56

## **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 top of the Fee Notice.

### **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'<sup>TM</sup> 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 Consumer 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)