



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123

Member Statement
ABN: 71 808 820 174

01/02/2021 through 31/01/2022

P & M Betham Pty Ltd
24 Debbie Circuit
MOUNT DRUITT NSW 2770

Statement Date	05-May-2022
Plan Ref.	538078L
Property Address	Unit 303 Lot 303 2 Eastern Place HAWTHORN EAST VIC 3123
Enquiries (9am-5pm Mon-Fri)	03 9373 6888
Mail	Level 1 575 Elizabeth Street MELBOURNE VIC 3000
Email	feenotice@strataco.com.au
Website	www.strataco.com.au

Date	Due Date	Details	Debit (\$)	Credit (\$)	Balance (\$)
31/01/2021		Members Transaction Balance at: 31/01/2021			0.00
29/03/2021	01/05/2021	Administration Fund (01/05/21 - 31/07/21)	492.16		492.16
29/03/2021	01/05/2021	Maintenance Plan (01/05/21 - 31/07/21)	30.38		522.54
13/05/2021		Deposit BPAY		(522.54)	0.00
28/06/2021	01/08/2021	Administration Fund (01/08/21 - 31/10/21)	492.16		492.16
28/06/2021	01/08/2021	Maintenance Plan (01/08/21 - 31/10/21)	30.38		522.54
19/07/2021		Deposit BPAY		(522.54)	0.00
01/10/2021	01/11/2021	Administration Fund (01/11/21 - 31/01/22)	492.16		492.16
01/10/2021	01/11/2021	Maintenance Plan (01/11/21 - 31/01/22)	30.38		522.54
25/11/2021		Deposit		(522.54)	0.00
04/01/2022	04/02/2022	Administration Fund (01/02/22 - 30/04/22)	492.16		492.16
04/01/2022	04/02/2022	Maintenance Plan (01/02/22 - 30/04/22)	30.38		522.54
					522.54



Payment Slip

StrataCo

* Register at deft.com.au or by calling 1800 672 162. Your Reference Number: 2899 1582 9102 9422 1



Post this payment slip with your cheque made payable to:
The Owners of OC 538078L - 2 Eas
Receipts will not be issued for mailed payments.
Do not include correspondence with your payment.

Post: DEFT Payment Systems
GPO Box 2174
MELBOURNE VIC 3001

P & M Betham Pty Ltd
Plan: 538078L
Unit 303
Lot 303



Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au

Billers Code: 96503

Ref: 2899 1582 9102 9422 1



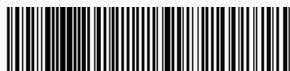
Pay by credit card or registered bank account at www.deft.com.au or phone **1300 30 10 90**. Payments by credit card may attract a surcharge.

Ref: 2899 1582 9102 9422 1

Please Pay
\$ 522.54



Please present page intact at any post office.
Payments may be made by cash (up to \$9,999.99), cheque or EFTPOS. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



*496 289915829 10294221

+289915829 10294221 <

\$000052254<3+

P & M Betham Pty Ltd
 24 Debbie Circuit
 MOUNT DRUITT NSW 2770

Statement Date	09-May-2022
Plan Ref.	538078L
Property Address	Unit 303 Lot 303 2 Eastern Place HAWTHORN EAST VIC 3123
Enquiries (9am-5pm Mon-Fri)	03 9373 6888
Mail	Level 1 575 Elizabeth Street MELBOURNE VIC 3000
Email	feenotice@strataco.com.au
Website	www.strataco.com.au

<u>Date</u>	<u>Due Date</u>	<u>Details</u>	<u>Debit (\$)</u>	<u>Credit (\$)</u>	<u>Balance (\$)</u>
31/01/2022		Members Transaction Balance at: 31/01/2022			522.54
10/02/2022		Deposit BPAY		(522.54)	0.00
31/03/2022	01/05/2022	Administration Fund (01/05/22 - 31/07/22)	492.16		492.16
31/03/2022	01/05/2022	Maintenance Plan (01/05/22 - 31/07/22)	30.38		522.54
					522.54



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P & M Betham Pty Ltd
Plan: 538078L
 Unit 303
 Lot 303



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Billers Code: 96503

Ref: 2899 1582 9102 9422 1



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Please Pay
\$ 522.54



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*496 289915829 10294221



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123
Owners Corporation Fee Notice / TAX INVOICE
ABN: 71 808 820 174

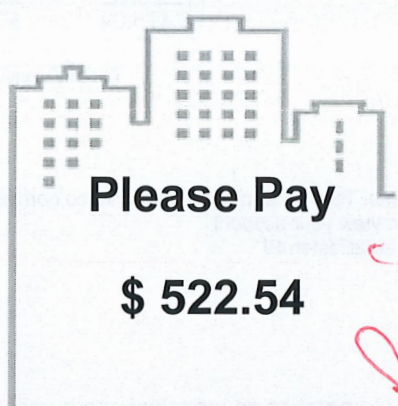
Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Issued To: P & M Betham Pty Ltd

P & M Betham Pty Ltd
 24 Debbie Circuit
 MOUNT DRUITT NSW 2770

Date of Notice 01/10/2021
 Invoice No. 535656
 Plan Ref. 538078L
 Property Address Unit 303
Lot 303
2 Eastern Place
HAWTHORN EAST VIC 3123

Lot Liability 820.00
 Enquiries (9am-5pm Mon-Fri) 03 9373 6888
 Mail Level 1 575 Elizabeth Street MELBOURNE VIC 3000
 Email feenotice@strataco.com.au
 Website www.strataco.com.au



Handwritten in red: Paid 25/11/21

Account Summary

Opening Balance \$ 0.00
 New Fees (see over for details) \$ 522.54
Total Amount Payable \$ 522.54
 *Due Date (New Fees) 01/11/2021

*Balances owing from previously issued invoices are payable by the due dates specified on those invoices. If payment is not received in full by the due date, a late payment fee may apply. As per the Owners Corporation Act 2006, payment of current charges on this invoice are payable within 28 days from the 'Date of Notice'. Interest will be charged from the 'Date of Notice' at 10.00% p.a. if current charges on this invoice are not paid by the due date. 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. If payment is not received in full by the due date, a late payment fee may apply.



Payment Slip

StrataCo

* Register at deft.com.au or by calling 1800 672 162. Your DEFT Reference Number: **2899 1582 9102 9422 1**



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Post: DEFT Payment Systems
 GPO Box 2174
 MELBOURNE VIC 3001



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Billor Code: 96503
Ref: 2899 1582 9102 9422 1



Pay by credit card or registered bank account at www.deft.com.au or phone **1300 30 10 90**. Payments by credit card may attract a surcharge.

Ref: 2899 1582 9102 9422 1



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*442 289915829 10294221

P & M Betham Pty Ltd
Plan Number: 538078L
 Unit 303
 Lot 303

Please Pay
\$ 522.54
By
01/11/2021*



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123

Reminder / TAX INVOICE
ABN: 71 808 820 174

Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

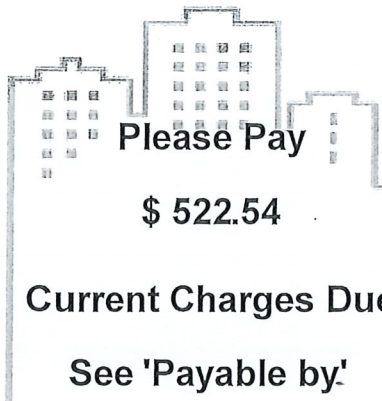
Issued To: P & M Betham Pty Ltd

P & M Betham Pty Ltd
24 Debbie Circuit
MOUNT DRUITT NSW 2770

Super

Date of Notice 12/11/2021
Invoice No. 540140
Plan Ref. 538078L
Property Address Unit 303
Lot 303
2 Eastern Place
HAWTHORN EAST VIC 3123

Lot Liability 820.00
Enquiries (9am-5pm Mon-Fri) 03 9373 6888
Mail Level 1 575 Elizabeth Street MELBOURNE VIC 3000
Email feenotice@strataco.com.au
Website www.strataco.com.au



Please Pay

\$ 522.54

Current Charges Due

See 'Payable by'

column

Super
25/11/21
Panel

Account Summary

Opening Balance \$ 522.54
New Fees (see over for details) \$0.00
Total Amount Payable \$ 522.54

You must pay the overdue fees, charges and interest immediately. If payment is not received within 28 days of the date of this Notice the Owners Corporation intends to take action under Part 11 of the Owners Corporation Act 2006 to recover the amount due. This includes applying to the Victorian Civil and Administrative Tribunal (VCAT) seeking an order requiring you to pay.
Interest Rate: 10.00% per annum (0.0274% daily), Interest will not be re-calculated before 1 day(s), Interest is calculated on Outstanding Amounts over \$ 0.00. 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.



Payment Slip

StrataCo

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Post: DEFT Payment Systems
GPO Box 2174
MELBOURNE VIC 3001

P & M Betham Pty Ltd
Plan Number: 538078L
Unit 303
Lot 303



Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au

Biller Code: 96503
Ref: 2899 1582 9102 9422 1



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Ref: 2899 1582 9102 9422 1

Please Pay

\$ 522.54



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*442 289915829 10294221

Current Charges Due
See 'Payable by' column



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123

Reminder / TAX INVOICE
ABN: 71 808 820 174

Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

Fee Notice Details

Note A: If payment has been made in the last 5 days please disregard this notice

Note B: Where partial payments have been made the amount levied and amount outstanding will be highlighted

Interest is charged on a daily basis at a current rate of \$ 0.14 per day.

Details	Payable by Date	Amount	GST	Total	Amt Owing	Daily Interest Accrual
***** Outstanding Levies - Payable Immediately *****						
Administration Fund (01/11/21 - 31/01/22)	01/11/2021	\$447.42	\$44.74	\$492.16	\$492.16	\$0.13
Maintenance Plan (01/11/21 - 31/01/22)	01/11/2021	\$27.62	\$2.76	\$30.38	\$30.38	\$0.01
Total					\$522.54	\$0.14

Access Your Account Online

The Owners Portal is an easy way to manage your account – whenever and wherever you like. To register please visit strataco.com.au (have your Plan Number handy - 538078L - and click on Login). Already registered? Login to view your account history as well as access a variety of other online resources. <https://members.strataco.com.au/2EasternPI>

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

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



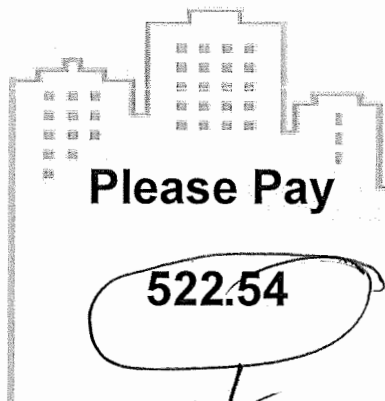
Eastern Place (E2)
 2 Eastern Place HAWTHORN EAST VIC 3123
 Owners Corporation Fee Notice / TAX INVOICE
 ABN: 71 808 820 174

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

Issued To: P & M Betham Pty Ltd

P & M Betham Pty Ltd
 24 Debbie Circuit
 MOUNT DRUITT NSW 2770

Date of Notice 04/01/2022
 Invoice No. 544868
 Plan Ref. 538078L
 Property Address Unit 303
 Lot 303
 2 Eastern Place
 HAWTHORN EAST VIC 3123
 Lot Liability 820.00
 Enquiries (9am-5pm Mon-Fri) 03 9373 6888
 Mail Level 1 575 Elizabeth Street MELBOURNE VIC 3000
 Email feenotice@strataco.com.au
 Website www.strataco.com.au



Please Pay

522.54

paid 10/02/2022

Account Summary

Opening Balance 0.00
 New Fees (see over for details) 522.54
 Total Amount Payable 522.54
 *Due Date (New Fees) 04/02/2022

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Payment Slip

StrataCo

* Register at deft.com.au Your DEFT Reference Number: 2899 1582 9102 9422 1



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 The Owners of OC 538078L - 2 Eas
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 GPO Box 2174
 MELBOURNE VIC 3001



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Biller Code: 96503
 Ref: 2899 1582 9102 9422 1



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Ref: 2899 1582 9102 9422 1

P & M Betham Pty Ltd
 Plan Number: 538078L
 Unit 303
 Lot 303

Please Pay
 522.54
 By
 04/02/2022*



Pay in-store at Australia Post by cheque or EFTPOS



*496 289915829 10294221



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123

Reminder / TAX INVOICE
ABN: 71 808 820 174


Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

REMINDER NOTICE

Issued To: P & M Betham Pty Ltd

P & M Betham Pty Ltd
24 Debbie Circuit
MOUNT DRUITT NSW 2770

Date of Notice	08/02/2022
Invoice No.	548785
Plan Ref.	538078L
Property Address	Unit 303 Lot 303 2 Eastern Place HAWTHORN EAST VIC 3123
Lot Liability	820.00
Enquiries (9am-5pm Mon-Fri)	03 9373 6888
Mail Level 1 575 Elizabeth Street MELBOURNE VIC	3000
Email	feenotice@strataco.com.au
Website	www.strataco.com.au



Please Pay

\$ 522.54

Current Charges Due

See 'Payable by'

column

Account Summary

Opening Balance	\$ 522.54
New Fees (see over for details)	\$0.00
Total Amount Payable	\$ 522.54

You must pay the overdue fees, charges and interest immediately. If payment is not received within 28 days of the date of this Notice the Owners Corporation intends to take action under Part 11 of the Owners Corporation Act 2006 to recover the amount due. This includes applying to the Victorian Civil and Administrative Tribunal (VCAT) seeking an order requiring you to pay. Interest Rate: 10.00% per annum (0.0274% daily), Interest will not be re-calculated before 1 day(s), Interest is calculated on Outstanding Amounts over \$ 0.00. 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.



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 <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpays.com.au</p>	<p>Billers Code: 96503 Ref: 2899 1582 9102 9422 1</p>	
 <p>Pay by credit card or registered bank account at www.deft.com.au or phone 1300 30 10 90. Payments by credit card may attract a surcharge.</p>	<p>Ref: 2899 1582 9102 9422 1</p>	<p>Please Pay</p> <p>\$ 522.54</p>
 <p>Pay in-store at Australia Post by cheque or EFTPOS</p>	 <p>*496 289915829 10294221</p>	<p>Current Charges Due See 'Payable by' column</p>



Eastern Place (E2)
2 Eastern Place HAWTHORN EAST VIC 3123

Reminder / TAX INVOICE
ABN: 71 808 820 174

Owners Corporations Act 2006 Section 32, Owners Corporations Regulations 2018 and Owners Corporation Rules

REMINDER NOTICE

FINAL FEE NOTICE ADVICE
(We ask that you do not ignore this notice)

REMINDER NOTICE

We recently sent you a Fee Notice on behalf of the Owners Corporation for your next Owners Corporation fee contribution. It appears we have not yet received your full payment of that Fee Notice and this notice is a reminder for you to make payment immediately in case you have overlooked it.

The Owners Corporations Act 2006 (the Act) provides for fees to be payable on the due dates as determined by the Owners Corporation. The Act also provides for interest to be charged on unpaid levies.

As at the issue date of this letter, the amount outstanding on your lot is outlined on page 1. Payment of the total amount outstanding may be made via the payment methods listed in this correspondence.

If you fail to pay the total amount owing you will receive a Final Demand Notice, which will also result in an additional debt processing charge of \$90 including GST prior to being passed on for debt recovery action.

To avoid this charge please pay the outstanding amount as soon as possible.

If payment has been made within the last seven days, please accept our thanks and disregard this notice.

Yours sincerely,

The StrataCo Team

Account Summary

This Account has levies which are more than **3** days overdue from the Levy Date of Notice.

The current interest rate for this account is **10.00%**

See the attached notice for all outstanding levy details and daily interest charges where applicable

Access your Account details anytime at <https://members.strataco.com.au/2EasternPI>