



JS MUELLER & CO
LAWYERS



POKE THE BEAR!

Adrian Mueller
Partner | Senior Lawyer
B.Com LLB FACCAL
[Email](#) | [LinkedIn](#)

JS Mueller & Co

02 9562 1266 | enquiries@muellers.com.au | www.muellers.com.au

POKE THE BEAR!

At JS Mueller & Co we know how to poke the bear!

How, you ask?

Well, we know how to approach or should I say, poke, a lot owner who does not pay their levies on time.

Knowing the right approach can often reap the rewards. That's where JS Mueller & Co's 30 years plus experience comes in handy.

There are many types of bears but in general we can narrow them down to three types:

1. **A bear that needs a little nudge**

These lot owners need a reminder and a small poke, generally they'll pay with enough little pokes following a Letter of Demand (LOD) being issued. We'd be happy to assist if you need an LOD.

2. **The big stick bear poke**

These types of lot owners will often ignore the 21 day notice, the LOD, and may even ignore a Statement of Claim (SOC). They know they have no money and need to sell, borrow or somehow find some dollars to pay their levies. Usually they want to enter into some type of levy collection payment plan which may sound simple but not so, with the new levy collection laws.

The new levy collection laws dictate that the lot owner must ask the owners corporation to approve a payment plan at a general meeting. If the payment plan is agreed to, it will need to comply with the requirements for payment plans set out in the strata regulations – contact us if you need our help. Sadly these guys will often default on their payment plans and require further poking.

3. **The string it out bear**

This group will do whatever it takes to avoid paying levies or they simply just don't have the money and no way of coming up with it. So, an LOD will be issued and if they still haven't paid within 21 days then a SOC is issued. They will ignore the Sheriff on their doorstep, they will ignore orders to attend court for examination, and sometimes they will even ignore a Bankruptcy Notice. This often results in them facing bankruptcy.

There are many situations and reasons why lot owners do not pay their strata levies - these are just some of the more common situations.

So, to poke or not to poke?

How do you judge whether it's wise to poke a bear and when? With our 30 years plus experience in levy collections we'll show you how it's done.

We'll assist with your 21 day notice, the LOD process, the SOC process and we'll even manage those owners on a payment plan saving you valuable time working out who's paying what and when.

Click here for the full details of the new [levy collection laws](#).

Need a levy collection debt recovery service, or strata law advice? Contact JS Mueller & Co today on 02 9562 1266 or [click here](#) now, we'd be happy to assist.

PS: No bears were harmed in the making of this :).

About JS Mueller & Co

JS Mueller & Co has been servicing the strata industry across metropolitan and regional NSW for over 30 years. We are a specialist firm of strata lawyers with in depth and unmatched experience in, and comprehensive knowledge of strata law and levy collection.



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