

OWNERS CORPORATION FEE NOTICE

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

Date of Notice : 9/06/2020

INVOICE No. 43761217PC0906201

TO The Lot Owner/s

R. FONG & WILLIAM LAU
LONGVIEW REAL ESTATE
31 HARDNER ROAD
MOUNT WAVERLEY VIC 3149

FROM

Plan No: PS437612F OC1
ABN : 78 102 064 414
Lot No : 13
7 PINOAK CLOSE
BURWOOD, 3125

The following Fees/Charges are due. (All amounts listed include GST unless otherwise specified).

Payment is due within 28 days of the date of this Notice or by the due date specified below.

Date Due	Description of Fees/Charges/Interest/Arrears	Amount	Arrears	GSTAmt	Credit	Total Due
1/07/2020	Maintenance/Sinking Fund (01/07/2020 - 30/09/2020)	25.00	0.00	\$0.00	0.00	\$25.00
1/07/2020	OC Fees (01/07/2020 - 30/09/2020)	258.60	0.00	\$0.00	0.00	\$258.60
Total Due :						\$283.60

Interest will be charged on any overdue fees/charges at an annual rate of 0.00%. You must pay the overdue fees, charges and interest immediately.

The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (Vic).

The rate is subject to change.

Payment Details - Payment Methods (How and where to pay) **see below and over page**



Please turn over for further payment methods and instructions.

DEFT Reference Number

303670228 20767

Pay by credit card at www.deft.com.au or call 1300 30 10 90



Billor Code : 96503

Billor Ref: 303670228 20767



*442 303670228 20767

MBCM Box Hill

Plan No: PS437612F OC1

Lot No : 13

Property At : 7 PINOAK CLOSE
BURWOOD, 3125

Name : R. FONG & WILLIAM LAU

All Cheques must be made payable to:

Macquarie Bank to credit Plan No: PS437612F OC1

AMOUNT DUE \$ 283.60

Payments made at Australia Post will incur a \$2.75

DEFT Processing Fee.

Australia Post Payments \$ 286.35

Important information on fees and charges

(This page is part of the Fee Notice)

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)

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



DEFT is a service of Macquarie Bank

Pay by credit card or pre-registered * bank account at www.deft.com.au or by phone on **1300 30 10 90**.

The phone payment line is a 24-hour service. Calls are charged at the cost of a local call (mobiles extra).

Payments by credit card may attract a surcharge.



Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of this invoice.



Please present page intact at any post office.

Payments may be made by cash, cheque or EFTPOS.

Please see front of levy notice for instructions on whom to make cheques payable to.

In Person

Mail

Detach payment slip and mail with payment to:

**DEFT Payment Systems
G P O Box 2174
MELBOURNE VIC 3001**

Please see front of levy notice for instructions on whom to make cheques payable to.

The above address is for payments only, receipts will not be issued for mailed payments.

* Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is NOT required for credit card