

Sentinel Strata Services Pty Ltd



Level 2, 47 Bourke Street
MELBOURNE, VIC. 3000
ABN: 83 079 540 524
Ph: 9654 0188
www.sentinelstrataservices.com.au

OWNERS CORPORATION FEE NOTICE

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

Rec 2-6-2021

Tax Invoice

ABN 64 069 137 004
Date of Notice 02/06/2021

T M Chong
15 Garden Road
DONVALE VIC 3111

(1)

RE: T M Chong
Lot 6.2, 15 Collins Street, MELBOURNE VIC 3000.

Notice is hereby given by the Owners Corporation Plan of Subdivision 2513 pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary 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.

Details	Admin	Sinking	Int/Disc	Due Date	Total
Standard Fee Contribution Schedule (01/07/21 - 30/09/21) ^	\$1,726.40	\$357.00	\$0.00	01/07/2021	\$2,083.40
Payments made at Australia Post now incur an extra fee of \$2.75 for DEFT Processing.				Total if Paid by Due Date	\$2,083.40
Page 1 of 1					

Interest will accrue daily on overdue fees and charges by 10.00% P/A 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.

^ Current period levies in this Tax Invoice total \$2,083.40. GST included is \$189.40.

Paid 23-6-21
ANZ



*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 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 .	Billers Code: 96503 Ref: 300593076 06006	Account: BCSP 2513 - 15 Collins Street Owner: T M Chong OC: 2513 Lot No: 6.2
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 2174, Melbourne VIC 3001	Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS. If paid at Australia Post, then total will be \$2,086.15	All Cheques must be made payable to: BCSP 2513 - 15 Collins Street
		Total Due \$2,083.40
*442 300593076 06006 DEFT Reference Number: 300593076 06006		

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.
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- 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



Pay a BPAY bill

✓ Payment successful

Your receipt

Lodgement number ⓘ **1860679368**

Receipt number ⓘ **239500**

Pay from

Account name **Superfund Chq acc**

Pay to BPAY biller

Biller name **DEFT PAYMENTS -
Sentinel Strata Serv**

Biller Code **96503**

Reference number ⓘ **30059307606006**

Payment details

Pay no earlier than **23/06/2021**

Total amount **\$2,083.40**

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

© Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522.

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OWNERS CORPORATION

FEE NOTICE

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

T M Chong
15 Garden Road
DONVALE VIC 3111

- ① 1-7-20 to 30-9-20 = 1984.20 paid together
② 1-7-20 to 31-12-20 = 4002.65
③ 1-1-21 to 31-3-21 = 7637.67
④ 1-4-21 to 30-6-21 = 7626.26

Tax Invoice

ABN 64 069 137 004

Date of Notice 02/03/2021

Year ending - 1-7-20 to 30-6-21 = 19266.58
19266.58

Rec 2/3/21

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O/C Contributions (01/04/21 - 30/06/21) ^	\$1,644.19	\$340.00	\$0.00	01/04/2021	\$1,984.19
Roof Project (Instalment 2) ^	\$0.00	\$5,642.07	\$0.00	01/04/2021	\$5,642.07
Payments made at Australia Post now incur an extra fee of \$2.75 for DEFT Processing.				Total if Paid by Due Date	
Page 1 of 1				\$7,626.26	

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^ Current period levies in this Tax Invoice total \$7,626.26. GST included is \$693.30.

ANZ netbanking
29-3-21

due April



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Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .	Biller Code: 96503 Ref: 300593076 06006	Account: BCSP 2513 - 15 Collins Street Owner: T M Chong OC: 2513 Lot No: 6.2
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 2174, Melbourne VIC 3001	Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS. If paid at Australia Post, then total will be \$7,629.01	All Cheques must be made payable to: BCSP 2513 - 15 Collins Street
		Total Due \$7,626.26
*442 300593076 06006 DEFT Reference Number: 300593076 06006		

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Pay a BPAY bill

✓ Payment successful

Your receipt

Lodgement number ⓘ	1833732051	Important information This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.
Receipt number ⓘ	630049	
Pay from		If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.
Account name	Superfund Chq acc	
Pay to BPAY biller		
Billers name	DEFT PAYMENTS - Sentinel Strata Serv	
Billers Code	96503	
Reference number ⓘ	30059307606006	
Payment details		
Pay no earlier than	29/03/2021	
Total amount	\$7,626.26	

© Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522.

Sentinel - co-op.

due 1-4-2021



Carol Chong <carol.chong1@gmail.com>

Major Works Project

1 message

Ian <ian@sentinel-services.com.au>

To: Admin <admin@sentinel-services.com.au>

Thu, Nov 26, 2020 at 3:09 PM

Good afternoon,

Rec 26-11-20
26

At the last annual meeting of your Owners Corporation the water proofing of the building was discussed. Prices of between \$934k and \$2.2m were presented and a decision was deferred.

In the interim the Committee has spent much time investigating alternatives and in fact extending the scope of works to include other sections of the building that also require water proofing. It now includes the level 5 terrace which is the roof of the car park.

The good news is that a company has been sourced that will complete the extended scope of works for less than the original price.

The Committee has therefore resolved to proceed with this project forthwith and in doing so will raise a Special Levy from members totalling \$775,785.00 (incl. gst). The levies will be payable in two instalments, the first due on 1 January 2021 with the second due on 1 April 2021. This total includes a contingency which if not fully used will be put into the Maintenance Fund for later projects.

Should you have any questions relating to this project please do not hesitate to contact me.

Regards

① - contribution - 1-1-21 to 30-3-21

Ian Taylor

Sentinel Strata Services Pty Ltd



Level 2, 47 Bourke Street

Melbourne VIC 3000

T: 9654 0188

F: 9663 9268

ian.taylor@sentinel-services.com.au

MESSAGE PROTECTED BY SUMMER TECHNOLOGY - POWERED BY MAILGUARD.

Sentinel Strata Services Pty Ltd



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Corporation Regulations 2007 and Owners
Corporation Rules

Tax Invoice

ABN 64 069 137 004
Date of Notice 03/12/2020

T M Chong
15 Garden Road
DONVALE VIC 3111

3

RE: T M Chong
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O/C Contributions (01/01/21 - 31/03/21)	\$1,644.19	\$340.00	\$0.00	01/01/2021	\$1,984.19
Roof Project (Instalment 1)	\$0.00	\$5,642.07	\$0.00	01/01/2021	\$5,642.07
Payments made at Australia Post now incur an extra fee of \$2.75 for DEFT Processing.				Total if Paid by Due Date	
Page 1 of 1				\$7,637.67	

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Please detach and return the portion below with your payment if sending a cheque.

due January

This is a tax invoice for GST purposes only in respect to current period levies. Current period levies of \$7,626.26 includes GST of \$693.30



*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 or call 18 00 672 162. 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: 300593076 06006	Account: BCSP 2513 - 15 Collins Street Owner: T M Chong OC: 2513 Lot No: 6.2
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 2174, Melbourne VIC 3001		Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS. If paid at Australia Post, then total will be \$7,640.42	All Cheques must be made payable to: BCSP 2513 - 15 Collins Street
			Total Due \$7,637.67
*442 300593076 06006 DEFT Reference Number: 300593076 06006			

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

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Pay a BPAY bill

Payment successful

Your receipt

Lodgement number ⓘ	1807497333
Receipt number ⓘ	285941
Pay from	
Account name	Superfund Chq acc
Pay to BPAY biller	
Biller name	DEFT PAYMENTS - Sentinel Strata Serv
Biller Code	96503
Reference number ⓘ	30059307606006
Payment details	
Pay no earlier than	05/01/2021
Total amount	\$7,637.67

Important information

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© Australia and New Zealand Banking Group Limited (ANZ) ABN 11 005 357 522.

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OWNERS CORPORATION**FEE NOTICE**

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Corporation Regulations 2007 and Owners
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Tax Invoice

ABN 64 069 137 004
Date of Notice 02/09/2020

T M Chong
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DONVALE VIC 3111

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Standard Fee Contribution Schedule (01/10/20 - 31/12/20)	\$1,644.20	\$340.00	\$0.00	01/10/2020	\$1,984.20
Payments made at Australia Post now incur an extra fee of \$2.75 for DEFT Processing.				Total if Paid by Due Date	
Page 1 of 1				\$4,002.65	

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This is a tax invoice for GST purposes only in respect to current period levies. Current period levies of \$1,984.20 includes GST of \$180.38



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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. If paid at Australia Post, then total will be \$4,005.40	All Cheques must be made payable to: BCSP 2513 - 15 Collins Street
			Total Due \$4,002.65
*442 300593076 06006 DEFT Reference Number: 300593076 06006			

Sentinel Strata Services Pty Ltd

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FEE NOTICE**

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Tax Invoice

ABN 64 069 137 004
Date of Notice 03/06/2020

T M Chong
15 Garden Road
DONVALE VIC 3111

1

did not received
invoice

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 *442 300593076 06006 DEFT Reference Number: 300593076 06006		Total Due \$1,984.20



Australia and New Zealand
Banking Group Limited
ABN 11 005 357 522

Close | Print

Lodgement Receipt - Pay BPAY Bills

Date: 21/09/2020

From account

From: Superfund Chq acc

BPAY® payment details

To: DEFT PAYMENTS - Sentinel Strata Serv

Biller code: 96503

Reference: 30059307606006

Amount \$: \$4,002.65

Transfer details

Transfer instructions: Pay no earlier than 23/09/2020

Lodgement number: 1773551328

(FOR ENQUIRIES)

Receipt number: Available after transfer has been made.

IMPORTANT INFORMATION

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BPAY® Registered to BPAY® PTY LTD. ABN 69 079 137 518.

© Australia and New Zealand Banking Group Limited
(ANZ) ABN 11 005 357 522.

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