

MAYOR'S MESSAGE



Mayor Susan Rennie

As a resident and rate payer of Darebin, my rates notice is one of my biggest annual expenses. I imagine the same may be true for you. As the Mayor of Darebin, I work to ensure that rates bring great value to our local community.

The rates we pay each year are at work all around us in our day to day life. They pay for the footpaths, roads and paths that we walk, drive and cycle on. They pay for the school crossing supervisor who makes sure our kids get safely to and from school, the ovals they play sport on and the libraries where we go for books, resources and community activities. Our bins get collected, parks and playgrounds maintained, and I know that long term planning is going on to ensure that we will have the right infrastructure and community services and facilities in the future.

This year, prior to developing the Council budget we spent four months consulting with the community to hear from you about what we should prioritise and how our budget can meet the needs and expectations of the community. Our Council Plan Action Plan (which can be viewed online at www.darebin.vic.gov.au/councilplan) outlines many exciting projects that we are going to deliver, in addition to programs and services that we will continue to provide, including those below.



5,200
Trees
planted



5.1m
Bins
collected



14,500
tonnes of
recycling collected



1,035km
of footpaths
maintained



6
new Play
Spaces



\$3.9m
Walking and
Safe Travel projects



\$1m
Beavers
Road Bridge



\$1.5m
Reservoir Leisure
Centre upgrade



\$2.8m
Edwardes Park
Lake Park upgrade to
the athletics track and
changing places toilet



\$750,000
Level Crossing
Removals -
Reservoir
and Preston



\$1.6m
Northcote Aquatic
and Recreation
Centre redevelopment
planning



\$500,000
Age Friendly
Darebin Review
implementation

Numbers are estimates

As a Council we will continue to support you by investing in the infrastructure that is needed to ensure we thrive, live sustainably and build better community connections.

I hope this rates notice and the information included helps you to understand your rates and the value you get from them. I am always happy to hear from you if you have feedback and questions.

Susan Rennie
Mayor, City of Darebin

For more information about your rates in Darebin, visit www.darebin.vic.gov.au/rates or contact Council on (03) 8470 8888.

National Relay Service
relayservice.gov.au

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.

Speak your language
T 8470 8470

العربية	Italiano	Soomalii
繁體中文	Македонски	Español
Ελληνικά	नेपाली	اردو
हिंदी	ਪੰਜਾਬੀ	Tiếng Việt



ABN 75 815 980 522

Crevelli Street Pty Ltd
487 Louth Park Rd
LOUTH PARK NSW 2320



VALUATION AND RATES NOTICE
For Period 1 July, 2019 to 30 June, 2020

Date of Issue: 19th May 2020

Assessment Number: 81822 9

1st INSTALMENT DUE
\$0.00

Payable By:
30th September 2019

Any Arrears shown on this notice are due immediately and legal action may be taken if not paid. Interest will continue to accrue until paid.

Property Description: 90C Tyler Street PRESTON VIC 3072
LOT 4 PS 744484Y

Ward: CAZALY

Rating Details:

Date Rates Declared 1st July 2019
Residential Rate 0.00212679 x 670,000 \$1,424.95
Interest \$6.25
Payments -\$725.50

Fire Services Property Levy
Fire Services Levy Classification: Residential
Fire Services Levy \$111.00 + (0.00005500 x 670,000)\$147.85

Valuation Details:

Level of Value Date: 1st January 2019
Site Value 220,000
Capital Improved Value 670,000
Net Annual Value 33,500

Description: Townhouse
AVPCC: 121.4

Total \$853.55

For emailed notices:
darebin.enotices.com.au
Reference No:

PAYMENT OPTIONS

Interest will be charged on overdue instalments at 10% p.a. from instalment due date until date of payment.

Four Instalments
(Direct Debit Available)

DUE DATE	AMOUNT
30/09/2019	\$0.00
30/11/2019	\$61.30
29/02/2020	\$399.25
31/05/2020	\$393.00

Ten Monthly Direct Debit Instalments
(Can ONLY be paid via Council's Direct Debit Option)

DUE DATE	AMOUNT	DUE DATE	AMOUNT
16/09/2019	\$0.00	17/02/2020	\$157.00
15/10/2019	\$0.00	16/03/2020	\$157.00
15/11/2019	\$0.00	15/04/2020	\$157.00
16/12/2019	\$0.00	15/05/2020	\$157.00
15/01/2020	\$62.30	15/06/2020	\$157.00

SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS

Locked Bag Payment Advice

Name: Crevelli Street Pty Ltd
Property Address: 90C Tyler Street PRESTON VIC 3072
Assessment No. 81822 9
1st Instalment: \$0.00
Payable By: 30th September 2019

Call: 1300 954 297
Assessment No. 818229
Visit: www.darebin.vic.gov.au
Assessment No. 818229

Bill Code: 7831
Ref: 0818229

Billpay Code: 0325
Ref: 0818 229

Pay in-store at Australia Post, by phone 13 18 16, or online at auspost.com.au/postbillpay



Council Use Only

CREDIT of CITY OF DAREBIN

Drawer	Bank	Branch

+00000000818229> +000692+ <0000000000> <0000085355> +444+

PAYMENT OF RATES AND CHARGES

VALUATION OF THIS PROPERTY
State Government – Valuation Authority
Revaluations are now performed annually by the State Government through the Valuer General Victoria. Rates are based on the Capital Improved Value (CIV) of each property. The CIV is the total market value of land plus the value of any improvements made to the property. The 2019/20 rates are based on the CIV valuation as at 1 January 2019.

To formally object to a CIV valuation, you must complete a Notice of Objection form and send it to Council within two months of the date of the Valuation and Rate Notice. Please contact Council on (03) 8470 8888 for more information.

OTHER AUTHORITIES
Property Valuations may also be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office (SRO) uses the site value in assessing Land Tax.

All Land Tax enquiries must be directed to the SRO. Visit www.sro.vic.gov.au for more information.

PAYMENT OF RATES AND CHARGES
Rates are a charge on the property and must be paid by four instalments as shown on the front of this notice. Instalment notices will be issued for the second, third and fourth instalments. There is no provision to pay in full at a later date.

Direct debit – either by four instalments or 10 monthly instalments as shown on the front of this notice.

ALLOCATION OF PAYMENTS
All payments will be allocated in the following order of priority.

- 1. Legal costs owing (if any)
- 2. Interest owing (if any)
- 3. Arrears owing (if any)
- 4. Current rates owing

PENALTIES FOR FAILING TO PAY
1. Late payments will be charged interest in accordance with Section 172 of the

Local Government Act 1989 at the rate set under Section 2 of the *Penalty Interest Rate Act 1983* (currently 10 per cent per annum).

- 2. Accounts outstanding after the due date/s may be referred to our debt recovery agency/solicitor and be subject to additional costs associated with the recovery of the debt.
- 3. If the rates and charges levied by this notice are unpaid, the total amount owing plus costs and interest is the first charge on the land.
- 4. Payments not received by the due dates whether by post, at an Agency, or in person will be considered overdue. Council will not accept any responsibility for mail delays or ‘non-delivery’ of correctly addressed notices.
- 5. If rates and charges are owing for a period of more than three years and have not been deferred, Council may, subject to Section 181 of the *Local Government Act 1989*, sell the property to recover monies overdue.

PENSIONERS
Holders of a Pension Concession Card and some Veterans’ Affairs Gold Cards may be entitled to a rebate on their rates. If you have previously applied, you do not need to reapply unless the rebate does not appear on your annual Valuation and Rate Notice.

HARDSHIP POLICY
The *Local Government Act 1989* permits Council to waive or defer the payment of any rate, charge or interest if a person can demonstrate that the payment would cause financial hardship.

Waivers will only be considered in exceptional circumstances and will require a Council resolution. Anyone who is having difficulty paying part or all of their rates, charges or Fire Services Property Levy, should contact Council’s Revenue Services Unit on (03) 8470 8888.

REVIEW OF DIFFERENTIAL RATING
Under Section 183 of the *Local Government Act 1989*, you may apply to the Victorian Civil and Administrative Tribunal for a review of Council’s decision to classify land as a particular type or class for differential rating purposes within 30 days of this notice.

APPEAL AGAINST RATES AND CHARGES
Under Section 184 of the *Local Government Act 1989*, you may appeal to the County Court a rate or charge, on specific grounds, within 60 days of this notice.

COMPLIANCE WITH RATES CAP
Council complies with the Victorian Government’s rates cap of 2.5 per cent for 2019/20. This applies to the average annual increase of rates and charges. These 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 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 rates cap.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE
The ‘AVPCC’ shown on the front of this notice is the Australian Valuation Property Classification Code. The AVPCC is allocated to each property according to the use of the land.

The AVPCC is used to determine the Fire Services Property Levy land use classification.

PRIVACY
The collection and handling of personal information is in accordance with Council’s Privacy Policy which is outlined on Council’s website and available for inspection at, or collection from, a Council Customer Service Centre.

CHANGE OF DETAILS
All changes of address must be notified to Council. For a change in ownership, a Notice of Acquisition must be submitted.

For more information regarding rates, valuations and pensioner rebates, please visit www.darebin.vic.gov.au/rates or contact Council on (03) 8470 8888.

YOUR RATES AT WORK 2019/20



HOW ARE RATES CALCULATED?
Council rates are a property tax that is based on the valuation of each property to determine the amount that ratepayers will be charged. Council rates are calculated using the Capital Improved Value (CIV) of your property.

The formula to calculate rates is:
CIV x rate in the dollar = rates payable
Different property types (e.g. commercial, industrial) may be rated at a different rate in the dollar.

RATE INCREASE 2019/20
The Government’s Fair Go Rates system means Council is restricted from increasing the average rate for ratepayers by more than the cap set by the State Government from the previous year. The cap applies to the average rate of all properties across the municipality and not to individual properties.

It is important to note that the actual rate increase experienced by individual ratepayers will be different due to the changes in valuations across Council. Rate increases are impacted by the average rate increase (2.5 per cent) and the property valuation increases of individual properties relative to the average across the municipality.

Individual property values determine your rates, meaning a large rise or fall in value, relative to other properties in the municipality will affect a movement in your rate bill.

WHAT IS MY PROPERTY VALUED AT?
Property Valuations are now being undertaken every year. The Valuer-General Victoria will now be responsible for all valuations. Valuations for the 2019/20 rating year are based on property values as at 1 January 2019.

Site Value – market value of the land exclusive of any improvements.

Capital Improved Value (CIV) – total market value of the land plus the value of improvements made to the property including the house, other buildings and other improvements.

Net Annual Value – annual rental a property would render less the landlord’s outgoings. Residential NAVs are not a true annual rental, rather by legislation 5 per cent of the CIV.

WHAT IF I DON’T AGREE WITH MY PROPERTY VALUATION?
If you would like to discuss your valuation please contact Council on (03) 8470 8888. Council will forward complaints and objections to the Valuer-General Victoria as required.

METHODS OF PAYMENT

INTERNET
Pay online at www.darebin.vic.gov.au, click on Rates Payment and enter your Assessment Number (Visa and Mastercard only).

PHONE
Phone 1300 954 297 and enter your Assessment Number (Visa and Mastercard only).

DIRECT DEBIT
Register at www.darebin.vic.gov.au/rates (bank account and credit card available).

AUSTRALIA POST
Pay in-store at Australia Post by presenting this notice intact.

Phone 13 18 16 or go to www.postbillpay.com.au (Visa and Mastercard only).

BPAY
Contact your participating bank, credit union or building society to make this payment from your cheque or savings account or credit card.

MAIL
Detach payment slip and mail with cheque to:

City of Darebin
GPO Box 60, MELBOURNE, 3001
A receipt will not be issued for payments received by mail.

IN PERSON AT COUNCIL
Cash, cheque and EFTPOS (debit and credit cards accepted – Visa, Mastercard, American Express and Diners).

Preston Customer Service Centre
274 Gower Street, Preston, 3072
8.30am – 5pm, Monday to Friday

Northcote Customer Service Centre
32-38 Separation Street, Northcote, 3070
10am – 5pm, Monday to Friday

Reservoir Community and Learning Centre
23 Edwards Street, Reservoir, 3073
10am – 5pm, Monday to Friday

Payments made by credit card may be charged a fee by Council to recover the cost of the merchant fees charged to us by financial institutions.

DO YOU WANT TO RECEIVE YOUR RATE NOTICES BY EMAIL?

eNotices
Register with eNotices to get your Rate Notice delivered by email.

An eNotice account will give you the ability to:

- have one account for all your properties
- re-print or download extra copies of your notices
- view all past notices.

Go to www.darebin.enotices.com.au to register.

BPay View
Register with your bank to have your Rate Notice delivered to your online banking.

Allows your bank to notify you when your Rate Notice is available to view. Makes it easy to pay on time, every time.

Go to www.bpay.com.au/bpayview for further information.