

OWNERS CORPORATION FEE NOTICE

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

Mr Gordon Chambers Chambers Property Nominees Pty
 7 Hooper Street
 RANDWICK NSW 2031

Tax Invoice
 Issued 06/09/2021 on behalf of:
Owners Corporation 410437X
 ABN 72318345948

**RE: Owners Corporation 410437X Lot 21, Unit 305, 157 Fitzroy Street
 ST KILDA VIC 3182.**

Notice is hereby given by the Owners Corporation Plan of Subdivision 410437X pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, special fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Due Date	Details	Admin	Sinking	Interest	Paid	Total
23/07/2021	Standard Fee Account 2 (01/07/21 - 30/09/21) ~	\$151.70	\$0.00	\$1.87	\$0.00	\$153.57
23/07/2021	Standard Fee Account 3 (01/07/21 - 30/09/21) ~	\$0.00	\$139.15	\$1.72	\$0.00	\$140.87
23/07/2021	Standard Fee Account 4 (01/07/21 - 30/09/21) ~	\$28.85	\$0.00	\$0.36	\$0.00	\$29.21
23/07/2021	Standard Fee Contribution Account 1 (01/07/21 - 30/09/21) ~	\$88.20	\$0.00	\$1.09	\$0.00	\$89.29
01/10/2021	Standard Fee Account 2 (01/10/21 - 31/12/21) ^	\$151.70	\$0.00	\$0.00	\$0.00	\$151.70
01/10/2021	Standard Fee Account 3 (01/10/21 - 31/12/21) ^	\$0.00	\$139.15	\$0.00	\$0.00	\$139.15
Total Due:						\$820.84

Please refer DEFT Reference Number provided on this fee notice for your payment.

In Arrears: \$412.94

Interest will accrue daily on overdue fees and charges by 10.00% per annum until paid
 The amount 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 detach and return the portion below with your payment if sending a cheque



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .		Biller Code: 96503 Ref: 284512514 93336	Account: FITZ157 & MADD OC PS410437X Owner: Chambers Property Nominees Pty Ltd OC: 410437X Lot No: 21
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395 *Please refer to DEFT Payer Product Disclosure Statement for fees and other costs at www.deft.com.au/pds	Contact your financial institution to make a BPAY payment from your cheque or savings account.		
	Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 2174, Melbourne Vic 3001		Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS *Payments at the Post Office incur a fee of \$2.75. Please add this to the total amount each and every time.	All Cheques must be made payable to: FITZ157 & MADD OC PS410437X
 *442 284512514 93336 DEFT Reference Number: 284512514 93336				

Owners Corporation Fee Notice

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 phone number or at the address listed on the front of this form.

Disputes

The Owners Corporation Act 2006 (the Act), Owners Corporation 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 a 'Complaint to Owners Corporation' 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

At any time you can lodge a complaint with Consumers Affairs Victoria. 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



Gough Partners
 ABN: 32 078 622 581
 Level 1, 261 High Street
 ASHBURTON VIC 3147
 Ph: (03) 9885 2307
 reception@goughpartners.com.au

OWNERS CORPORATION FEE NOTICE

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

Mr Gordon Chambers Chambers Property Nominees Pty
 7 Hooper Street
 RANDWICK NSW 2031

Tax Invoice
 Issued 06/09/2021 on behalf of:
Owners Corporation 410437X
 ABN 72318345948

**RE: Owners Corporation 410437X Lot 21, Unit 305, 157 Fitzroy Street
 ST KILDA VIC 3182.**

Notice is hereby given by the Owners Corporation Plan of Subdivision 410437X pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, special fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Due Date	Details	Admin	Sinking	Interest	Paid	Total
01/10/2021	Standard Fee Account 4 (01/10/21 - 31/12/21) ^	\$28.85	\$0.00	\$0.00	\$0.00	\$28.85
01/10/2021	Standard Fee Contribution Account 1 (01/10/21 - 31/12/21) ^	\$88.20	\$0.00	\$0.00	\$0.00	\$88.20
Total Due:						\$820.84

^ Current period levies in this Tax Invoice total \$407.90. GST included is \$37.08. ~ Indicates prior period levies already invoiced or GST free items.

Please refer DEFT Reference Number provided on this fee notice for your payment.

In Arrears: \$412.94

Interest will accrue daily on overdue fees and charges by 10.00% per annum until paid
 The amount 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 detach and return the portion below with your payment if sending a cheque



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .		Biller Code: 96503 Ref: 284512514 93336	Account: FITZ157 & MADD OC PS410437X Owner: Chambers Property Nominees Pty Ltd OC: 410437X Lot No: 21
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395 *Please refer to DEFT Payer Product Disclosure Statement for fees and other costs at www.deft.com.au/pds	Contact your financial institution to make a BPAY payment from your cheque or savings account.		
	Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 2174, Melbourne Vic 3001		Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS *Payments at the Post Office incur a fee of \$2.75. Please add this to the total amount each and every time.	All Cheques must be made payable to: FITZ157 & MADD OC PS410437X
 *442 284512514 93336				Total Due \$820.84
DEFT Reference Number: 284512514 93336				

Owners Corporation Fee Notice

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 phone number or at the address listed on the front of this form.

Disputes

The Owners Corporation Act 2006 (the Act), Owners Corporation 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 a 'Complaint to Owners Corporation' 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

At any time you can lodge a complaint with Consumers Affairs Victoria. 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