



OCPS 999999M - Melbourne Apartments
123 Melbourne Road MELBOURNE VIC 3000

TAX INVOICE (STATEMENT)

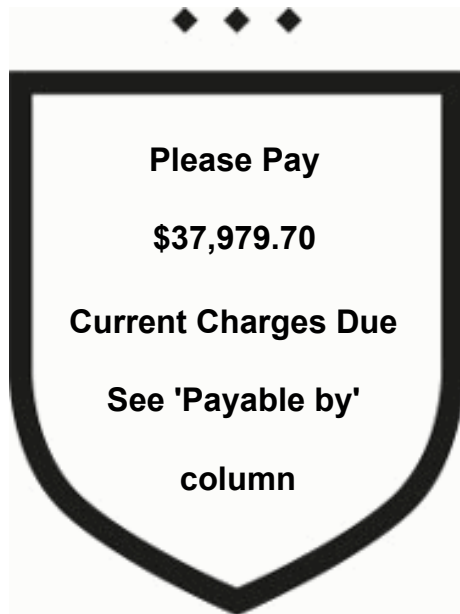
The Knight

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2018 and Owners Corporation Rules

Jeffs Company
Jeffrey Hubbard
C/- 1St Choice Property International Pty Ltd
369 Docklands Drive
DOCKLANDS 3008

Date of Notice	24/08/2020
Invoice No.	1870918
Plan Ref.	999999M
Property Address	Apartment 2 Lot 2 123 Melbourne Road MELBOURNE VIC 3000

Lot Liability	160.00
Enquiries (9am-5pm Mon-Fri)	(03) 9509 3144
Mail	P.O. Box 678 Malvern VIC 3144
Email	feenotice@theknight.com.au
Website	www.theknight.com.au



Account Summary

Opening Balance	\$36,674.00
Payments/Credits	\$ 0.00
Total Amount Payable	\$37,979.70

*Balances owing from previously issued invoices are payable by the due dates specified on those invoices.

If payment is not received in full by the due date, a late payment fee may apply.

As per the Owners Corporation Act 2006, payment of current charges on this invoice are payable within 28 days from the 'Date of Notice'.

Interest will be charged from the 'Date of Notice' at 10.00% p.a. if current charges on this invoice are not paid by the due date. The rate 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 Slip

The Knight

* Register at deft.com.au or by calling 1800 672 162. Your DEFT Reference Number: 2600 7075 0102 7696 3



Post this payment slip with your cheque made payable to:
SAMPLE ACCOUNT
Receipts will not be issued for mailed payments.
Do not include correspondence with your payment.

Post: DEFT Payment Systems
GPO Box 2174
MELBOURNE VIC 3001



Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More info: www.bpay.com.au

Billers Code: 96503
Ref: 2600 7075 0102 7696 3



Pay by credit card or registered bank account at
www.deft.com.au or phone **1300 30 10 90**. Payments by credit card may attract a surcharge.

Ref: 2600 7075 0102 7696 3



Please present page intact at any post office.
Payments may be made by cash (up to \$9,999.99), cheque or EFTPOS. Payments made at Australia Post will incur a \$2.75 DEFT processing fee.



*442 260070750 10276963

Jeffs Company
Jeffrey Hubbard
Plan Number: 999999M
Apartment 2
Lot 2

Please Pay

\$37,979.70

Current Charges Due
See 'Payable by' column

+260070750 10276963 <

003797970<3+



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Fee Notice Details

Note A: Where partial payments have been made the amount levied and amount outstanding will be highlighted

Date of Notice	Details	Payable by Date	Amount	GST	Total	Amt Owing
24/08/2020	Interest on Overdue Levies at 10.00 % pa (Calculated 24/08/2020)	21/09/2020	\$1,305.70	\$0.00	\$1,305.70	\$1,305.70
	***** Outstanding Levies - Payable Immediately *****					
31/03/2020	SAMPLE	28/04/2020	\$347.83	\$34.78	\$382.61	\$382.61
31/03/2020	Interest on Overdue Levies at 10.00 % pa (Calculated 31/03/2020)	28/04/2020	\$1,277.94	\$0.00	\$1,277.94	\$1,277.94
17/10/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 17/10/2019)	14/11/2019	\$155.49	\$0.00	\$155.49	\$155.49
23/09/2019	Sample Special	21/10/2019	\$263.50	\$26.35	\$289.85	\$289.85
23/09/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 23/09/2019)	21/10/2019	\$310.97	\$0.00	\$310.97	\$310.97
06/08/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 6/08/2019)	03/09/2019	\$180.41	\$0.00	\$180.41	\$180.41
03/07/2019	JULY LEVY	31/07/2019	\$52.70	\$5.27	\$57.97	\$57.97
03/07/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 3/07/2019)	31/07/2019	\$652.60	\$0.00	\$652.60	\$652.60
01/07/2019	Operating Levy (01/07/19 - 30/09/19)	29/07/2019	\$2,985.51	\$298.55	\$3,284.06	\$3,284.06
01/07/2019	Concrete levy (01/07/19 - 30/09/19)	29/07/2019	\$797.10	\$79.71	\$876.81	\$876.81
01/04/2019	Operating Levy (01/04/19 - 30/06/19)	29/04/2019	\$2,985.51	\$298.55	\$3,284.06	\$3,284.06
01/04/2019	Concrete levy (01/04/19 - 30/06/19)	29/04/2019	\$797.10	\$79.71	\$876.81	\$876.81
02/03/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 2/03/2019)	30/03/2019	\$89.35	\$0.00	\$89.35	\$89.35
12/02/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 12/02/2019)	12/03/2019	\$65.96	\$0.00	\$65.96	\$65.96
02/02/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 2/02/2019)	02/03/2019	\$52.82	\$0.00	\$52.82	\$52.82
21/01/2019	Interest on Overdue Levies at 10.00 % pa (Calculated 21/01/2019)	18/02/2019	\$206.83	\$0.00	\$206.83	\$206.83
01/01/2019	Operating Levy (01/01/19 - 31/03/19)	29/01/2019	\$2,985.51	\$298.55	\$3,284.06	\$3,284.06
01/01/2019	Concrete levy (01/01/19 - 31/03/19)	29/01/2019	\$797.10	\$79.71	\$876.81	\$876.81
01/01/2019	Supp levy Q1	29/01/2019	\$57.97	\$5.80	\$63.77	\$63.77
01/01/2019	Deficit Levy	29/01/2019	\$0.00	\$0.00	\$1,159.42	\$1,159.42
05/12/2018	Interest on Overdue Levies at 10.00 % pa (Calculated 5/12/2018)	02/01/2019	\$108.79	\$0.00	\$108.79	\$108.79
10/11/2018	Debt Recovery Fee Stage 1	08/12/2018	\$0.00	\$0.00	\$99.00	\$99.00
10/11/2018	Debt Recovery Fee Stage 2	08/12/2018	\$0.00	\$0.00	\$81.25	\$81.25
10/11/2018	Interest on Overdue Levies at 10.00 % pa (Calculated 10/11/2018)	08/12/2018	\$310.86	\$0.00	\$310.86	\$310.86
01/10/2018	Operating Levy (01/10/18 - 31/12/18)	29/10/2018	\$0.00	\$0.00	\$579.71	\$579.71
01/10/2018	Concrete levy (01/10/18 - 31/12/18)	29/10/2018	\$0.00	\$0.00	\$579.71	\$579.71
01/10/2018	Deficit Levy	29/10/2018	\$43.48	\$0.00	\$43.48	\$43.48
01/09/2018	Deficit Levy	29/09/2018	\$43.48	\$0.00	\$43.48	\$43.48
23/08/2018	SAMPLE	20/09/2018	\$0.00	\$0.00	\$115.94	\$115.94
12/08/2018	Fence Levy	09/09/2018	\$0.00	\$0.00	\$57.97	\$57.97
12/08/2018	Interest on Overdue Levies at 10.00 % pa (Calculated 12/08/2018)	09/09/2018	\$3.43	\$0.00	\$3.43	\$3.43
11/08/2018	Special Levy	08/09/2018	\$0.00	\$0.00	\$57.97	\$57.97
11/08/2018	Interest on Overdue Levies at 10.00 % pa (Calculated 11/08/2018)	08/09/2018	\$147.12	\$0.00	\$147.12	\$147.12
01/08/2018	Deficit Levy	29/08/2018	\$43.48	\$0.00	\$43.48	\$43.48
05/07/2018	TEST JEFF Lot 2	02/08/2018	\$0.00	\$0.00	\$1.00	\$1.00
01/07/2018	Concrete levy (01/07/18 - 30/09/18)	29/07/2018	\$0.00	\$0.00	\$869.57	\$869.57
01/07/2018	Deficit Levy	29/07/2018	\$43.48	\$0.00	\$43.48	\$43.48
29/06/2018	Interest on Overdue Levies at 10.00 % pa (Calculated 29/06/2018)	27/07/2018	\$464.63	\$0.00	\$464.63	\$464.63
10/05/2018	Test	07/06/2018	\$0.00	\$0.00	\$1,000.00	\$1,000.00
27/04/2018	Remote - Item ID: 123 (Item)	25/05/2018	\$0.00	\$0.00	\$55.00	\$55.00
27/04/2018	Remote - Item ID: 123 (Admin Fee)	25/05/2018	\$0.00	\$0.00	\$26.25	\$26.25
27/04/2018	Remote - Item ID: 12345 (Item)	25/05/2018	\$0.00	\$0.00	\$55.00	\$55.00
27/04/2018	Remote - Item ID: 12345 (Admin Fee)	25/05/2018	\$0.00	\$0.00	\$26.25	\$26.25
27/04/2018	Remote - Item ID: 455 (Item)	25/05/2018	\$0.00	\$0.00	\$55.00	\$55.00



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27/04/2018	Remote - Item ID: 455 (Admin Fee)	25/05/2018	\$0.00	\$0.00	\$26.25	\$26.25
01/04/2018	Operating Levy (01/04/18 - 30/06/18)	29/04/2018	\$0.00	\$0.00	\$2,681.16	\$2,681.16
01/04/2018	Sample Supplementary	29/04/2018	\$0.00	\$0.00	\$579.71	\$579.71
01/01/2018	Operating Levy (01/01/18 - 31/03/18)	29/01/2018	\$0.00	\$0.00	\$2,681.16	\$2,681.16
20/12/2017	Interest on Overdue Levies at 10.00 % pa (Calculated 20/12/2017)	17/01/2018	\$4.19	\$0.00	\$4.19	\$4.19
01/10/2017	Operating Levy (01/10/17 - 31/12/17)	29/10/2017	\$5,781.25	\$578.13	\$6,359.38	\$6,342.06
01/10/2017	Maintenance Plan (01/10/17 - 31/12/17)	29/10/2017	\$1,875.00	\$187.50	\$2,062.50	\$2,062.50
					Total	\$37,979.70

Access Your Account Online

The My Property Login is an easy way to manage your account – whenever and wherever you like. To register please visit theknight.com.au (have your Plan Number handy - 999999M - and click on My Property Login). Already registered? Login to view your account history as well as access a variety of other online resources. <https://members.theknight.com.au/999999M>

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 telephone number or at the address listed on the front of this form.

Disputes

The Owners Corporations Act 2006 (the Act), Owners Corporations 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 an 'Owners Corporation Complaint' 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

You can contact Consumers Affairs Victoria regarding disputes. 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)