

Body Corporate for  
**LEXINGTON APARTMENTS CTS 43804**

1 Bowden Court Nerang QLD 4211

C/- GPO Box 5256 BRISBANE Q 4000  
Tel: (07) 3229 9185 Email: levies@stratadynamics.com.au

Body Corporate and Community Management Act 1997

## NOTICE OF OVERDUE LEVIES

### SECOND NOTICE

Di Domenico & McClenaghan  
Custodian Pty Ltd  
28 Derrimut Road  
HOPPERS CROSSING VIC 3029


Date			
1 February 2023			
A/c No	18	Lot No	118
Unit		Page	1

Body Corporate For							Account Balances	
LEXINGTON APARTMENTS CTS 43804								
Unpaid Levies								
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount		
Admin Fund	01/01/23 to 31/03/23	01/01/23	625.40	0.00		625.40	Admin Fund	625.40
Sinking Fund	01/01/23 to 31/03/23	01/01/23	264.58	0.00		264.58	Sinking Fund	264.58
Sinking Fund Special	01/01/23	01/01/23	511.30	0.00		511.30	Sinking Fund Special	511.30
Insurance Levy	01/07/22 to 30/06/23	01/10/22	460.88	0.00		31.89	Insurance Levy	31.89
Other			22.00	0.00		22.00	Overdue Interest	37.43
Interest			37.43	0.00		37.43	Other	22.00
Arrears Notice Fee			22.00	0.00		22.00	Arrears Notice Fee	22.00
Gross Amount Due:			<b>\$1,514.60</b>	Discount:	<b>Nil</b>	Net Amount Due: <b>\$1,514.60</b>		

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Teller stamp and initials	1st Notice: 10 Days after due date. Friendly Reminder 2nd Notice: 28 Days after due date. \$22 Overdue Notice Fee 3rd Notice: 42 Days after due date. \$77 Letter of Demand	Amount Paid
		\$
		Date Paid
		/ /

#### Payment Options

	Tel: 1300 552 311 Ref: 1334 0557 2	<b>Telephone:</b> Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratapay.com.au Ref: 1334 0557 2	<b>Internet:</b> Make credit card payments online (charges apply). Visit www.stratapay.com.au	
	www.stratapay.com/ddr Tel: 1300 552 311 Ref: 1334 0557 2	<b>Direct Debit:</b> Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Bill Code: 74625 Ref: 1334 0557 2	<b>BPay:</b> Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 9216 Ref No: 1334 0557 205	<b>In Person:</b> Present this bill at any Post Office to make cash, cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1334 0557 2	<b>Mail:</b> Send cheque with this slip by mail to: <b>StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia</b>	
	BSB: 067-970 Account No: 1334 0557 2 (Applies to this bill only)	<b>Internet Banking - EFT:</b> Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.



StrataPay Reference

**1334 0557 2**

Amount **\$1,514.60** Due Date **Per Notice**

STRATA DYNAMICS PTY LTD  
43804/02100018 Lot 118/

Di Domenico & McClenaghan  
Custodian Pty Ltd  
28 Derrimut Road  
HOPPERS CROSSING VIC 3029



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