

Vantage Strata Pty Ltd  
Vantage Strata Pty Ltd  
ABN: 79602359482  
90/43 Constitution Ave  
REID ACT 2612  
Ph: 1800878728  
info@vantagestrata.com.au  
Principal:

B Dickson LRBA Pty Ltd  
46/84 Kings Canyon Street  
HARRISON ACT 2914

19/01/2022

Dear

## **ARREARS REMINDER NOTICE**

**RE: Units Plan 4435, Lot 94, Unit 94  
29 Dawes Street KINGSTON ACT2604**

We write on behalf of the Owners Corporation Units Plan 4435 alerting you to a missed payment of levies for the above property.

Your payment is now more than 30 days overdue and the cost of this notice has been added to your lot account. Also, interest is accruing on the outstanding amount at the rate agreed on by the Owners Corporation.

If you have recently paid the the outstanding amount, please disregard this notice. Your payment will be recorded and any fees and interest charged to the date of payment will appear on your next Levy Notice.

Otherwise, please attend to payment of the arrears within 14 days from the date of this letter.

Payment may be made by any one of the methods endorsed on the Levy Notice attached. It is important that you contact our office if you anticipate any difficulty making payment within this time, as further action and fees may be applied.

We look forward to payment at your earliest convenience.

Yours faithfully  
**Vantage Strata Pty Ltd**

Gidget Palmer  
Gidget.Palmer@vantagestrata.com.au

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**Tax Invoice**

80905919213

B Dickson LRBA Pty Ltd  
 46/84 Kings Canyon Street  
 HARRISON ACT 2914

Date of Notice	19/01/2022		
A/c No	3716		
Lot No	94	Unit No	94
Unit of Entitlement	9.000		

**ARREARS NOTICE**  
*Unit Titles (Management) Act 2011*

**RE: Salt Units Plan 4435, Lot 94, 29 Dawes Street, KINGSTON ACT 2604.**

Details	Admin	Sinking	Int/Disc	Due Date	Total
Standard Levy Contribution Schedule (01/10/21 - 31/12/21)	\$882.13	\$141.32	\$13.74	01/12/2021	\$1,037.19
Charge for arrears notice dated 19/01/2022	\$55.00	\$0.00	\$0.00	19/01/2022	\$55.00
<b>Total if Paid by Due Date \$1,092.19</b>					
Gross Taxable amount of \$55.00 includes GST of \$5.00					<b>\$1,092.19</b>

Please note that the interest rate applying to overdue levies for this Units Plan is 10.00% per annum. In addition, a fee of \$55 will be charged for each reminder, final or legal notice sent. Legal costs may also be incurred for arrears as directed by the Owners Corporation. All fees and legal costs are due and payable immediately and if not paid, will attract interest at the same rate as overdue levies. Owners in arrears will be ineligible to vote at general meetings of the Owners Corporation. Accordingly, you should contact us if you anticipate any difficulty attending to payment on time.



\*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at [www.deft.com.au](http://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 <a href="http://www.deft.com.au">www.deft.com.au</a> .		<b>Biller Code: 96503</b> <b>Ref: 235623675 37161</b>	<b>Account: The Owners Unit Plan 4435</b> <b>Owner: B Dickson LRBA Pty Ltd</b> <b>Units Plan: 4435</b> <b>Lot No: 94</b>
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395	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 4690, SYDNEY NSW 2001.		Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS Payments made at Australia Post will incur a \$0.00 DEFT processing fee	All Cheques must be made payable to: The Owners Unit Plan 4435
 *496 235623675 37161				<b>Total Due \$1,092.19</b>
<b>DEFT Reference Number: 235623675 37161</b>				