



SENDER  
**City of Kingston**  
 PO Box 1000, Mentone, VIC 3194

# Rates & Valuation Notice

NOTICE FOR PERIOD 1 JULY 2022 TO 30 JUNE 2023



031 0027767

S & I Investments (Vic) Pty Ltd  
 5 Eblana Av  
 MENTONE VIC 3194

**TAX INVOICE**  
 ABN 80 640 377 247  
[kingston.vic.gov.au](http://kingston.vic.gov.au)  
 1300 653 356 131 450  
 info@kingston.vic.gov.au  
 cityofkingston

**PAY ONLINE**  
[kingston.vic.gov.au/pay-rates](http://kingston.vic.gov.au/pay-rates)

## NOTICE SUMMARY

ASSESSMENT NUMBER **121633/0**  
 DATE ISSUED **15/07/2022**  
**TOTAL AMOUNT PAYABLE**  
**\$1,450.19**  
 INCLUDES THE FOLLOWING:  
**TOTAL REBATES**  
**\$0.00**  
**ARREARS OUTSTANDING**  
**\$0.00**

Interest may be charged on outstanding arrears from 1 July 2022.

## PROPERTY DETAILS

**DESCRIPTION**  
 Warehouse 11 314 Governor Road, BRAESIDE VIC 3195  
**SITE VALUE**  
 \$165,000  
**CAPITAL IMPROVED VALUE**  
 \$440,000  
**NET ANNUAL VALUE**  
 \$22,000  
**OPERATIVE VALUATION DATE**  
 1 July 2022  
**LEVEL OF VALUE DATE**  
 1 January 2022  
**LAND USE (FOR FSPL)**  
 Industrial  
**AVPCC**  
 320 - General Purpose Warehouse

<b>Council Rate &amp; Charges 2022/2023</b>	
General Rate = CIV x 0.0016917 rate in \$	\$744.35
Municipal Charge	\$100.00
<b>Total Council Rate &amp; Charges 2022/2023</b>	<b>\$844.35</b>

<b>Victorian Government Fire Services Property Levy 2022/2023</b>	
FRV Industrial Rate = CIV X .000836 rate in \$	\$367.84
FRV Industrial Fire Services Property Levy-Fixed	\$238.00
<b>Total Victorian Government Fire Services Property Levy 2022/2023</b>	<b>\$605.84</b>

**TOTAL \$1,450.19**

Payments and ownership changes made after 18 July 2022 may not be shown on this notice.

PAYMENTS AND OWNERSHIP CHANGES MADE AFTER 1 JULY 2022 MAY NOT BE SHOWN IN THIS NOTICE.

## PAYMENT OPTIONS

### PAY BY INSTALMENTS

30 SEPTEMBER 2022  
**\$362.69**  
 30 NOVEMBER 2022  
**\$362.50**  
 28 FEBRUARY 2023  
**\$362.50**  
 31 MAY 2023  
**\$362.50**

To take up the instalment option, please make the first payment by 30 September, 2022.  
 Your first instalment will include any arrears outstanding (if any).

### PAY A LUMP SUM

Take up this option by paying the total amount in one easy transaction.

**\$1,450.19**

Due date 15 February 2023

new

## Scan to pay

Pay in full or choose flexible instalment options that suit you.



Scan the QR code or visit [payble.kingston.vic.gov.au](http://payble.kingston.vic.gov.au) to register and see weekly, fortnightly or monthly instalment options.

Register to receive your notice via email

Go to [kingston.vic.gov.au/e-rates](http://kingston.vic.gov.au/e-rates)

## Rates payment slip

IF PAYING BY MAIL, RETURN THIS SLIP WITH YOUR REMITTANCE

ASSESSMENT NUMBER:

**121633/0**

RATEPAYER:

S & I Investments (Vic) Pty Ltd

PROPERTY DESCRIPTION:

Warehouse 11 314 Governor Road, BRAESIDE VIC 3195

SEE OVERLEAF FOR OTHER PAYMENT OPTIONS AND DETAILS



1300 276 468  
 BILLER CODE  
 8938  
 REF  
 1216 330



BILLER CODE  
 8938  
 REF  
 1216 330



131 816  
 BILLER CODE  
 0327  
 REF  
 0012 1633 0



Use your mobile phone to scan and view your flexible payment options or visit [payble.kingston.vic.gov.au](http://payble.kingston.vic.gov.au)

ARREARS ONLY \$0.00

INSTALMENT \$362.69

FULL PAYMENT \$1,450.19

INTERNAL USE ONLY



\*327 001216330



\*327 001216330



0027767001 0030706 #8A151



## FINANCIAL HARDSHIP

If you are experiencing financial hardship please contact us to discuss payment options and/or an application under hardship provisions on 1300 653 356 or [info@kingston.vic.gov.au](mailto:info@kingston.vic.gov.au)

### BASIS OF ASSESSMENT

Council uses the capital improved system of valuation. The following rates and charges apply:

- General rates, calculated by multiplying the capital improved valuation of the property by the rate in the dollar as set by Council
- A municipal charge, which is a flat amount applied to all rateable land
- A service charge applying to developed residential properties for the collection and disposal of refuse (includes the State Government Landfill Levy)

### RATE CAPPING

Council has complied with the Victorian Government's rate cap of 1.75%. 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:

- the valuation of your property relative to the valuation of other properties in the municipal district;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

### PAYMENT OPTIONS

#### 4 instalments:

To pay by instalments, the first instalment, (including arrears, if any) must be paid in full on or by 30 September 2022. A reminder notice is issued prior to each subsequent instalment due date. Any part payment made prior to 30 September is not recognised as instalment payments, and reminder notices will not be sent out. If the account is not paid in instalments, the balance in full is required by 15 February 2023. If you would like to discuss a payment plan that works best for you, please contact us on 1300 653 356.

#### Direct Debit:

To apply, download the application form at [kingston.vic.gov.au/dd-rates](http://kingston.vic.gov.au/dd-rates) or call Customer Service on 1300 653 356 to obtain the required forms. Payment can only be made from a cheque or savings account. The 10 monthly payments schedule from September to June is on our website.

#### Direct Debit - Existing:

- You are automatically re-registered for direct debit this year. If your details have changed please contact Council.
- To cancel, you must notify Council in writing at least 14 days prior to the next debit date.

#### Direct Debit - New Applicants:

- Applications must be received by the 20th of August to commence direct debit payments.

#### Full/Lump sum Payments:

Payment in full must be made on or by 15 February 2023. All arrears, if any, must be paid immediately on receipt of this notice. Please notify Council if you are having difficulty paying.

#### Flexible Payments:

Flexible Payments are available via Payble. Flexible Payments will enable you to pay your rates via direct debit either monthly, fortnightly, or weekly from a nominated bank account or credit card.

- Flexible payments are available from your registration and commencement date of flexible payments, up until the 31st of May for each rating period.

- Flexible payments not made by this date may be subject to late interest charges.

- Flexible Payments are set up by the property owner on your personal device. Registration for Flexible Payments can be done using the QR code on the front of this notice.

#### For more info visit

[kingston.vic.gov.au/pay-rates](http://kingston.vic.gov.au/pay-rates)

Or to register online please visit [payble.kingston.vic.gov.au/](http://payble.kingston.vic.gov.au/)

### PENALTIES FOR FAILING TO PAY OR LATE PAYMENT

A new Bill has been introduced to Parliament which may change how interest is charged. At the time of the notices being printed, interest may be charged from 1 July 2022 in accordance with Section 172 of the *Local Government Act 1989* and Section 30 of the *Fire Services Property Levy Act 2012*, at the rate fixed under Section 2 of the *Penalty Interest Rates Act 1983* that may apply from 1 July 2022.

#### Instalments:

If the first instalment was paid in full by the date it was due, but a subsequent instalment payment is not made or is paid late, interest is calculated on and from the statutory date of the missed instalment and continues to be payable until the payment is made in full. Interest on overdue instalments may apply from 1 July 2022.

#### Full/Lump Sum Payment:

If the full/lump sum payment is not received on or by 15 February 2023, interest is calculated on and from the date on which each missed instalment was due and continues to be payable until the payment is made in full. Interest on overdue pay in full/lump sum payments may apply from 1 July 2022.

#### UNPAID RATES AND CHARGES

Where a rate or charge remains unpaid, Council may issue proceedings to recover it. In certain circumstances, where rates are more than 3 years overdue, and a court order has been obtained for the amount, Council may sell the property. Any unpaid rate or charge is a charge on the property.

The amounts shown on this notice may not include all amounts outstanding for interest charges on arrears (if applicable), or costs associated with the recovery of overdue rates and charges by legal process. All payments made in respect of these rates and charges will be allocated in the following sequence: 1. legal costs; 2. interest charges; 3. arrears; 4. current rates and charges.

#### RIGHTS OF OBJECTION TO RATE, CHARGE OR VALUATION

Regardless of any objection being made, the rates and charges shown on this notice must be paid by the due date otherwise interest may be charged from 1 July 2022.

#### HOW TO OBJECT TO RATE OR CHARGE

Please contact Council to discuss the matter, alternatively: A person who is aggrieved by a rate or charge imposed by the Council, or by anything included or excluded from such a rate or charge may appeal to the County Court under Section 184 of the *Local Government Act 1989*.

Any appeal must be lodged with the County Court within 60 days of receiving this notice. A person may only appeal on one or more of the following grounds:

- that the land is not rateable land (this is not applicable to special rates); or
- that the rate or charge assessed was calculated incorrectly; or
- that the person rated is not liable to be rated.

A person cannot appeal to the County Court where an objection or appeal may be made under the *Valuation of Land Act 1960* (as amended).

#### HOW TO QUERY YOUR VALUATION

The values described elsewhere in this notice were assessed as at 1 January 2022. The next valuation date is 1 January 2023 and the values will be used in 2023/2024 for rating purposes.

The Valuation may be used for the purposes of a rate or tax levied by another authority. The State Revenue Office uses the site value in assessing land tax. Further information on the use of valuations for land tax can be found on the State Revenue Office website [sro.vic.gov.au](http://sro.vic.gov.au)

To query your valuation, go to [kingston.vic.gov.au/valuationenquiry](http://kingston.vic.gov.au/valuationenquiry) or write to Council's Property Data Department, PO Box 1000, Mentone 3194

#### HOW TO OBJECT TO YOUR VALUATION

A person who is aggrieved by a valuation has an opportunity to formally object to the valuation within two months from the date of issue of the notice. The grounds of objection are limited and are described in Section 17 of the *Valuation of Land Act 1960*. Valuation objections are processed in accordance with Part III of *Valuation of Land Act 1960* (amended). You will have the opportunity to discuss your objection with the Valuer and you will be required to provide sales or market evidence to support your opinion of value for the valuations assessed at 1 January 2022. If an objector is not satisfied with the outcome or has not heard from the Valuer after 4 months receiving the objection, they may apply to the Victorian Civil Administration Tribunal (VCAT) for review of the decision. Certain circumstances may warrant an application to the Victorian Supreme Court.

Any person proposing to pursue this course should consult the *Valuation of Land Act 1960* (as amended). If you wish to formally object to a valuation, please visit [ratingvaluationobjections.vic.gov.au](http://ratingvaluationobjections.vic.gov.au) to lodge an objection online.

#### FIRE SERVICES PROPERTY LEVY

The Victorian Bushfire Royal Commission recommended that a property based Fire Services Property Levy be introduced to replace the old insurance based Fire Levy. The property based levy is collected with Council rates and all levy money collected is passed onto the State Government. Please refer to [firelevy.vic.gov.au](http://firelevy.vic.gov.au) for more information and Frequently Asked Questions (FAQs) which are available in foreign languages from this website.

The Land Classification is determined under the provisions of the *Fire Services Property Act 2012*. Section 15(5) states that the land use classification (ie residential, commercial, industrial, primary production, public benefit, non-residential vacant land, or exempt) be

allocated to a property for levy purposes.

**Concession:** A concession of \$50.00 will be automatically applied to the levy for eligible recipients who are registered for the Pension Rebate for rating purposes. If you are not registered please refer to the Pensioner Concessions section on this notice.

**Waiver/Deferral:** The owner(s) of rateable land may apply for a waiver, deferral or concession in respect of the fire levy amount. The owner(s) of non-rateable land, which is leviable for the fire services levy and classified as residential may apply for a waiver, deferral or concession in respect of the fire levy amount. The levy can only be waived or deferred, if Council rates and charges are also waived or deferred under Sections 170, 171 and 171A of the *Local Government Act 1989*.

#### PENSIONER CONCESSIONS

A pensioner rate concession will be shown on this notice where a ratepayer has previously established his or her eligibility with Council to receive a rates concession. A pensioner in receipt of a rates concession, whose circumstances have changed regarding entitlement to receive a pension, is required to notify Council.

If you are a pensioner in possession of an eligible card (listed below) and are not currently receiving a concession on your rates, please complete an 'Application for Concession on Municipal Rates and Charges' which is available at any of Council's Customer Care Centres. Applications will be received between 1 July 2022 to 30 June 2023.

**Eligible Cards:** Centrelink or Department of Veterans' Affairs Pensioner Concession Card or Department of Veterans' Affairs Gold Card specifying War Widow or Department of Veterans' Affairs Gold Card specifying TPI.

#### CHANGE OF ADDRESS/OWNERSHIP

Council must be notified in writing of any change to ownership and / or address as liability for payment of rates continues with the ratepayer listed on Council records.

#### CORRESPONDENCE

Please do not attach correspondence to your payment, but forward separately to:

City of Kingston,  
PO Box 1000,  
MENTONE VIC 3194

#### DIFFERENTIAL RATES

For more information about differential rates, see [kingston.vic.gov.au/ratingsstrategies](http://kingston.vic.gov.au/ratingsstrategies)



People of all languages can now contact Kingston's Language Line on one number 131 450

Per contattare il Comune, chiamatemi al numero 131 450

Чтобы связаться с Городским Советом, звоните нам по телефону 131 450

Για να επικοινωνήσετε με το Δήμο, καλέστε μας στο 131 450

Để liên hệ với Hội đồng, gọi chúng tôi theo số 131 450

要聯絡市政府，請給我們打電話 131 450

如要联系市议会，请致电 131 450

## PAY ONLINE – [kingston.vic.gov.au/pay-rates](http://kingston.vic.gov.au/pay-rates)



### PAYBLE

Registration for Flexible Payments can be done using the QR code on the front of this notice.



### BPOINT

Click the link at [kingston.vic.gov.au/pay-rates](http://kingston.vic.gov.au/pay-rates)  
Visa & MasterCard only.



### POST BILLPAY

Click the link at [kingston.vic.gov.au/pay-rates](http://kingston.vic.gov.au/pay-rates)



### BPAY

Contact your bank or financial institution to make this payment.



### BY DIRECT DEBIT

Available from cheque or savings accounts only.

Download the application form [kingston.vic.gov.au/dd-rates](http://kingston.vic.gov.au/dd-rates) or call 1300 653 356



### BY PHONE

**BPOINT**  
1300 276 468  
Visa & MasterCard only

**POSTBILLPAY**  
13 18 16  
Credit card payments only. See front of notice for your biller code and reference number.



### IN PERSON

Payment can be made at Australia Post or any Kingston Customer Service office.

Payment can be made by cash, cheque or money order (payable to City of Kingston) or debit/credit card. Credit cards accepted: Visa, MasterCard, Amex.



### BY MAIL

Detach payment slip, attach cheque (payable to City of Kingston) and mail to:

CITY OF KINGSTON  
PRIVATE BAG  
5555 MOORABBIN  
BUSINESS CENTRE,  
MOORABBIN VIC 3189

See front of notice for biller code and reference number.