

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

①

T M Chong
 15 Garden Road
 DONVALE VIC 3111

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	
Page 1 of 1				\$2,083.40	

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
<p>*442 300593076 06006</p> <p>DEFT Reference Number: 300593076 06006</p>				Total Due \$2,083.40

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.
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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.

Sentinel Strata Services Pty Ltd



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 MELBOURNE, VIC. 3000
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**OWNERS CORPORATION
 FEE NOTICE**

Owners Corporations Act 2006 Section 31 Owners
 Corporation Regulations 2007 and Owners
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- ① 1-7-20 to 30-9-20 ~~1984.20~~ paid together
- ② 1-7-20 to 31-12-20 = 4002.65 **Tax Invoice**
 ABN 64 069 137 004
 Date of Notice 02/03/2021
- ③ 1-1-21 to 31-3-21 = 7637.67
- ④ 1-4-21 to 30-6-21 = 7626.26

T M Chong
 15 Garden Road
 DONVALE VIC 3111

Year ending - 1-7-20 to 30-6-21 = 19266.58
 Rec 2/3/21
 19266.58

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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.					
Page 1 of 1				Total if Paid by Due Date	\$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 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
<p>*442 300593076 06006</p> <p>DEFT Reference Number: 300593076 06006</p>				Total Due \$7,626.26

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 ⓘ	1833732051
Receipt number ⓘ	630049
Pay from	
Account name	Superfund Chq acc
Pay to BPAY biller	
Billor name	DEFT PAYMENTS - Sentinel Strata Serv
Billor Code	96503
Reference number ⓘ	30059307606006

Important information

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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@sentinelservices.com.au>
To: Admin <admin@sentinelservices.com.au>

Thu, Nov 26, 2020 at 3:09 PM

*Rec 26-11-20
26*

Good afternoon,

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@sentinelservices.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

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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 \$7,637.67	
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.

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



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	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
<p>*442 300593076 06006</p> <p>DEFT Reference Number: 300593076 06006</p>				Total Due \$7,637.67

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.

Sentinel Strata Services Pty Ltd



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 MELBOURNE, VIC. 3000
 ABN: 83 079 540 524
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**OWNERS CORPORATION
 FEE NOTICE**

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

email 2-9-2020

(2)

Tax Invoice

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

T M Chong
 15 Garden Road
 DONVALE VIC 3111

due 1-10-20

(1) + (2)

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

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Standard Fee Contribution Schedule (01/10/20 - 31/12/20) <i>(2)</i>	\$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.					
Page 1 of 1				Total if Paid by Due Date	\$4,002.65

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

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

*ANZ
 pd. webbank - 21-*



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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
<p>*442 300593076 06006</p> <p>DEFT Reference Number: 300593076 06006</p>				Total Due \$4,002.65

Sentinel Strata Services Pty Ltd



Level 2, 47 Bourke Street
 MELBOURNE, VIC. 3000
 ABN: 83 079 540 524
 Ph: 9654 0188 Fax: 9663 9268
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**OWNERS CORPORATION
 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*

**RE: T M Chong
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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 \$1,986.95	All Cheques must be made payable to: BCSP 2513 - 15 Collins Street
<p>*442 300593076 06006</p> <p>DEFT Reference Number: 300593076 06006</p>			Total Due \$1,984.20

4-6-2020



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

Bill 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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