

Date of Notice 26/08/2021

Renzu Wang  
 c/- Melcorp Property Pty Ltd  
 477 Swanston Street  
 MELBOURNE VIC 3000  
 ocfees@melcorp.com.au

## FEE NOTICE SUMMARY

**RE: Lot 3001, 25-27 Therry Street  
 Melbourne VIC 3000**

Summary of fees, charges or other contributions due and payable to the  
 Owners Corporation Plan of Subdivision 608829C pursuant to Section 31 of The Owners Corporations Act 2006.  
**PLEASE BE AWARE THAT THERE ARE SEPARATE INVOICES FOR EACH OC THAT PERTAINS TO YOUR LOT**

OC	ABN	GST	Amount Due
608829C-1	58 928 369 727	\$0.00	\$1,247.67
608829C-3	25 698 610 185	\$0.00	\$496.17
<b>TOTAL DUE</b>			<b>\$1,743.84</b>

Refer to attached invoices for a further breakdown of charges, payment details  
 and any direct debit arrangements.



**DEFT**  
 PAYMENT SYSTEMS

\*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at <a href="http://www.deft.com.au">www.deft.com.au</a> .		<b>Biller Code: 96503</b> <b>Ref: 214326738 24968</b>	<b>Account: PS608829C</b> <b>Owner: Renzu Wang</b> <b>OC: 608829C</b> <b>Lot No: 3001</b>
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395	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 person at any Australia Post Office, using Cash, Cheque or EFTPOS Payments made at Australia Post will incur a \$2.75 DEFT processing fee	All Cheques must be made payable to: PS608829C
 <small>*442 214326738 24968</small>				<b>Total Due \$1,743.84</b> Total due if paying at Australia Post \$1,746.59
DEFT Reference Number: 214326738 24968				

Renzu Wang  
c/- Melcorp Property Pty Ltd  
477 Swanston Street  
MELBOURNE VIC 3000

## Invoice

Date of Notice 26/08/2021

### OWNERS CORPORATION FEE NOTICE

*Owners Corporations Act 2006 Sections 23,24,31 & 32, Owners Corporations Regulations 2018 and Owners Corporation Rules*

**Zen Apartments**  
**Lot 3001, 3001/27 Therry Street**  
**Melbourne VIC 3000.**

All amounts listed include GST unless otherwise specified. Payment is due by the due date specified below.  
All arrears are due immediately.

Schedule	ABN	Ref	Details	Admin	Maint	Interest	Paid	Due Date	Balance
608829C-1	58 928 369 727	26429	Standard Fee 608829C-1 (01/07/21 - 30/09/21)	\$1,102.95	\$138.06	\$6.66	\$1,240.16	01/07/2021	\$7.51
608829C-1	58 928 369 727	26430	Standard Fee 608829C-1 (01/10/21 - 31/12/21)	\$1,102.95	\$138.06	\$0.00	\$0.85	01/10/2021	\$1,240.16
No GST has been charged.						<b>Total Amount Due \$1,247.67</b>			

Total on this Notice: \$1,241.01

Total Paid:

Total Arrears: \$0.85

Total Interest: \$6.66

Interest will be charged on any overdue fees/charges at 10.00%. 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.



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	Pay over the Internet from your Credit Card or pre-registered bank account at <a href="http://www.deft.com.au">www.deft.com.au</a> .		<b>Biller Code: 96503</b> <b>Ref: 214326738 24968</b>	<b>Account: PS608829C</b> <b>Owner: Renzu Wang</b> <b>OC: 608829C</b> <b>Lot No: 3001</b>
	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395	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 person at any Australia Post Office, using Cash, Cheque or EFTPOS. Payments made at Australia Post will incur a \$2.75 DEFT processing fee	All Cheques must be made payable to: PS608829C
<p><b>*442 214326738 24968</b></p> <p><b>DEFT Reference Number: 214326738 24968</b></p>				<b>Total Due \$1,247.67</b>

# Owners Corporation Fee Notice

Owners Corporations Act 2006 Section 31, Owners Corporations Regulations 2007 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](http://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](http://www.vcat.vic.gov.au)

Renzu Wang  
c/- Melcorp Property Pty Ltd  
477 Swanston Street  
MELBOURNE VIC 3000

## Invoice

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**Lot 3001, 3001/27 Therry Street**  
**Melbourne VIC 3000.**

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Schedule	ABN	Ref	Details	Admin	Maint	Interest	Paid	Due Date	Balance
608829C-3	25 698 610 185	28578	Standard Fee 608829C-3 (01/10/21 - 31/12/21)	\$269.74	\$226.43	\$0.00	\$0.00	01/10/2021	\$496.17
No GST has been charged.							<b>Total Amount Due \$496.17</b>		

Total on this Notice: \$496.17

Total Paid:

Total Arrears: \$0.00

Total Interest: \$0.00

Interest will be charged on any overdue fees/charges at 10.00%. 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.



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	Pay by phone from your Credit Card or *pre-registered bank account, Call 1300 30 10 90 or Int ++612 8232 7395	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 person at any Australia Post Office, using Cash, Cheque or EFTPOS. Payments made at Australia Post will incur a \$2.75 DEFT processing fee	All Cheques must be made payable to: PS608829C
<p>*442 214326738 24968</p> <p><b>DEFT Reference Number: 214326738 24968</b></p>				<b>Total Due \$496.17</b>

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