



TRISDAN PTY LTD TRADING AS MBCM WAVERLEY
 ABN: 55 154 316 720
 SUITE 1.15, 202 JELLS ROAD WHEELERS HILL, 3150
 Phone: 9560 2699 Email: info@mbcmwaverley.com.au

OWNERS CORPORATION FINAL FEE NOTICE
 Owners Corporations Act 2006 Section 32, Owners Corporations
 Regulations 2018 and Owners Corporation Rules

Date of Notice : 18/08/2023
INVOICE No. 90590171808232

TO The Lot Owner/s

MR G S CRAIG
 7 AMERSHAM AVENUE
 SPRINGVALE STH VIC 3172

FROM

Plan No: RP9059
 ABN : 74 569 153 618
 Lot No : 17
 17 / 826 HEATHERTON ROAD
 SPRINGVALE SOUTH, 3172

Our records show the following fees/charges/interest, have not been paid.
 Owners Corporations Fees that are not overdue, do not appear on this final notice.(All amounts include GST unless otherwise specified)

Please see attached for details of account.

Interest will be charged on any overdue fees/charges at an annual rate of 10.00%. You must pay the overdue fees, charges and interest immediately.

If payment is not received within 28 days from the date of this notice, the Owners Corporation intends to take action under part 11 of the Owners Corporations Act 2006 to recover the amount due. This includes applying to the Victorian Civil and Administrative Tribunal (VCAT) seeking an order requiring you to pay. Interest will accrue on overdue fees, charges and interest by \$ 0.5018 per day 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 Details - Payment Methods (How and where to pay) see below and over page



MBCM WAVERLEY

Plan No: RP9059
 Lot No : 17
 Property At : 17 / 826 HEATHERTON ROAD
 SPRINGVALE SOUTH, 3172
 Name : MR G S CRAIG

Please turn over for further payment methods and instructions.

DEFT Reference Number
 285856282 01531
 Pay by credit card at www.deft.com.au or call 1300 30 10 90

All Cheques must be made payable to:
Macquarie Bank to credit Plan No: RP9059



Billers Code : 96503
 Biller Ref: 285856282 01531

AMOUNT DUE \$ 1,904.00



*496 285856282 01531

PLEASE NOTE: AUSTRALIA POST NO LONGER ACCEPT CASH PAYMENTS IN STORE AND ONLY ACCEPT CHEQUE OR EFTPOS.

Pay in-store at Australia Post by cheque or EFTPOS

+285856282 01531



000190400<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



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.



In Person

Please present page intact at any post office.

Pay in-store at Australia Post by cheque or EFTPOS

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

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. You do not need to re-register for the internet service if already registered for phone payment. Registration is NOT required for credit card payments.

TO The Lot Owner/s

MR G S CRAIG
7 AMERSHAM AVENUE
SPRINGVALE STH VIC 3172

Date Due	Description of Fees/Charges/Interest/Arrears	Amount	Arrears	GSTAmt	Credit	Total Due
1/07/2022	Maintenance Contributions (01/07/2022 - 30/09/2022)	\$45.00	45.00	\$0.00	0.00	\$45.00
1/07/2022	OC Fees (01/07/2022 - 30/09/2022)	\$258.80	126.55	\$0.00	132.25	\$126.55
1/07/2022	Interest on arrears (Maintenance Contributions)	\$4.51	4.51	\$0.00	0.00	\$4.51
1/07/2022	Interest on arrears (OC Fees)	\$12.69	12.69	\$0.00	0.00	\$12.69
1/10/2022	Maintenance Contributions	\$45.00	45.00	\$0.00	0.00	\$45.00
1/10/2022	OC Fees	\$258.80	258.80	\$0.00	0.00	\$258.80
1/10/2022	Interest on arrears (Maintenance Contributions)	\$3.38	3.38	\$0.00	0.00	\$3.38
1/10/2022	Interest on arrears (OC Fees)	\$19.52	19.52	\$0.00	0.00	\$19.52
1/01/2023	Maintenance Contributions (01/01/2023 - 31/03/2023)	\$90.00	90.00	\$0.00	0.00	\$90.00
1/01/2023	OC Fees (01/01/2023 - 31/03/2023)	\$258.80	258.80	\$0.00	0.00	\$258.80
1/01/2023	Interest on arrears (Maintenance Contributions)	\$4.50	4.50	\$0.00	0.00	\$4.50
1/01/2023	Interest on arrears (OC Fees)	\$12.99	12.99	\$0.00	0.00	\$12.99
9/01/2023	Late Payment Fee - 01/07/2022	\$55.00	55.00	\$0.00	0.00	\$55.00
1/04/2023	Maintenance Contributions (01/04/2023 - 30/06/2023)	\$90.00	90.00	\$0.00	0.00	\$90.00
1/04/2023	OC Fees (01/04/2023 - 30/06/2023)	\$258.80	258.80	\$0.00	0.00	\$258.80
1/04/2023	Interest on arrears (Maintenance Contributions)	\$2.28	2.28	\$0.00	0.00	\$2.28
1/04/2023	Interest on arrears (OC Fees)	\$6.60	6.60	\$0.00	0.00	\$6.60
12/04/2023	Special Levy - Cash Shortfall	\$200.00	200.00	\$0.00	0.00	\$200.00
12/04/2023	Interest on arrears (Special Levy - Cash Shortfall)	\$4.49	4.49	\$0.00	0.00	\$4.49
21/04/2023	Late payment fee - 01/10/2022	\$55.00	55.00	\$0.00	0.00	\$55.00
21/04/2023	Interest on arrears (Late payment fee - 01/10/2022)	\$1.10	1.10	\$0.00	0.00	\$1.10
1/07/2023	Maintenance Contributions (01/07/2023 - 30/09/2023)	\$90.00	90.00	\$0.00	0.00	\$90.00
1/07/2023	OC Fees (01/07/2023 - 30/09/2023)	\$258.80	258.80	\$0.00	0.00	\$258.80
1/07/2023	Interest on arrears (Maintenance Contributions)	\$0.05	0.05	\$0.00	0.00	\$0.05
1/07/2023	Interest on arrears (OC Fees)	\$0.14	0.14	\$0.00	0.00	\$0.14
Total Due :						\$1,904.00