

Assessment
Number
177053

Due
Date
31/10/2020

Bank Reference
Number
1769416

Issue
Date
16/09/2020

177053



View Important Information About Rates & Valuations



029-3109 (21417)
B

S & W Perera Family Pct Pty Ltd
32 Schaffer Drive
DONCASTER EAST VIC 3109

You are entitled to 3 Hard & Green
Waste Collections this financial year.
Bookings Required via www.wyndham.vic.gov.au

Waste Disposal Voucher

Valid to 30 September 2021

Wyndham Refuse Disposal Facility
470 Wests Road, Werribee

VALID FOR 1 VISIT

One Car/ute/van plus trailer
Not valid for commercial truck and trailers



177053

2020/2021

PROPERTY LOCATION AND DESCRIPTION

V 11190 F 193 L 185 PS 617332 Truganina Parish
31 Brigalow Drive TRUGANINA VIC 3029
110 - Detached Home

LEVEL OF VALUATION	DATE DECLARED	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE	WARD	ARREARS OUTSTANDING
01/01/2020	01/07/2020	\$260,000	\$415,000	\$20,750	Harrison	\$0.00
Developed Land (0.002561 x CIV)					\$1,062.81	1st Instalment
Municipal Charge					\$62.20	*31/10/2020
Waste Management Charge					\$289.00	\$388.42
Fire Service Property Levy - Collected on behalf of the State Government						
Fire Service Levy Residential Fixed					\$113.00	2nd Instalment
Fire Service Levy Residential Variable (0.000054 x CIV)					\$22.41	*31/12/2020
TOTAL AMOUNT					\$1,549.42	\$387.00
						3rd Instalment
						28/02/2021
						\$387.00
						4th Instalment
						31/05/2021
						\$387.00

* Due to the COVID-19 pandemic, the payment due dates for the 1st and 2nd instalments have been extended by Council to 31 October 2020 and 31 December 2020.

Rates for 2020/2021 are based on the valuation of the property as at 1 January 2020. Refer to the back of this notice for further information.



To pay visit: www.wyndham.vic.gov.au or turn over the page for more options.



1st Instalment by
31/10/2020
\$388.42



*396 1769416

Have your next rate notice delivered to your email.

Sign up for EzyBill at
<https://wyndham.ezybill.com.au>
or scan the QR code.



ezyBILL

Appeal against rates

If you do not agree with a rate or charge and believe that:

- (a) a rate has been declared in respect of non-rateable land;
- (b) the rate or charge assessment has been incorrectly calculated; or
- (c) the wrong person has been levied with the rate or charge,

please contact Council's Rating Services Unit on 03 9742 0777 to discuss the matter further.

If you are not satisfied with the outcome of your enquiry you may, within 2 months of receiving this notice, appeal to the County Court under section 184 of the *Local Government Act 1989*, and notify Council in writing of your intention to appeal.

Notice of valuation

Council has valued your property for rating purposes in accordance with the *Valuation of Land Act 1960*. The valuation of all rateable land in the municipality was made as at 1 January 2020 for the 2020 general valuation.

Council's general valuation may be used by other rating authorities to assess rates and taxes. The State Revenue Office (SRO) uses the general valuation to assess land tax. Further information on this use can be found on the SRO website (www.sro.vic.gov.au).

Appeal against valuation

Any person aggrieved by a valuation of land made by Council may object to that valuation in accordance with section 16 of the *Valuation of Land Act 1960*. Objections must be made in writing or lodged online via the Rating Valuation Objection Portal, set out the grounds for objection and contain the prescribed information as set out in regulation 13 of the *Valuation of Land Regulations 2014*. Objections must be lodged within 2 months of the issue date of this notice. Please contact Rating Services Unit on 03 9742 0777 to discuss your appeal.

Council has been advised by the Valuer General, the 2020 general valuation has a relevant date of 1 January 2020 and is therefore based on market conditions at, and immediately before, that date. There is no basis under the Valuation of Land Act 1960 (the Act) for valuers to consider coronavirus (COVID-19) impacts when assessing statutory values for the purposes of the 2020 general valuation.

Objections based on coronavirus (COVID-19) will not be considered for assessment notices with a valuation date of 1 January 2020 (or earlier).

The lodging of an objection does not constitute grounds for non-payment of the council rate as assessed on this notice. Payment is required to be made by the due date pending the outcome of any objection.

Capping of Council rates







Council has complied with the Victorian Government's rate cap of 2.0 per cent. The cap applies to the average increase of rates.

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 rates cap.

Please contact Council's Rating Services Unit on 03 9742 0777 with any enquiries.

Pay in Person options may be impacted by COVID-19 restrictions. Please call council first if you are planning to use this option

METHODS OF PAYMENT - (Credit cards (excluding Diners Club and American Express) accepted)				
Online  www.wyndham.vic.gov.au Quote your Bank Reference Number shown on the front of this notice. MasterCard & Visa Only.	  Contact your participating financial institution to make a payment. Biller Code 76869 Reference number 1769 416	Australia Post  In-store:- Present this account & your payment in-store at Australia Post. Cash, cheque, EFTpos, Credit Card accepted. By phone: 131816 Credit card accepted. Online: auspost.com.au/postbillpay Credit card accepted. Billpay Code 0396 Reference number 1769 416	Payment in Person  Pay in person at any Wyndham City Customer Service Centre. Subject to COVID-19 restrictions. Civic Centre Mon – Fri 8am – 5pm. Point Cook Community Learning Centre Mon - Fri 9am - 5pm Tarneit Community Learning Centre Mon - Fri 9am - 5pm Manor Lakes Community Learning Centre Mon - Fri 9am - 5pm Please note: - Community Learning Centres accept card payment only.	 Mail Mail this slip with cheque or money order to:- Wyndham City PO Box 197 Werribee Victoria 3030 Please note: - Receipts will not be issued.