

## NOTICE OF VALUATION YEAR 2020 PROPERTY REVALUATION

ABN 18 420 243 468  
18 Desailly Street, SALE VIC 3850  
Telephone 1300 366 244  
Facsimile (03) 5142 3501  
rates@wellington.vic.gov.au  
www.wellington.vic.gov.au

### Assessment Number

**00261743**

### Issue Date

**17/06/2020**



5.1141 - 1338 261743 030

First Home Real Estate Pty Ltd  
& Dmacs Australia Pty Ltd  
31 James Street  
SURREY HILLS VIC 3127

**Property: Surf Edge Drive GOLDEN BEACH VIC 3851**

**Description: LOT 1-2 TP 439752P**

A revaluation of all properties within Wellington Shire has recently been completed according to state government guidelines. It is part of a state wide revaluation completed by the Valuer General Victoria. The valuers analyse market sales and rentals in your area to determine your property's value for rates purposes. This notice provides the new values determined for your property.

Please note that this valuation reflects your property's market value on **1 January 2020**, not current conditions. This means the potential impact of Coronavirus (COVID-19) is not a factor in the valuation. Refer to enclosed fact sheet for further detail.

We ask that you take a moment to read the definition of each of these values:

**2020 Capital Improved Value \$ 160,000**

The Capital Improved Value is the land value plus existing buildings and other improvements. Improvements include such things as dwellings, fencing, sheds, dams, septic tanks, swimming pools, pasture improvement and fixed irrigation infrastructure. This valuation is used in calculating your Council rates and to determine the variable portion of the Fire Services Property Levy (FSPL).

**2020 Site Value \$ 160,000**

The Site Value is the unimproved land value of the property and is used by the State Revenue Office to assess any land tax under the *Land Tax Act 2005*. (Further information on the use of valuations for land tax can be found on the State Revenue Office website [www.sro.vic.gov.au](http://www.sro.vic.gov.au)).

**2020 Net Annual Value \$ 8,000**

This value is not used by Council or the State Revenue Office. The Net Annual Value is the current value of a property's net annual rent. By law, Net Annual Value must be at least 5 per cent of the Capital Improved Value.

**AVPCC 500 Vacant Land - Native Vegetation/Bushland**

Each property is allocated an Australian Valuation Property Classification Code (AVPCC). This code is then used to determine the land use classification for FSPL calculation purposes. In some cases, a property may have dual/multiple uses and in this instance the contract valuer will determine the predominant/ primary use when allocating the AVPCC to that land. For further information regarding AVPCC's go to <http://www.dtpli.vic.gov.au/property-and-land-titles/valuation/council-valuations>. For further information regarding the FSPL go to [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

Noting these definitions, if you think any of the valuations, description of your land, or the AVPCC allocated to your property are incorrect you may lodge an objection with Wellington Shire Council. If you choose to lodge an objection, it must be received by Council **WITHIN TWO MONTHS OF THE ISSUE DATE OF THIS NOTICE** and on the prescribed form. This objection form can be obtained by calling Council during business hours on 1300 366 244.

**PLEASE NOTE: THERE WILL BE NO OPPORTUNITY TO OBJECT TO THE VALUATION WHEN YOU RECEIVE THE ANNUAL RATE NOTICE.**



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Produced 21/04/2020

14:12 hr

CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

Jan Jreson



REGISTRAR OF TITLES

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 439752P.
PARENT TITLE Volume 08275 Folio 876
Created by instrument E171025 24/09/1971

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON

As to 1 of a total of 4 equal undivided shares
Sole Proprietor

ANGLY NOMINEES PTY LTD of 89 ROCHESTER ROAD BALWYN VIC 3103

As to 1 of a total of 4 equal undivided shares
Sole Proprietor

UNITED QUADS PTY LTD of 39 HILDA STREET BALWYN VIC 3103

As to 1 of a total of 4 equal undivided shares
Sole Proprietor

FIRSTHOME REAL ESTATE PTY LTD of 12 DERBY ROAD BORONIA VIC 3155

As to 1 of a total of 4 equal undivided shares
Sole Proprietor

JALIM FAMILY SUPERANNUATION PTY LTD of 31 JAMES STREET SURREY HILLS VIC 3127
AT174076E 21/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP439752P FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

RECEIVED



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.