



161 Park Street, South Melbourne
 Victoria 3205 Australia
 T: (03) 9690 3488
 E: mail@dixonkestles.com.au
 www.dixonkestles.com.au

**TAX INVOICE
 OWNERS CORPORATION FEE NOTICE**

Owners Corporations Act 2006 Section 31
 Owners Corporation Regulations 2018 and Owners Corporation Rules
 Page 1 of 1

Manager: Luisa Gjorsevski
Date: 27/04/2023
OC Plan: PS721487W - OC1
ABN: 18541056772

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

**Lot 610A KUBIX APARTMENTS - OC1
 610A / 400-408 Burwood Highway
 WANTIRNA SOUTH VIC 3152**

Contribution Schedule

Due Date	Details	Admin	Maint	Interest	Paid	Due
01/06/2023	Budget Levy Adjustment (01/06/23 - 31/08/23) ^	\$0.00	\$3.79	\$0.00	\$0.00	\$3.79
01/06/2023	Standard Fee Contribution Schedule (01/06/23 - 31/08/23) ^	\$359.24	\$66.49	\$0.00	\$0.00	\$425.73

Total Amount Due \$429.52

^ Current period levies in this Tax Invoice total \$429.52. GST included is \$39.04.

IMPORTANT NOTES

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.
 Payment is due within 28 days of the date of this notice or by the due date, whichever is later.

PAYMENT DETAILS - HOW AND WHERE TO PAY

		Payments by phone or internet from your bank account require registration. Register at deft.com.au . Payments made by credit card do not require registration and a surcharge may apply. Registration isn't required for one-off card payments.	
	Pay over the Internet from your Credit Card or pre-registered bank account at deft.com.au .		Billers Code: 96503 Ref: 214726887 99944209
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90	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-store at Australia Post by cheque or EFTPOS
			Account: 400-408 Burwood Highway South Wantirna PS 721487W - OC1 Owner: Soares Borrowing Co P/L OC: PS721487W - OC1 Lot No: 610A
			All Cheques must be made payable to: 400-408 Burwood Highway South Wantirna PS 721487W - OC1
			Total Due \$429.52
*496 214726887 99944209			
DEFT Reference Number: 214726887 99944209			
+214726887 99944209 <		000042952<3+	

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