Strata Plan
Level 13, 222 Kings Way,
South Melbourne VIC 3205
p: 1300 278 728
e: info@strataplan.com.au
strataplan.com.au

INSPIRING **AMAZING** LIFE SPACES™

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31, *Owners Corporations Regulations 2007* and Owners Corporation Rules

Nathan Rashleigh
307D/21 Robert Street
COLLINGWOOD VIC 3066

Tax Invoice

Invoice No: 0006461 **Issue Date:** 22/02/18

Net Amount Payable: **$ 1,117.01**
Due Date: **01/04/2018**

Payment is due within 28 days of the date of this Notice or by the Due Date.

New Charges for Owners Corporation 1 for Plan No. PS411166X - ABN: 57848942635

Lot No. 307D **Unit** 307D n.rashleigh@smokestack.io
OC Address: 82 Wellington St, COLLINGWOOD VIC 3066
Lot Liability: 42 **Lot Entitlement:** 42

Previous Balance: $596.20 DR
Penalty Interest: $3.61 DR
Issued Levies Not Due: 0.00

Description	Transaction Type	Fund	Net	GST	Totals
01/04/2018 to 30/06/2018 for total Levy of $1913.04 pa	Normal	Admin	434.78*	$43.48	478.26
01/04/2018 to 30/06/2018 for total Levy of $129.19 pa	Normal	Maint	35.40*	$3.54	38.94

Arrears at time of printing **599.81**
Gross Amount **1,117.01**

Net Amount Payable $ 1,117.01

* Penalty interest of 10.00% per annum will apply if 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.

Ever wondered what this levy pays for? How it was calculated? Where it goes? Who gets to spend it? Learn more at: http://www.strataplan.com.au/levies

PLEASE NOTE: Strata Plan changed its DEFT reference two years ago. Please ensure you use the DEFT reference on this invoice and not an old one.

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Owners Corporation for Plan No. PS411166X-1

DEFT PAYMENT SYSTEMS

DEFT Reference Number:
2215 3939 8309 2220 1408

How to Pay

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 2174, MELBOURNE VIC 3001

Bpay: Call your bank, credit union or building society to make this payment from your cheque or savings account.

By phone: Please call 1300 301 090 to make your payment using Mastercard, Visa, Diners Club or American Express.

Internet: Visit www.mystrata.com and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cash, cheque or EFTPOS at any post office.
Payments made at Australia Post will incur a $2.75 DEFT processing fee.

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

Strata Plan
Lot No. 307D Unit 307D
OC1: 82 Wellington St COLLINGWOOD VIC ...
Invoice No: **0006461**

Net Amount Payable: **$ 1,117.01**
Due Date: **01/04/2018**

BPAY **Biller Code: 96503**
Reference: 2215 3939 8309 2220 1408

POST billpay

*442 221539398 30922201408

+221539398 30922201408< 000111701<3+

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