

Rate and Valuation Notice

Rates and charges period 1 July 2022 - 30 June 2023

9 Kellaway Avenue, Moonee Ponds, Victoria 3039
Phone: 9243 8888 | Email: council@mvcc.vic.gov.au
Website: mvcc.vic.gov.au | ABN: 54 651 216 324



APPS SUPER CO P/L
C/- Pagan Real Estate
8 Mt Alexander Road
TRAVANCORE VIC 3032



023
1003131
R1_6865

Arrears outstanding

\$0.00

Due immediately

Instalment amount

\$179.60

Due by 30 September 2022

Assessment number

279039 2

Date of issue: 19 Aug 2022

Property Location: 1107/18 Mt Alexander Road, TRAVANCORE VIC 3032

AVPCC: 120 - Residential

Level of Value	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
1 January 2022	1 July 2022	\$15,000	\$250,000	\$12,500

Details of rates and charges

Gen Residential Rate	0.00170746 x \$250,000	\$426.85
Municipal Charge		\$156.50
Fire Service Property Levy - Residential	\$117 + (0.000053 x \$250,000)	\$130.25

Payments made after 10 August 2022 will not appear on this notice.

TOTAL DUE: \$713.60

Instalment 2
\$178.00
Due 30 Nov 2022

Instalment 3
\$178.00
Due 28 Feb 2023

Instalment 4
\$178.00
Due 31 May 2023



Scan to receive your notice via email
or visit mooneevalley.enotices.com.au/signup



Ref No: B183F7B6DQ

Payment advice

\$179.60



Billor Code: 0345
Ref: 279 0392



Billor Code: 93658
Ref: 2790392

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

BPAY® This payment via internet or phone banking

Name: APPS SUPER CO P/L

POST



Full Payment *345 2790392

POST



Instalment *345 2790392

Property: 1107/18 Mt Alexander Road, TRAVANCORE
VIC 3032

Assessment number: 279039 2

Date of declaration Council declared rates and charges for the 2022/23 rateable year on 28 June 2022.

Payment by instalments

The due dates for each instalment are: 30 September 2022, 30 November 2022, 28 February 2023 and 31 May 2023. The first instalment amount is indicated on the front of this notice. Instalment notices will be issued for subsequent instalments. Failure to receive a notice will not be accepted as a reason for late payments.

Payment by Direct Debit

To set up monthly payments via Direct Debit visit mvcc.vic.gov.au/rates or contact us on 9243 8888 for assistance.

Payment assistance

By agreement with Council, you can pay your rates weekly, fortnightly or monthly. Scheduled payment plans arranged by Council are not eligible for Direct Debit. Contact Council should you wish to arrange a payment plan to suit individual requirements. If you are suffering financial hardship contact Council to discuss.

Penalties for failing to pay

Instalments not paid on or before the due dates will be charged interest from the due date of that instalment. Interest will continue to accrue until payment of the overdue amounts, together with interest, are paid in full. The interest rate charged is fixed under the Penalty Interest Rate Act 1983. The rate applied for 2022/23 is 10 per cent per annum.

Other penalties for failing to pay

Council may take action to recover outstanding rates and charges not paid by the due dates. 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 outstanding. All payments will be allocated to legal costs, interest, arrears, and current rates owing.

Rate capping

Council complies with the State Government's rates cap of 1.75 per cent. The cap applies to the average 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 rates cap.

Change of ownership or address

It is the property owner's responsibility to notify Council in writing of changes in owners, name or address, should a property be sold. A Notice of Acquisition must be lodged by the Purchaser or their agent within one month of settlement in accordance with Section 231 of the Local Government Act 1989.

Copy Rates Notices

A charge of \$21.00 per notice for each previous financial year is applicable. Alternatively, sign up to eNotices to receive rate notices by e-mail (Refer front of notice). Previous notices can be accessed via the eNotice portal from 2014 onwards at any time at no cost.

Notice of valuation

The property described on the front of this notice, owned or occupied by you, has been valued as at 1 January 2022 level of value. The State Revenue Office uses the site value to assess land tax under the Land Tax Act 2005. Objections to the site value must be made within the time limits prescribed under the Valuation of Land Act 1960, as amended. Visit sro.vic.gov.au for more information.

Right of objection to rates and charges

Under Section 184 of the Local Government Act 1989 aggrieved persons have a right of appeal to the County Court on the declared rates and charges on specific grounds.

Objection to valuations

Ratepayers have a right under Sections 16, 17 and 18 of the Valuation of Land Act 1960 to object to the property valuation on specific grounds. Formal objections to a CIV valuation, visit ratingvaluationobjections.vic.gov.au within two months of the date of the Annual Valuation and Rate Notice. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest will be charged.

Victorian Government's Fire Services Property Levy

The levy amount including the fixed charge and the variable component is displayed on the front of this notice. The owner of the land may apply to Council for a waiver, deferral or concession in respect of the leviable land under the Local Government Act 1989 for rateable land and for non-rateable residential land.

The Local Government Act 1989 does not permit the levy to be waived or deferred in respect of commercial, industrial, primary production, public benefit and non-rateable leviable land. Eligible pensioners and veterans currently receiving a concession on their rates will also receive a \$50 concession on their Fire Services Property Levy.

Pension concession

Eligible pensioners (i.e. Pensioner Concession Card holders) who have not received a rebate on the front of this notice, should contact Council to confirm their eligibility and to complete an application form. Pensioners who have received a rebate who are no longer eligible must inform Council in writing immediately.

Privacy Act

Council collects personal information for the purposes of carrying out its functions and facilitating the operations of various Acts of Parliament including the Fences Act 1963. We may disclose this information where required to our contractors, adjoining owners or where there is a legislated requirement.

Payment methods



Online

Visit mvcc.vic.gov.au/rates. Click on *Make a Rates Payment* and then select *Pay Online*. Follow instructions to payment portal. VISA and MasterCard accepted.



@eNotices

Visit mooneevalley.enotices.com.au and login to pay your notice online. Alternatively, you can click the *make a payment* link from the email delivering your notice. Please note: Merchant Fees apply.



Direct Debit

Visit mvcc.vic.gov.au/rates to register for monthly direct debits from your bank account. For assistance setting up or to request a hard copy form, call us on 9243 8888 between 8.30am and 5pm, Monday to Friday.



BPAY®

Pay BPAY bill via mobile or internet banking. Alternatively, phone your participating bank, credit union or building society to make a BPAY payment directly from your cheque, savings or credit card.



Australia Post Billpay

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16. Cash, Cheque, EFTPOS and Credit Cards accepted (including Diners and Amex).



Mail

Detach payment slip at dotted line and mail with cheque to: Moonee Valley City Council, PO Box 126, Moonee Ponds VIC 3039



Phone

Phone Council's credit card payment line on 1300 738 574 (open 24 hours). VISA and MasterCard accepted.



In Person

Pay with cash, cheque or EFTPOS (Cheque, Savings or Credit Card) at: **Moonee Valley Civic Centre** 9 Kellaway Avenue, Moonee Ponds. Open Monday to Friday, 9am to 4pm. Cheques payable to Moonee Valley City Council. VISA and MasterCard accepted.