



City of
STONNINGTON
ABN 67 688 032 530

Rates and Valuation Notice and Fire Services Property Levy 2021 / 2022

stonnington.vic.gov.au/rates T 8290 1333

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
9 August 2021

XRG-PR

ARREARS DUE IMMEDIATELY Amount Payable

\$0.00

TOTAL DUE

Total Amount Payable

\$753.19
Due 15 February 2022

OR 4 INSTALMENTS

Instalment 1 Amount Payable

\$189.19
Due 30 September 2021

Instalment 2 Amount Payable

\$188.00
Due 30 November 2021

Instalment 3 Amount Payable

\$188.00
Due 28 February 2022

Instalment 4 Amount Payable

\$188.00
Due 31 May 2022

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

Description	Rate/Charge	Multiplier	Amount
General Residential	0.0010513 in \$on CIV	310000	325.90
Waste charge	Waste - Minimum	1	295.00
Fire Service Levy Residential Variable	0.000059 in \$on CIV	310000	18.29
Fire Service Levy Residential Fixed	\$114.00		114.00

TOTAL DUE: **\$753.19**
(No GST applicable)

Note: Payments and changes of address after 23 July 2021 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. 7084 528



Your bill, your way

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.



City of
STONNINGTON



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

Property No: 70845
Total Payable: \$753.19 by 15 February 2022
Instalment Payable: \$189.19 by 30 September 2021



Total
Amount



*3075 7084528

Instalment
Amount



*3075 7084528

Payreq QR



<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.

This rate notice is for a period of 12 months. (1 July 2021 to 30 June 2022)

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 in full

If you choose to pay the total due in one lump sum, it must be received no later than **15 February 2022** (except any arrears which are payable immediately).

3. 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.

4. Incentive for prompt payment

There is no current incentive for prompt payment.

5. Penalties for late payments

Amounts not paid by the due dates shown on this notice will 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)

6. Rate cap

Council has complied with the Victorian Government's rate cap of two 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.

7. 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

8. 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*.

9. Special Rates

The following Special Rates have been declared in accordance with the provisions of the *Local Government Act 1989* (subject to Declaration and Appeals).

Chapel Street Special Rate – Purpose: Marketing and Promotion – Period: 01/07/2019 to 30/06/2023

Toorak Village Special Rate – Purpose: Marketing and Promotion – Period: 01/07/2019 to 30/06/2023

South Yarra Hill Special Rate – Purpose: Marketing and Promotion – Period: 01/07/2019 to 30/06/2023

Glenferrie Road Special Rate – Purpose: Marketing and Promotion – Period: 01/07/2019 to 30/06/2023

High Street Special Rate – Purpose: Marketing and Promotion – Period: 01/07/2019 to 30/06/2023.

10. Notice of valuation / land tax

This property has been valued as at 1 January 2020 with the valuation effective from 1 July 2020. 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 net annual value for the calculation of municipal rates. The Victorian Government's State Revenue Office also uses the site value in assessing land tax.

11. 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.

12. Appeal against rate

Section 184 of the *Local Government Act 1989* provides that if you are aggrieved by the rate or charge levied by this notice you may within 60 days of the date of notice, give to the Council (in the prescribed form) notice that you intend to appeal to the County Court. The grounds for appeal are that the land is not rateable land (this is not applicable to Special Rates), that the rate or charge assessment was calculated incorrectly, that the person rated is not liable to be rated. This appeal does not apply to an objection or appeal under the *Valuation of Land Act 1960*.

13. 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.

14. 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.

15. 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
(no letters or changes of address)

> 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

How can I pay my rates?

Rates are to be paid either

- » **in full** – by 15 February 2022
- » **instalments** – due 30 September 2021, 30 November 2021, 28 February 2022 and 31 May 2022

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

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

- ☎ 8290 1333
- @ rates@stonnington.vic.gov.au
- 🌐 stonnington.vic.gov.au/rates

Concessions

State Government and City of Stonnington rebates are available to ratepayers who are holders of some concession cards. Visit stonnington.vic.gov.au/rates or call **8290 1333** for details about this.

Get your rates notices electronically

There are several ways you can receive your rates notices electronically, including email, bulk notices, accounting software or BPAY View. Visit stonnington.vic.gov.au/rates to register.

Objecting to your property 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.

HELP SHAPE HOW WE COLLECT HARD WASTE

Currently we coordinate two city-wide hard waste collections each year. As many councils have changed to a booked service for each household, we're asking for feedback on how you would like hard waste collected in Stonnington.

Visit connectstonnington.vic.gov.au/hardwaste to let us know if you want a city-wide collection, booked service or a mix of both.

ENGAGEMENT

How your rates are calculated



General rates

CIV x rate in dollar (set by Council)

Waste charges

(if applicable)

Fire services property levy

(set by Vic Gov)

Total rates bill

The rate in the dollar is calculated by dividing the total general rate revenue required to provide services by the total value (CIV) of all rateable properties in Stonnington.

How much is Council allowed to collect?

The Victorian Government has determined a rate cap of 1.5% this year, this means councils can only increase the average amount of general rates collected by 1.5%.

The **waste charge** is determined by the waste services options you choose and incorporates the Victorian Government's landfill levy. Waste charges for 2021-22 have been significantly impacted by the Victorian Government's landfill levy which will increase costs by 33-36% and recycling contract costs by 10%.

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.

Why do some people rates go up while other's go down?

Your rates could increase by more or less than someone you live near because rates are affected by changes in the value of your property. Refer to the case studies below for an explanation.

CASE STUDIES

Lina's rates has increased because her property value has increased by more than the average in Stonnington over the last 12 months. Because Lina's valuation has risen by more than the average, her share of the overall rates **increases**.

Simon's rates has decreased even though his property value has increased. This is because other properties in Stonnington have risen in value by more over the last 12 months. Because Simon's property valuation has risen by less than the average, his share of the overall rates **decreases**.

Contact us

- ☎ **8290 1333**
- ✉ PO Box 58, Malvern Victoria 3144
- @ council@stonnington.vic.gov.au

Visit us

- 🌐 stonnington.vic.gov.au
- 📍 **Stonnington City Centre**
311 Glenferrie Road, Malvern

Connect with us

- 📘 facebook.com/stonningtoncouncil
- 🐦 twitter.com/StonningtonNews
- 📷 instagram.com/whats_on_stonnington
- 🌐 linkedin.com/company/city-of-stonnington

Hearing or speech impairment

We are a national relay service friendly organisation. If you are deaf or have a hearing or speech impairment, contact us through the National Relay Service (NRS):

- » **TTY users** call **133 677**, then ask for **8290 1333**
- » **Speak and listen users**, call **1300 555 727**, then ask for **8290 1333**
- » **Internet relay users**, connect to the NRS, then ask for **8290 1333**

Community languages

Call the Stonnington Community Link, a multilingual telephone information service.

Mandarin	普通話	9280 0730	Polish	Polski	9280 0734
Cantonese	廣東話	9280 0731	Russia	Русский	9280 0735
Greek	Ελληνικά	9280 0732	Indonesian	Bahasa Indonesia	9280 0737
Italian	Italiano	9280 0733	Vietnamese	Tiếng Việt	9280 0748
All other languages		9280 0736			



City of
STONNINGTON



Your rates explained 2021-22



City of
STONNINGTON

Message from the Mayor

The last 18 months have seen a complete re-think of how we connect with our local neighbourhoods.

With Melbourne moving in and out of lockdown our parks and gardens have been used more than ever as we spent extra time rediscovering our neighbourhoods.

As we recover, our youth programs, maternal and child health centres, libraries, sporting clubs, programs for older people and Council's many other services will play a crucial role in rebuilding our community. Your rates help make this possible.

In the past few months we've also repurposed our Prahran Town Hall as a vaccination centre in partnership with Star Health – interestingly it played the same role in the Spanish Flu pandemic of 1919. On top of this, we're continuing the direct support we've provided to the community in response to COVID-19 with a further \$1.89m support package in the coming year.

This rates brochure includes information on how your rates are calculated, how you can pay them and also a few examples of how they are helping your community.

We understand that many have been impacted financially by COVID-19. If you are having trouble paying your rates please contact us on **8290 1333** or visit stonnington.vic.gov.au/rates to discuss options.

Please stay safe, be kind to each other, be proud of our local neighbourhoods and shopping precincts and continue to support our local businesses.

Thank you.



Cr Kate Hely
Mayor, City of Stonnington

What your rates help make possible

Your rates help to support Stonnington's libraries, community groups, sustainability programs, aquatic centres, sporting clubs, parks, gardens and open spaces, programs to keep our community connected and healthy, and more. Below are some examples of what you help to make possible, and there is more on our website: stonnington.vic.gov.au



Parks, gardens and open spaces

Our parks, gardens and open spaces have been busier than ever with people spending more time closer to home.

With heritage gardens, riverside trails, playgrounds, pocket parks and ovals there is something in Stonnington to suit every need. These spaces are also important to the four-legged members of our families. Your rates help with their upkeep, maintenance and management. Visit explorestonnington.vic.gov.au to explore somewhere new.



Our four Stonnington libraries provide more than just books, they're a meeting place and community hub for residents and visitors to Stonnington. With everything from story time to computer classes, local history services and an annual literary festival – there's something for everyone.

Your rates support these services and helped our community to borrow 393,726 physical and digital items in 2020. Join up today: stonnington.vic.gov.au/library



Creating sporting opportunities

Grounds and facilities across Stonnington support more than 50 local sporting clubs, catering for people of all ages and abilities with a recent increased focus on creating opportunities for girls sport.

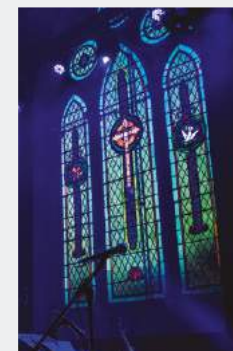
Rates help with the upkeep of our facilities and sporting grounds, and support the creation or upgrade of facilities for our clubs. Visit stonnington.vic.gov.au/sportclubs to learn more.



Festivals and events

Stonnington's calendar of events has something for everyone. With a mix of concerts, activations, and festivals covering everything from Pets in the Park, summer concerts in our beautiful gardens, lighting up the night during winter and our family-focussed Christmas carols.

With an increased focus on getting people out and about and into our precincts, our events also offer great support for our business community. Visit stonnington.vic.gov.au/festivalsandevents to find out what's happening next.



Chapel Off Chapel is the City of Stonnington's iconic arts venue. Established in 1995 in the heritage-listed former independent church, Chapel Off Chapel attracts around 40,000 visitors each year and is of cultural, economic and historic significance.

Your rates help support hundreds of emerging and established artists in this cultural destination for the community as our arts industry recovers from COVID-19. Visit chapeloffchapel.com.au to see what's on offer.

Where do my rates go? For every \$100 we spend:

