



City of
STONNINGTON

ABN 67 688 032 530

2nd Rates Instalment Notice 2021/2022

PROPERTY NUMBER

70845

For the period 1 July 2021 to 30 June 2022

B And W Ma Fund Management Pty Ltd
C/- Xynergy Realty Group
25 Malcolm Street
SOUTH YARRA VIC 3141

Date of Notice/Service
19 October 2021

ARREARS DUE IMMEDIATELY
Amount Payable

\$0.00

PAYABLE BY

30 November 2021

TOTAL DUE

\$188.00

XRG-PR

PROPERTY DETAILS

AVPCC: 125 Strata unit or flat Resident
Property: 203/31 Malcolm Street, SOUTH YARRA VIC 3141
Description: Lot M203 PS 631823 Vol 11318 Fol 025

Site Value	Capital Improved Value	Net Annual Value
\$85,000	\$310,000	\$15,500

Valuation Effective Level Date: 01/01/2021 First Used: 01/07/2021 The City of Stonnington uses the Capital Improved Value as a basis for levying rates.

DETAILS OF RATES AND CHARGES

Arrears	Nil
2nd Rates Instalment Due 30 November 2021	\$188.00

TOTAL DUE: \$188.00
(No GST applicable)

Note: Payments after 12 October 2021 are not included.

ARE YOU HAVING TROUBLE PAYING THIS BILL?

If you are having trouble paying your bill, contact Council and ask for help. We have a number of flexible options available for you. For further information or to make a payment now, please visit: www.stonnington.vic.gov.au/rates. Contact us before the due date on your bill to avoid possible late payment fees at the prescribed penalty interest rate of 10% per annum. See back for further details.

PAYMENT OPTIONS



Bill Code: 20198
Payment Ref No. 7084528



Your bill, your way



City of
STONNINGTON



Phone

Please call 1300 BPOINT
(1300 276 468) to make payments using
your credit card

As a smart city, Council uses the Payreq MyBills service to offer several digital bill delivery options. Visit go.Payreq.com to create a free Payreq MyBills account. Then subscribe to choose a convenient and secure option to receive, pay and store your rates notices.



Payreq Payment QR



Property No: 70845
Total Due: \$188.00 by 30 November 2021

Instalment
Amount



*3075 7084528

<https://www.stonnington.vic.gov.au/rates>



FOR FURTHER PAYMENT OPTIONS PLEASE SEE REVERSE

Have you got a question or having difficulty paying your rates?

Please contact us immediately to discuss payment options and/or application under hardship provisions

Contact us

Please contact us immediately to discuss payment options and hardship provisions.

8290 1333

council@stonnington.vic.gov.au

stonnington.vic.gov.au/rates

Visit us

For up to date information on Stonnington Customer Service opening times and locations, please visit stonnington.vic.gov.au

Translation If you or somebody you know would like any information on this notice translated, call 8290 1333 or email council@stonnington.vic.gov.au

National Relay Service

If your hearing or speech is impaired use the National Relay Service. TTY users 133 677

Speak & Listen users 1300 555 727 then ask for 03 9209 6777

Large print notices The City of Stonnington has partnered with Vision Australia to provide your rate notice in an accessible format of your choice. Call Service Centre on 8290 1333

PLEASE NOTE: IT IS IMPORTANT THAT YOU READ THE FOLLOWING INFORMATION.

Rates are a charge on the property

1. Are you a pensioner?

A State Government municipal concession on rate payments is available for holders of pension concession cards issued by Centrelink or the Department of Veterans Affairs. The maximum available is 50 per cent of your rates payable to a maximum of \$247 and a \$50 Council concession on top of this also applies. This is only available to pensioners residing at the property they are applying for the concession. **Health Care and Seniors Cards are not eligible.** Call 8290 1333 for more information.

2. Payment by instalments

If you choose to pay by instalments, the amounts indicated must be received no later than the following dates:

1st instalment – 30 September 2021

2nd instalment – 30 November 2021

3rd instalment – 28 February 2022

4th instalment – 31 May 2022

Where a due date falls on a public holiday or weekend, the due date shall be the next working day. Note: to be included in the instalment scheme all arrears (if any) and one quarter of the current year rate must be paid by 30 September 2021. Any amount received after the 30 September 2021 will be treated as a part payment with the balance due by the 15 February 2022.

Notices for the second, third and fourth instalments will be forwarded in due course but failure to receive any such notice does not excuse late payment. Details of instalment amounts are shown on the front of notice.

3. Penalties for late payments

Amounts not paid by the due dates shown on this notice may be charged interest at 10 per cent per annum from the due date of each overdue instalment (including the full payment option, unless an agreement is in place)

4. Rate cap

Council has complied with the Victorian Government's rate cap of 1.5 percent. This cap applies to the average annual increase of rates and charges, the rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

5. Annual waste charges

The waste charge is determined by the waste services options you choose and incorporates the Victorian Government's landfill levy:

- > Base waste charge (no kerbside collection) is \$227.00
- > The minimum waste charge is \$295.00
- > The minimum food and green waste charge is \$97.90
- > Recycling bins are supplied at no charge

6. Fire Services Property Levy (FSPL)

The Fire Services Property Levy is a Victorian Government charge collected by councils on their behalf to help fund Victoria's fire and emergency services service. If the leviable land is rateable land, the owner may apply for a waiver, deferral or concession in respect of the levy amount in accordance with section 27 of the *Fire Services Property Levy Act 2012*. If the leviable land is classified residential for land use classification purposes but is not rateable land, the owner may apply for a waiver, deferral or concession in respect of the levy amount in accordance with section 28 of the *Fire Services Property Levy Act 2012*. A fixed pension concession of \$50 applies to eligible pensioners.

7. Notice of valuation / land tax

This property has been valued as at 1 January 2021 with the valuation effective from 1 July 2021. Any amendment to the valuation may result in additional rates, for which a supplementary rates notice will be issued. The basis of the assessment is the capital improved value for the calculation of municipal rates. The Victorian Government's State Revenue Office also uses the site value in assessing land tax.

8. Appeal against valuation

If you disagree with your valuation you can object to it within two months of receiving your rates notice. All objections are reviewed with a decision made by the Valuer-General Victoria (Victorian Government). Visit stonnington.vic.gov.au/rates for details.

If you have transferred obligation of payment for this account you must forward a copy of this notice to the transferee or contact Council.

9. Payment allocation

All payments will be credited in the following order:

- Legal Costs, 2. Interest, 3. Arrears, 4. Fire Services Property Levy, 5. Current Levy.

10. Service of Notice

The service of this notice does not prejudice the Council's right to issue legal proceedings to recover any amount unpaid after the due date or in arrears.

11. Change of address/ownership

The property owner must notify Council in writing of any change of postal and residential address or ownership. Email council@stonnington.vic.gov.au to do this.

MORE PAYMENT OPTIONS



DIRECT DEBIT

If you paid by direct debit last year you will be automatically re-registered using the same account.

Please Note: Your first payment will include any outstanding arrears rates from previous years.

New applications must be received seven (7) days prior to the instalment payment dates



DIRECT DEBIT CREDIT CARD

> Instalments only from credit card

> Go to stonnington.vic.gov.au direct debit via credit card and register. Applications are only available online



DIRECT DEBIT SAVINGS AND CHEQUE

> **4 payments debited from your nominated** cheque or savings account. Quarterly payments commence on 30 September 2021 and conclude on 31 May 2022

> If your bank account details have changed or if you would like to set up direct debit payments please complete a new direct debit form. For an application form contact Council's Service Centre on 8290 1333 or stonnington.vic.gov.au/rates



ONLINE

> Pay online with **eServices** using credit card at stonnington.vic.gov.au/rates



MAIL

> Make cheques payable to **Stonnington City Council** and crossed 'Not Negotiable'.

> Mail payments with Payment slip to:
City of Stonnington PO Box 58, Malvern 3144 Victoria

> Receipts will NOT be issued for mailed payments

> Note: Postal delays will not be acceptable as an excuse for late payment



POST OFFICE

> Please present notice intact at any **Australia Post Office**

> Payments may be made by cash, cheque, EFTPOS, Mastercard, Visa and Diners Club



CENTREPAY

> Use Centrepay to arrange regular deductions from your Centrelink payment. For an application form contact Council's Service Centre on 8290 1333