

**MY FUTURE SUPERANNUATION FUND**

**27 COOGEE DRIVE, TAYLORS HILL VIC 3037**

**TRUSTEE PROPERTY VALUATION – 30 JUNE 2021**

Locket Pty Ltd (ACN 135 661 684), being the trustee of the **My Future Superannuation Fund**, hereby resolved to value the following Fund's investment asset At Market as at **30 June 2021**:

<b>Description of Investments</b>	<b>Valuation</b>
<b>17 Menzies Drive, Burnside Heights, Victoria 3023</b>	<b>\$560,000</b>

The Trustee understands that acceptable evidence must be provided to support Fund's asset valuation methodology and that the Trustee must be able to demonstrate the valuation is based on objective and supportable data.

The Trustee has decided to value the property using the **market value method** with reference to:

- The current market condition as reflected in the Annual Rates & Charges Statement issued by the City of Melton for the period 1 July 2021 to 30 June 2022;
- Obtaining cost savings to the Fund by minimizing additional costs to the Fund's members where the Trustee has taken into account all relevant factors and considerations likely to affect the value of the asset during COVID-19.

Date: **30 June 2021**



Mr Hien Q Nguyen  
Director  
Locket Pty Ltd  
ACN: 135 661 684



Ms Sheung P Chan  
Director  
Locket Pty Ltd  
ACN: 135 661 684



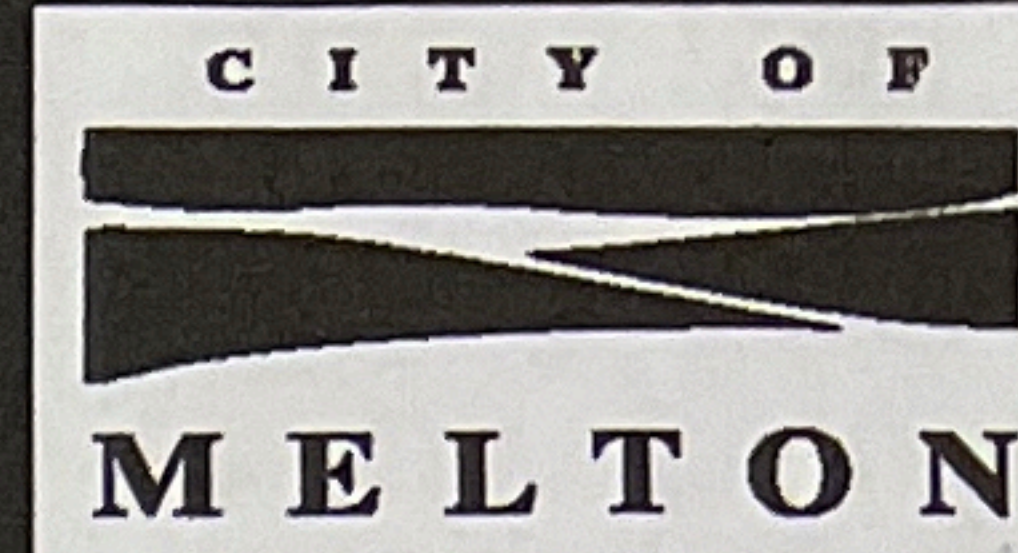
# Rates, charges and valuation notice

## 2021/2022

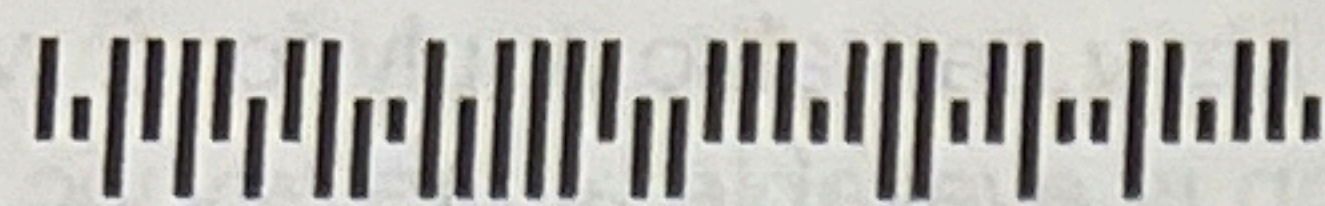
For the period 1 July 2021 to 30 June 2022

T: (03) 9747 7200  
W: melton.vic.gov.au  
E: revenue@melton.vic.gov.au

A.B.N 22 862 073 889



Date of Issue: 23/08/2021



The Secondary P/L  
27 Coogee Drive  
TAYLORS HILL VIC 3037



030  
1049154  
R6\_3815

Arrears will be charged interest at 10% P.A.

Assessment Number

409128

Arrears Amount

Due

Pay this amount

\$515.78

Not later than

30/09/2021

Property Location 17 Menzies Drive BURNSIDE HEIGHTS VIC 3023

Description LOT 139 PS 510634N V/F 10795/956

Ward

CAMBRIDGE

Capital Improved Value

\$560,000

Site Value

\$355,000

Net Annual Value

\$28,000

PRESCRIBED DATE OF VALUATION:

01/01/2021

EFFECTIVE DATE OF VALUATION:

1/07/2021

If you have a current payment arrangement or direct debit, continue with your payments as agreed.  
Retain this notice for your records, additional copies will incur a fee.

General Rate	\$0.00255740	x \$560,000	\$1,432.14
Municipal Charge	\$152.00	x 1	\$152.00
Waste Service A-240L yellow, 120L red, 240L green	\$332.00	x 1	\$332.00

### Fire Services Property Levy

Residential FSPL Fixed Charge	\$114.00	x 1	\$114.00
Residential FSPL Variable Charge	\$0.00005900	x \$560,000	\$33.04

Total Rates & Charges

\$2,063.18

1st Instalment 30/09/2021

\$515.78

2nd Instalment 30/11/2021

\$515.80

3rd Instalment 28/02/2022

\$515.80

4th Instalment 31/05/2022

\$515.80

Total Balance

\$2,063.18

The Fire Services Property Levy sum of \$147.04 is collected for the State Government.  
AVPCC 110 Detached Dwelling

Households have access to use any two of the following waste disposal options each year.

(Expiry 30/06/22) \*Visit website for more information and conditions

Disposal of up to 1 cubic metre (1m3) of Waste\* at the Melton Recycling Facility 33 Ferris Road, Cobblebank



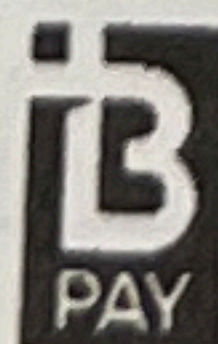
At Home Hard Waste Collection (Must Book before 16/6/2022)



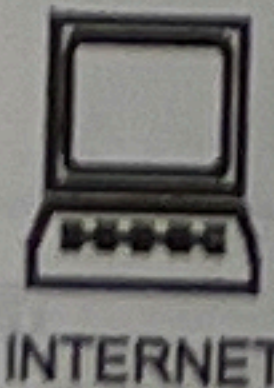
Melton Recycling Facility



Payment Reference No. 001004091284



Billers Code: 1123



melton.vic.gov.au



1300 067 479



\*330 001004091284

ASSESSMENT NUMBER 409128

RATE PAYER

The Secondary P/L

PROPERTY LOCATION

17 Menzies Drive BURNSIDE HEIGHTS VIC 3023

Amount Payable

\$515.78

410/21  
\$ 515.78  
R= 7192872

# GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at [melton.enotices.com.au](http://melton.enotices.com.au)  
with eNotices reference number:

BAAE64CE5Q

