



Valuation and rate notice 2021-2022

For the period 1 July 2021 - 30 June 2022



029 37834

T M Chong Pty Ltd
15 Garden Rd
DONVALE VIC 3111

m stal (1)

Tax invoice

No GST has been charged

Assessment no. 19783 0

Date of issue 2 Sep 2021

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000

Legal description Lot 62 RP2513

Valuations	Effective date	1 Jul 2021
NAV 37,100	Valued as at	1 Jan 2021
Site value 170,000	Interest rate	10%
CIV 680,000	Land use	Commercial
AVPCC 220 -Office Premises		

Details of account

(important, please read overleaf)

	Amount
Commercial Rates @ 4.7908 cents in the \$ of NAV.	\$1,777.39
Rates Discount	-\$26.66
FSPL @ \$233 plus 65.8 cents per \$1,000 of CIV	\$680.44

OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by **\$2,431.17**
15 February 2022

Late payments will attract interest (see over page)
***Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 **\$607.79**
30 September 2021

If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2022.

Instalment 2 **\$607.79**
30 November 2021

Instalment 3 **\$607.79**
28 February 2022

Instalment 4 **\$607.80**
31 May 2022

OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only.
See overleaf for details.

FSPL - Fire Services Property Levy (State Government Charge)

ANZ
✓ Paid 29/9/21

Payment methods

Assessment no. 19783 0

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000



Bill code: 79616

Ref: 10197830

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 10197830
Credit cards not accepted.



Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit melbourne.vic.gov.au/rates



MasterCard or Visa
Credit card payments will attract an additional fee being the recovery of financial institution charges.



Please tick the amount you are paying in the box below.

- Option 1 **\$2,431.17**
 Option 2 **\$607.79**



Telephone 1300 130 453



Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 1839 Melbourne 3001
Council will not be responsible for late postal deliveries.



In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.



Post Billpay Credit cards not accepted.
Pay in store at Australia Post.



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S037834Q01 041814 #80142

OPTION 3 PAYMENTS



Direct debit only

Ten monthly instalments payable by direct debit only. Payments will be deducted from the nominated bank account on the last day of the month from September through to May. The June payment will be deducted on 25 June 2022.

If payment due date falls on a weekend or public holiday, it is deducted the next working day.

For a direct debit application form and for more information about this payment method, visit melbourne.vic.gov.au/rates or phone 03 9658 9658.

ANY QUESTIONS?



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Speak & Listen 1300 555 727

DIRECT DEBIT



Direct debit – set and forget

Avoid late fees by ensuring your payments occur automatically. Sign up at melbourne.vic.gov.au/rates

Direct debits will occur automatically each year unless you opt out by informing City of Melbourne in writing. Further information at melbourne.vic.gov.au/rates

SAVE PAPER



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Important information

State government rates cap

We've complied with the Victorian Government's rates cap of 1.5 per cent. The cap applies to the total 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:

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

For more information visit delwp.vic.gov.au/fairgorates

*Interest penalties for late payment

Penalty interest on any arrears of rates and charges will continue to accrue. Interest will be calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

Objection to valuation

If you are aggrieved by the valuation of your property and wish to discuss the values, or need a prescribed form to lodge a formal objection, visit melbourne.vic.gov.au/valuations or call 03 9658 9658. The prescribed form must be completed and lodged with the City of Melbourne within two (2) months from the date of issue on the front of this notice.

Valuation objections will be processed by the Valuer General Victoria.

You must pay your rates as assessed on this notice by the dates outlined pending the outcome of any objection.

The valuations shown on this notice may be used by other authorities for the purpose of a rate or tax.

Appeal against rates

If you are aggrieved by any rate or charge, or by anything included or excluded from the rates or charge, other than in respect of the assessment of the value, you may appeal to the county court for a review of the rate or charge.

Review of differential rating

If you're an owner or occupier of land whose interests are affected by a decision of the Council to classify or not to classify that land as being for a particular type or class for differential rating purposes, you may apply to VCAT for review of the decision.

Valuation definitions

Site value is the value of the land.

NAV (Net Annual Value) residential is 5 per cent of the capital improved value.

NAV non-residential is approximately the annual net rental value of the property.

CIV (Capital Improved Value) is the total market value of the land plus buildings and improvements.

AVPCC - Australian Valuation Property Classification Code.

Objection to Fire Services Property Levy

If you disagree with the valuation or Australian Valuation Property Classification Code (AVPCC) you can call us on 03 9658 9658. If you're the owner of the land you may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the *Fire Services Property Levy Act 2012* for rateable land and s.28 for non-rateable residential land.

Pensioner concessions

If you are a pensioner and have a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rate rebate on your principal place of residence.

For more information on pensioner concessions visit melbourne.vic.gov.au/rates or phone 03 9658 9658.

Privacy statement

The City of Melbourne collects your personal property information for the purposes of issuing and collecting municipal rates as well as compiling the electoral roll for Council elections. Your information may also be disclosed to other government agencies (regarding works that may affect you or your property) or debt collection agencies (where rates remain unpaid). Read our Privacy Policy at melbourne.vic.gov.au

You can change your property information by calling us at 03 9658 9658.

2021-22 RATES DISCOUNT

We recognise that many property owners are still struggling with the ongoing impacts of COVID-19.

That's why ratepayers within the City of Melbourne will receive a 1.5 per cent discount on their residential or commercial rate charge.

The discount is not applicable to FSPL - Fire Services Property Levy (State Government Charge).



Pay a BPAY bill

Payment successful

Your receipt

Lodgement number ⓘ **1890565430**

Receipt number ⓘ **669645**

Pay from

Account name **Superfund Chq acc**

Pay to BPAY biller

Biller name **CITY OF MELBOURNE
- City of Melbourne**

Biller Code **79616**

Reference number ⓘ **10197830**

Payment details

Pay no earlier than **29/09/2021**

Total amount **\$607.79**

Important information

This is your lodgement receipt confirming your bill payment has been lodged for processing by us. When the payee's account will be credited will depend on the policy and systems of the payee's bank.

If you want a receipt number for a future-dated bill payment, you should log on to ANZ Internet Banking after the bill payment date to confirm that your bill payment has been processed by us.

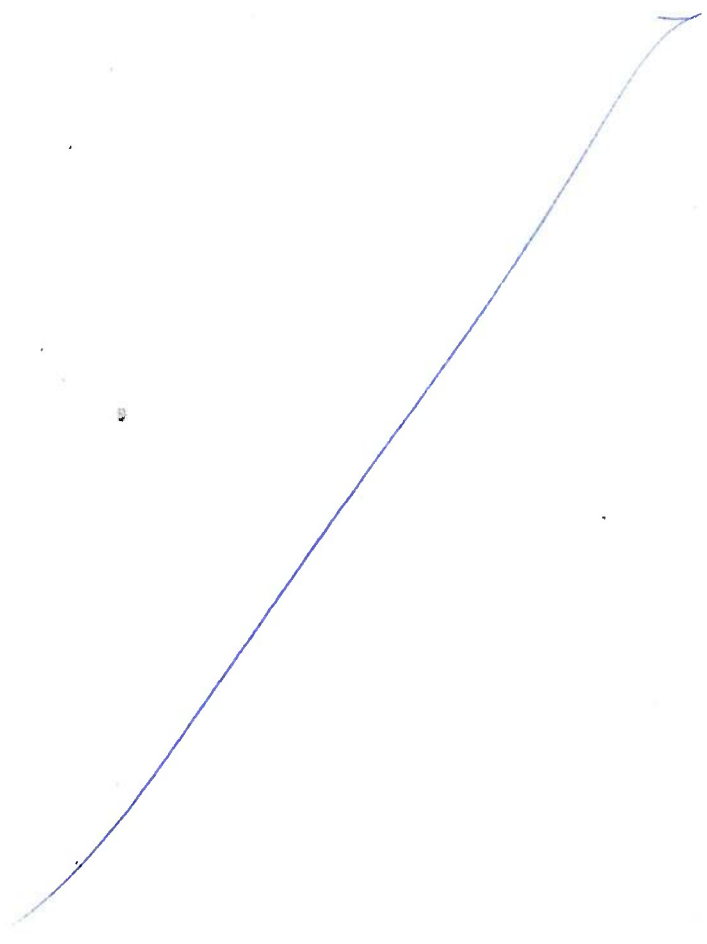
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*Melbourne
Rats*

Send

Chat Feedback

Ask us now





Rate Instalment Notice

Instalment 2 2021 - 2022



029 10187

T M Chong Pty Ltd
15 Garden Rd
DONVALE VIC 3111

2

Assessment no. 19783 0

Date of issue 4 Nov 2021

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

DUE DATE

30 Nov 2021

AMOUNT DUE

\$607.79

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000



Current Instalment

\$607.79

ANZ
pd 28/11

Payments included to 29 Oct 2021.

paid 28/11

Payment methods

Assessment no. 19783 0

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000



Billers code: 79616
Ref: 10197830

B PAY this payment via Internet or phone banking
B PAY View - View and pay this bill using internet banking.
B PAY View Registration No.: 10197830
Credit cards not accepted.



Direct debit Credit cards not accepted.
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MasterCard or Visa
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Due Date **30 Nov 2021**
Amount Due **\$607.79**



Telephone 1300 130 453
Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 1839 Melbourne 3001
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Post Billpay Credit cards not accepted.
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*Interest penalties for late payment

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All payments will be allocated as follows:

1. Legal Costs Owing (if any)
2. Arrears Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Owing

If you are having difficulties in making payments, prior to the due dates, please contact the Customer Service Hotline on 03 9658 9658 for assistance.

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Other penalties for failing to pay

Apart from requiring interest to be paid, Council may sue in the Magistrates' Court to recover any outstanding rates or charges.

Council also has the power to sell a property in respect of which there are arrears of rates or charges under Section 181 of the Local Government Act 1989.

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DIRECT DEBIT



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SAVE PAPER



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Pay a BPAY bill

Payment successful

Your receipt

Lodgement number ⓘ **1909000799**

Receipt number ⓘ **670109**

Pay from

Account name **Superfund Chq acc**

Pay to BPAY biller

Biller name **CITY OF MELBOURNE
- City of Melbourne**

Biller Code **79616**

Reference number ⓘ **10197830**

Payment details

Pay no earlier than **28/11/2021**

Total amount **\$607.79**

Important information

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Subject: Re:

Date: Sun, 16 Aug 1998 11:58:53 -0400

From: Albert Chong <albertchong@ibm.net>

To: Nicole Jaeger <NicoleJ@crosswinds.com>

Nicole Jaeger wrote:

> Actually, I am looking for an apartment with lots of heat, but that is a
> one-bedroom. The problem with apartments these days is that they are 3
> or 4 bedrooms. There are always people in them. I want an apartment I
> can have for myself. Unfortunately, the only apartments out there that
> are like that are old, in poor condition, just not my type, in a bad
> location, or are just plain old UGLY!

> I'll let you know if I ever find one. But now it don't look good. I
> don't want to set or share an apartment with someone else...you don't
> know where they have been. Too many apartments allow just ANYBODY to
> live there. I am not like that. I am very particular about who I let
> in my house.

It is always very difficult to find an apartment especially ones with a
long term lease and no possibility of an extension being added on
later. Further difficulties usually occur with mortgaging and
financing. Presumably you are not after a high maintenance and
expensive apartment and clearly you would need an apartment that is
close to home.

In respect of 3-4 room apartments, have you considered subletting or
renting it out to boarders?? I do hear that the income is quite good.

>
> That one apartment I was telling you about turned out to be a bad one.
> Several people are not renting there, and I am talking short term lease
> here. Yuk! This apartment was very superficial. On the outside it
> looked great and comfy, but once I saw the inside, it was a different
> story. Too may hidden truths.

You should probably take out a short term lease but ensure that it has
renewal options in case that you do not find another apartment in time.
You could of course try renovating your current apartment. Undoubtedly
it would be a lot of work, but it could add to the capital value of the
property.

> Apartments SUCK!
> - nicole

I would disagree. Apartments do not suck! Looking and trying to find
an apartment SUCKS!

Albert Chong



Rate Instalment Notice

Instalment 3 2021 - 2022



029 09912

3

T M Chong Pty Ltd
15 Garden Rd
DONVALE VIC 3111

Assessment no. 19783 0

Date of issue 4 Feb 2022

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

DUE DATE

28 Feb 2022

AMOUNT DUE

\$607.79

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000

Current Instalment

\$607.79



Payments included to 31 Jan 2022.

paid 22/2/2022

Payment methods

Assessment no. 19783 0

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000

B PAY
 Biller code: 79616
 Ref: 10197830

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 10197830
 Credit cards not accepted.

Direct Debit Credit cards not accepted.
 To apply call 03 9658 9658 or visit
melbourne.vic.gov.au/rates

MasterCard or Visa
 Credit card payments will attract an additional fee being the recovery of financial institution charges.

Please tick the amount you are paying in the box below.

Due Date **28 Feb 2022**
 Amount Due **\$607.79**

Telephone 1300 130 453
 Internet melbourne.vic.gov.au/rates

By mail
 City of Melbourne
 GPO Box 1839 Melbourne 3001
Council will not be responsible for late postal deliveries.

In person
 Melbourne Town Hall
 90-130 Swanston St, Melbourne 3000
 Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
 Cash payments not accepted.

Post Billpay Credit cards not accepted.
 Pay in store at Australia Post.



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S009912Q01 010752 #83122

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SAVE PAPER



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Pay a BPAY bill

Payment successful

Your receipt

Lodgement number ⓘ **1934092897**

Receipt number ⓘ **808652**

Pay from

Account name **Superfund Chq acc**

Pay to BPAY biller

Biller name **CITY OF MELBOURNE
- City of Melbourne**

Biller Code **79616**

Reference number ⓘ **10197330**

Payment details

Pay no earlier than **22/02/2022**

Total amount **\$607.79**

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Rate Instalment Notice

Instalment 4 2021 - 2022



029 09410

T M Chong Pty Ltd
15 Garden Rd
DONVALE VIC 3111

4

Assessment no. 19783 0

Date of issue 5 May 2022

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

DUE DATE
31 May 2022
AMOUNT DUE
\$607.80

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000

Current Instalment

\$607.80



28-5-22

ANZ. Superfund

paid 29/5/22

Payments included to 29 Apr 2022.

Payment methods

Assessment no. 19783 0

Property Suite 2, Level 6, 15 Collins Street, MELBOURNE VIC 3000

B PAY
Biller code: 79616
Ref: 10197830

BPAY® this payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 10197830
Credit cards not accepted.



Direct debit Credit cards not accepted.
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Due Date **31 May 2022**
Amount Due **\$607.80**



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S009410Q01 010189 #83858

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SAVE PAPER



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Pay a BPAY bill

Payment successful

Your receipt

Lodgement number ⓘ **1963030395**

Receipt number ⓘ **529076**

Pay from

Account name **Superfund Chq acc**

Pay to BPAY biller

Biller name **CITY OF MELBOURNE
- City of Melbourne**

Biller Code **79616**

Reference number ⓘ **10197830**

Payment details

Pay no earlier than **29/05/2022**

Total amount **\$607.80**

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