

GST merge fields on Levy/Fee (Due) Notices for GST registered buildings

Because a levy or fee notice is a tax invoice, and GST must only be shown once, the totals on reminder notices only show the GST amounts for levies that haven't previously been sent to a lot owner in a tax invoice.

If you're sending notices that include levies due prior to the selected date range – arrears, final or legal notices - the GST amount does not show on the notice as it has previously been advised on a tax invoice.

The merge field `{{Nett_Label}}` explains the amount of GST shown where there's a discount applicable and should be inserted at the bottom of the table that shows all the levies. If there's no discount, no wording will show.

The merge field `{{Gross_Label}}` explains the amount of GST shown when there isn't a discount applicable and should be inserted at the bottom of the table that shows all the levies.

When you're sending arrears, final or legal notices the merge field `{{Gross_Label}}` will always be blank unless there's a chargeback levy (because this will be due in an upcoming period and has not been previously shown on a tax invoice)

Note for users of PropertyIQ prior to February 2019

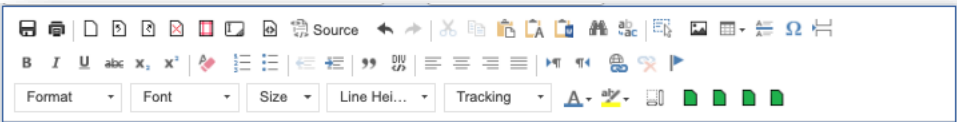
You may have the following superseded merge fields on your notices. These should be removed:

`{{GST_Label}}`

`{{Gross_Taxable_Amount}}`

`{{Nett_Taxable_Amount}}`

Your template should look something like this:



{{Agent_Block_1}}
 {{Agent_Block_2}}
 {{Agent_Block_3}}
 {{Agent_Block_4}}
 {{Agent_Block_5}}
 {{Agent_Block_6}}
 {{Agent_Block_7}}

{{Owner_Name}}
 {{Owner_Block_1}}
 {{Owner_Block_2}}
 {{Owner_Block_3}}
 {{Owner_Block_4}}
 {{Owner_Block_5}}

Tax Invoice
 {{Building_ABN}}
 Date of Notice {{Notice_Date}}

LEVY NOTICE
 Strata Schemes Management Act 2015
RE: Strata Plan {{Strata_Plan}}, Lot {{Owner_Lot}}, Unit {{Owner_Unit}}
{{Building_Street}} {{Building_Street_Name}}, {{Building_Suburb}}
{{Building_State}} {{Building_PCode}}.

Due Date	Ref.	Details	Admin	Capital Works	Int/Disc	Paid	Due
{{Due_Date1}}	{{Levy_ID1}}	{{Details1}}	{{Admin_Due1}}	{{Sinking_Due1}}	{{Int_Disc_Amt1}}	{{Paid1}}	{{Total_Amt1}}
{{Due_Date2}}	{{Levy_ID2}}	{{Details2}}	{{Admin_Due2}}	{{Sinking_Due2}}	{{Int_Disc_Amt2}}	{{Paid2}}	{{Total_Amt2}}
{{Due_Date3}}	{{Levy_ID3}}	{{Details3}}	{{Admin_Due3}}	{{Sinking_Due3}}	{{Int_Disc_Amt3}}	{{Paid3}}	{{Total_Amt3}}
{{Due_Date4}}	{{Levy_ID4}}	{{Details4}}	{{Admin_Due4}}	{{Sinking_Due4}}	{{Int_Disc_Amt4}}	{{Paid4}}	{{Total_Amt4}}
{{Due_Date5}}	{{Levy_ID5}}	{{Details5}}	{{Admin_Due5}}	{{Sinking_Due5}}	{{Int_Disc_Amt5}}	{{Paid5}}	{{Total_Amt5}}
{{Due_Date6}}	{{Levy_ID6}}	{{Details6}}	{{Admin_Due6}}	{{Sinking_Due6}}	{{Int_Disc_Amt6}}	{{Paid6}}	{{Total_Amt6}}
							Total payable {{Total_Due}}
{{Direct_Debit_Clause}} {{Direct_Debit_Total}} {{Gross_Label}}							

{{Direct_Debit_Clause}}
 {{Levy_Message}}
 {{Payment_Plan_Statement}}



*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 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 www.deft.com.au .	Billers Code: 96503 Ref: {{BPAY_Client_ID}}	Account: {{Account_Name}} Owner: {{Owner_Name}} Strata Plan: {{Strata_Plan}} Lot No: {{Owner_Lot}}
Pay by phone from your Credit Card or *pre-registered bank account. Call 1800 30 10 90 or 96 +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 4690, Sydney NSW 2001	Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS. Payments made at Australia Post will incur a {{Aus_Post_Charge}} DEFT processing fee.	All Cheques must be made payable to: {{Account_Name}}
{{APO_Reference_Line}}		Total Due {{Total_Due}} Total due if paying at Australia Post {{APO_Total_Due}}
DEFT Reference Number: {{DEFT_REF_NO}}		

{{OCR_Part1}}

{{OCR_Part2}}

A due notice for a building with discount applicable will look something like this:

Penny Gardiner
12 tuxedo street
SUBURB STATE pcode
EMAIL@EMAIL.COM

Tax Invoice
99999999
Date of Notice 27/11/2019

LEVY NOTICE
Strata Schemes Management Act 2015
RE: Strata Plan 1, Lot 2, Unit 2
1-8 Hollywood Drive, MURWILLUMBAH NSW 2656.

Due Date	Ref.	Details	Admin	Capital Works	Int/Disc	Paid	Due
01/12/2019	628	Standard levy (01/12/19 - 29/02/20)	\$230.00	\$120.00	-\$35.00	\$0.00	\$315.00
						Total payable \$315.00	
<small>This is a tax invoice for GST purposes only in respect to current period levies. Current period levies of \$315.00 includes GST of \$28.64 if Paid by the Due Date This is a tax invoice for GST purposes only in respect to current period levies. Current period levies of \$350.00 includes GST of \$31.82</small>							

If you are having difficulties paying your levies, please contact your Strata Manager to discuss payment plan options



*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 or call 18 00 672 162. 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 www.deft.com.au .		Billers Code: 96503 Ref: 3523523 01029	Account: The Bachelor Pad CTS 01 Owner: Penny Gardiner Strata Plan: 1 Lot No: 2
	Pay by phone from your Credit Card or pre-registered bank account. Call 1300 30 1090 or Int ++61 2 8 232 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 4690, Sydney NSW 2001		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: The Bachelor Pad CTS 01
 *442 3523523 01029				Total Due \$315.00 Total due if paying at Australia Post \$317.75
DEFT Reference Number: 3523523 01029				