



Dixon Kestles & Co Pty Ltd
ABN 65 005 131 742
Licensed Estate Agents, Auctioneers,
Property Consultants & Owners Corporations
Member REIC, OCV, FIABCI
161 Park Street, South Melbourne
Victoria 3205 Australia
T: (03) 9690 3488 F: (03)9699 4581
E: mail@dixonkestles.com.au
www.dixonkestles.com.au
Directors
J C M Pratt, A C Pratt, S T Regan

Soares Borrowing Co P/L
146 Lakeview Boulevard
KEYSBOROUGH VIC 3173

**OWNERS CORPORATION PLAN NO. PS721487W - OC2
400-408 BURWOOD HIGHWAY, WANTIRNA SOUTH**

RE: 610A, 400-408 Burwood Highway, WANTIRNA SOUTH VIC 3152

Dear Owner,

Kindly **disregard** the previous levy notice that you had received last Wednesday, 10th August 2022.

Please see attached the revised levy notice with the amended maintenance levy charges, mirroring your previous levy notice issued by Network Pacific.

We sincerely apologise for any inconvenience this may have caused.

Furthermore, would like to inform you that each Owners Corporation OC number is its own entity and therefore each lot will receive separate levy notices for each of the Owners Corporation that you belong to and each levy notice will have its own reference details for payment. Please ensure remit payment through separate levy notice.

Should you have further inquiries in relation to this, please contact our office.

Yours faithfully,

DIXON KESTLES & CO PTY LTD

Luisa Gjorsevski

LUISA GJORSEVSKI
Owners Corporation Manager
For and on behalf of
2022



Dixon Kestles & Co Pty Ltd
 ABN 65 005 131 742
 Licensed Estate Agents, Auctioneers,
 Property Consultants & Owners Corporations
 Member REIC, OCV, FIABCI
 161 Park Street, South Melbourne
 Victoria 3205 Australia
 T: (03) 9690 3488 F: (03)9699 4581
 E: mail@dixonkestles.com.au
 www.dixonkestles.com.au
 Directors
 J C M Pratt, A C Pratt, S T Regan

Soares Borrowing Co P/L
 146 Lakeview Boulevard
 KEYSBOROUGH VIC 3173

Manager Luisa Gjorsevski
 Date 17/08/2022
 BCSP PS721487W - OC2
 ABN: 52142260245

Page 1 of 1

TAX INVOICE
Owners Corporation Fee Notice

Owners Corporations Act 2006 Section 31, Owners Corporation Regulations 2018 and Owners Corporation Rules
 Payment is due within 28 days of the date of this notice.

Soares Borrowing Co P/L
Lot 610A Contribution Schedule,
610A 400-408 Burwood Highway WANTIRNA SOUTH VIC 3152

| Due Date | Ref. | Details | Admin | Maint | Int | Paid | Due |
|------------|------|-------------------------------------|----------|---------|--------|--------|----------|
| 14/09/2022 | 112 | Standard Fees (01/09/22 - 30/11/22) | \$340.10 | \$85.05 | \$0.00 | \$0.00 | \$425.15 |

No GST has been charged.

Total Amount Due \$425.15

Interest will accrue daily on overdue fees and charges by 10% 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.



*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. 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: 283569887 99946695 | Account: 400-408 Burwood Highway South Wantirna PS 721487W - OC2 Owner: Soares Borrowing Co P/L OC: PS721487W - OC2 Lot No: 610A |
| | 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 Cheque or EFTPOS Payments made at Australia Post will incur a \$0.00 DEFT processing fee | All Cheques must be made payable to: 400-408 Burwood Highway South Wantirna PS 721487W - OC2 |
| *496 283569887 99946695 | | | | Total Due \$425.15 Total due if paying at Australia Post \$425.15 |
| DEFT Reference Number: 283569887 99946695 | | | | |

Owners Corporation Fee Notice

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 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.
- 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