


Assessment Number <b>177053</b>	Due Date <b>30/09/2021</b>
Bank Reference Number <b>1769416</b>	Issue Date <b>02/08/2021</b>
177053 	

**View Important Information About Rates & Valuations**



029-3109 (20532)  
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](http://www.wyndham.vic.gov.au)*

**Waste Disposal Voucher**

Valid to 30 September 2022

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



WYN219501100130027

2021/2022

**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
01/01/2021	01/07/2021	\$270,000	\$430,000	\$21,500	Harrison	
<b>Developed Land</b> (0.002564 x CIV)					<b>\$1,102.52</b>	<b>1st Instalment</b> <b>30/09/2021</b>
<b>Municipal Charge</b>					<b>\$63.10</b>	<b>\$412.99</b>
<b>Waste Management Charge</b>					<b>\$347.00</b>	
<b>Fire Service Property Levy - Collected on behalf of the State Government</b>						<b>2nd Instalment</b> <b>30/11/2021</b>
Fire Service Levy Residential Fixed					<b>\$114.00</b>	
Fire Service Levy Residential Variable (0.000059 x CIV)					<b>\$25.37</b>	<b>\$413.00</b>
<b>TOTAL AMOUNT</b>					<b>\$1,651.99</b>	<b>3rd Instalment</b> <b>28/02/2022</b>
						<b>\$413.00</b>
						<b>4th Instalment</b> <b>31/05/2022</b>
						<b>\$413.00</b>

Rates for 2021/2022 are based on the valuation of the property as at 1 January 2021. Refer to the back of this notice for further information.



To pay visit: [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au) or turn over the page for more options.

Online 	Direct Debit 	Bpay 	Australia Post 	Payment in Person 	Mail 
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**1st Instalment by**  
**30/09/2021**  
**\$412.99**



\*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 1300 023 411 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 2021 for the 2021 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](http://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 Objections Portal on the Land Use Victoria website, and 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 1300 023 411 to discuss your appeal.

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 1.5 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.

## Payment of rates

Council has declared that rates and charges are to be paid by instalment. Full payment may not be made at a later date. Notices will be sent for the second, third and fourth instalments.

All payments will be allocated in the following order:

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

## Arrears and late payments

Interest will be charged on arrears outstanding and on any payments received after the due date at the rate set by the *Penalty Interest Rates Act 1983*. The current penalty interest rate is 10 per cent. Council may refer any arrears balance to a debt collection agency and commence legal action for its recovery. Please contact council if you are experiencing difficulty in making payment.

## Pensioner rebate

Pensioner Concession Card holders may be entitled to a rebate on rates, charges and the fire services property levy. To find out whether you are eligible for a rebate, contact Council's Rating Services Unit on 1300 023 411.

Please note: health care cards are not accepted for pensioner rebates.

## Financial hardship

If you are experiencing financial hardship, contact Council's Debtor Management Unit on 1300 023 411 to discuss alternative payment arrangements.

## Differential rates

Information regarding differential rates is available on Council's website [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au) by searching 'differential rates'.

## Updating details


If the postal information on this notice is incorrect, please update your details by completing an online form at [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au). If you cannot update your details online, please contact Council on 1300 023 411.

## Privacy Statement

Your personal information on this notice has been collected by Wyndham City Council under the *Local Government Act 1989*. Your information is stored in Council's Customer Database and will be used by Council to identify you when communicating with Council and for the delivery of services and information. For further information on how your personal information is handled, visit Council's Privacy Policy at [www.wyndham.vic.gov.au/privacy-policy](http://www.wyndham.vic.gov.au/privacy-policy).

Please contact Council's Rating Services Unit on 1300 023 411 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)				
<b>Online</b>  <a href="http://www.wyndham.vic.gov.au">www.wyndham.vic.gov.au</a> Quote your Bank Reference Number shown on the front of this notice. MasterCard & Visa only.	 Contact your participating financial institution to make a payment. <b>Biller Code 76869</b> <b>Reference number</b> <b>1769 416</b>	<b>Australia Post</b>  <b>In-store:-</b> Present this account & your payment in-store at Australia Post. Cash, cheque, EFTpos, Credit card accepted. <b>By phone:</b> 131816 Credit card accepted. <b>Online:</b> <a href="http://auspost.com.au/postbillpay">auspost.com.au/postbillpay</a> Credit card accepted. <b>Billpay Code 0396</b> <b>Reference number</b> <b>1769 416</b>	<b>Payment in Person</b>  Pay in person at any Wyndham City Customer Service Centre. <b>Subject to COVID-19 restrictions.</b> <b>Civic Centre</b> Mon – Fri 8am – 5pm. <b>Point Cook Community Learning Centre</b> Mon - Fri 9am - 5pm <b>Tarneit Community Learning Centre</b> Mon - Fri 9am - 5pm <b>Manor Lakes Community Learning Centre</b> Mon - Fri 9am - 5pm <b>Please note:-</b> Community Learning Centres accept card payment only.	 <b>Mail</b> Mail this slip with cheque or money order to:-  Wyndham City PO Box 197 Werribee Victoria 3030 <b>Please note:</b> Receipts will not be issued.