

Rate and Valuation Notice

1 July 2020 – 30 June 2021

Date Issued: 27 July 2020

Property Number: 367485



027-3148 (761)

Srinivasans Pty Ltd
15 Moroney Drive
CHADSTONE VIC 3148

Payment by four instalments

- 1st Instalment \$579.20**
Due by 30 September 2020
- 2nd Instalment \$580.00**
Due by 30 November 2020
- 3rd Instalment \$580.00**
Due by 28 February 2021
- 4th Instalment \$580.00**
Due by 31 May 2021

Instalment reminder notices will be issued for the 2nd, 3rd and 4th instalments.

Payment by nine instalments

(Direct debit by agreement with Council only)

- 1st Instalment \$255.20**
Due by 30 September 2020
- 2nd - 9th Instalment \$258.00**
Due at the end of each month from 31 Oct 2020 until 31 May 2021

No Instalment reminders will be issued.

If paying by direct debit the instalment amount due will be direct debited on the due date or the first business day following.

Property Number: 367485

Property Description

2/27 Superior Drive
DANDENONG SOUTH VIC 3175
Lot 2 SP 30662 Vol 9859 Fol 595

Valuations

Capital Improved Value*	\$380,000
Site Value (land only)	\$190,000
Net Annual Value	\$20,600

*Basis of Assessment - Valuation of property made 1 January 2020
AVPCC: 310.3 - Factory

Details of Rates and Charges

Industrial Rate	\$380,000 x 0.0046190337	\$1,755.20
Fire Services Property Levy		
FSPL Industrial Fixed	1 x \$230.00	\$230.00
FSPL Industrial Variable	\$380,000 x 0.000879	\$334.00



\$1164.12 was paid in 2021 from SMSF but according to the lease agreement, council rates should be the tenant's responsibility. We reverse the balance outstanding as tenant has been paying the amount going forward.

charged
0.0% p.a.

See reverse for detailed information about late penalties.

TOTAL DUE

\$2,319.20

Property Address: 2/27 Superior Drive, DANDENONG SOUTH VIC 3175

Four Instalment Amount: \$579.20

Nine Instalment Amount: \$255.20

Total Amount: \$2,319.20

First Instalment \$579.20



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Full Payment \$2,319.20



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Property No.: 367485

Ratepayer Name: Srinivasans Pty Ltd

PAYMENT OPTIONS (see back page for details)



Pay online at mygreaterdandenong.com



Important Information on your Rates and Charges

Payment of rates

Four instalments

Rates and Charges for the 2020–2021 rating year are to be paid in four instalments by the following due dates:

1st Instalment	30 September 2020
2nd Instalment	30 November 2020
3rd Instalment	28 February 2021
4th Instalment	31 May 2021

Reminder notices will be sent for the 2nd, 3rd and 4th instalments. You can pay the four instalments via a range of options as listed below. To avoid interest charges ensure that any payments are paid on time and are no less than the amount due.

Single payment

The City of Greater Dandenong does not offer a pay in full option for Council rates and charges. If you wish to pre-pay the instalments shown on this Notice, please pay by 30 September 2020.

Nine instalments

Ratepayers may choose to pay their rates by nine monthly instalments commencing from 30 September 2020. This option is only available as direct debit through Council. To apply please download the form at: greaterdandenong.com/rates. Please note reminder notices are not issued for each of these nine instalments.

Financial hardship

Council has a rates hardship policy if you are having difficulty paying your rates.

greaterdandenong.com/ratesconcessionsandassistance

Rate capping

Council has complied with the Victorian Government's rates cap overall increase of 2.0%. The cap applies to the overall annual increase of rates. The rates for your property may have changed 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 rates cap.

How rates are calculated

The total valuation of your property is known as the Capital Improved Value (CIV) – land and building/s combined. Council reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2020. Rates are calculated by multiplying the CIV of your property by the rate-in-the-dollar as set by Council.

Notice of valuation

The property described in this notice, owned or occupied by you, has been valued as set out on the previous page. The value of the land as set out in this notice was assessed as at 1 January 2020 in accordance with the Valuation of Land Act 1960 (as amended).

Objection to valuation or rates or classification

A person aggrieved by an assessment of the value of any land may lodge a written objection with the Council. This must be done within two months from the date of this notice. The grounds of objection are limited and are described under section 17 of the Valuation of Land Act 1960. You cannot object simply because you think your rates are too high. If you have an objection to the valuation please contact Council. A person who is aggrieved by a rate or charge levied by the Council, or by anything included or excluded from such a rate or charge may appeal. An owner or occupier of land whose interests are affected by the particular classification of the land for differential rating purposes may appeal under section 183 – please contact Council.

Land tax

Council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses the site values in assessing land tax. Further information on the use of valuation for land tax can be found on the State Revenue Office website: www.sro.vic.gov.au.

Pensioner rebate











If you are the holder of a Pensioner Concession Card or DVA Gold Card with war widow or TPI classification, then you may be eligible for a rebate on your rates. For those persons still eligible, the amount of the concession is already shown on this notice. (Health Care Cards are not eligible.)

Fire Services Property Levy

The owner of land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Fire Services Property Levy Act 2012 for rateable land and s.28 for non-rateable land. firelevy.vic.gov.au

Late payment penalties


If you are late paying your rates you will be charged interest. The interest rate is set by the State Government at 10.0% pa. If you are late, interest will be charged from the due date of each instalment. Interest will continue to be charged on all overdue rates and charges until your rates are paid in full. Any arrears shown on the front of this notice are included in the first instalment and are payable immediately and may be subject to legal action without further notice.


 Phone 8571 1000	 TTY: 133 677 Speak and listen: 1300 555 727 Online: relayservice.gov.au	Find us online 
 Fax 8571 5196	 TIS: 13 14 50	greaterdandenong.com
 council@cgd.vic.gov.au	   	


For more information and application forms visit greaterdandenong.com  **8571 1000**


PAYMENT METHODS


 **Pay online at**
mygreaterdandenong.com

	Billers Code: 8987 Ref: 9690 691
<small>BPAY® this payment via Internet or phone banking. BPAY View® – View and pay this bill using internet banking. BPAY View Registration No.: 9690 691</small>	

 **Direct Debit 4 or 9 Instalments**
To obtain an application form contact Council on 8571 1000 or greaterdandenong.com/payyourrates (credit cards not applicable)

 **By Mail**
Send your cheque with the payment slip to: City of Greater Dandenong
PO Box 200, Dandenong VIC 3175

 **By Phone**
Pay by credit card over the phone by calling 13 18 16. Post Billpay payment details

 **In Person**
At Council's customer service centres.
Dandenong: 225 Lonsdale Street
Springvale: 5 Hillcrest Grove
Keysborough: Parkmore Shopping Centre

 **Post Billpay** or download the Australia Post App.

Billpay Code: 0321
Reference: 3674 8500 0000 00

Rate and Valuation Notice

1 July 2021 – 30 June 2022



ABN 41 205 538 060

Date Issued: 27 July 2021

Property Number: 367485



027-3148 (541)

Srinivasans Pty Ltd
15 Moroney Drive
CHADSTONE VIC 3148

Payment by four instalments

- 1st Instalment \$1,790.71**
Due by 30 September 2021
- 2nd Instalment \$603.00**
Due by 30 November 2021
- 3rd Instalment \$603.00**
Due by 28 February 2022
- 4th Instalment \$603.00**
Due by 31 May 2022

Instalment reminder notices will be issued for the 2nd, 3rd and 4th instalments.

Payment by nine instalments

(Direct debit by agreement with Council only)

- 1st Instalment \$1,455.71**
Due by 30 September 2021
- 2nd - 9th Instalment \$268.00**
Due at the end of each month from 31 Oct 2021 until 31 May 2022

No Instalment reminders will be issued.

If paying by direct debit the instalment amount due will be direct debited on the due date or the first business day following.

Late payments will be charged interest at the rate of 10.0% p.a.
See reverse for detailed information about late penalties.

Property Number: 367485

Property Description

2/27 Superior Drive
DANDENONG SOUTH VIC 3175
Lot 2 SP 30662 Vol 9859 Fol 595

Valuations

Capital Improved Value*	\$380,000
Site Value (land only)	\$205,000
Net Annual Value	\$21,000

*Basis of Assessment - Valuation of property made 1 January 2021
AVPCC: 310.3 - Factory

Details of Rates and Charges

Arrears B/Fwd	\$1,155 relates to 2021 notice plus additional costs \$34.16	\$1,189.16
Industrial Rate	\$380,000 x 0.0048325738	\$1,836.35
Fire Services Property Levy		
FSPL Industrial Fixed	1 x \$233.00	\$233.00
FSPL Industrial Variable	\$380,000 x 0.000898	\$341.20

TOTAL DUE

\$3,599.71

Property Address: 2/27 Superior Drive, DANDENONG SOUTH VIC 3175

Four Instalment Amount: \$1,790.71

Nine Instalment Amount: \$1,455.71

Total Amount: \$3,599.71

First Instalment \$1,790.71



*321 36748500000000

Full Payment \$3,599.71



*321 36748500000000

Property No.: 367485

Ratepayer Name: Srinivasans Pty Ltd

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Valuation objections can be lodged online at:

greaterdandenong.vic.gov.au/rates-and-financial-services/property-valuations

Land tax

Council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses the site values in assessing land tax. Further information on the use of valuation for land tax can be found on the State Revenue Office website:

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 (03) 8571 1000	 TTY: 133 677 Speak and listen: 1300 555 727 Online: relayservice.gov.au	Follow us:     
 council@cgd.vic.gov.au	 TIS: 13 14 50	
 greaterdandenong.vic.gov.au		


For more information and application forms visit greaterdandenong.com


 8571 1000


PAYMENT METHODS


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	Billers Code: 8987 Ref: 9690 691
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PO Box 200, Dandenong VIC 3175

 **By Phone**
Pay by credit card over the phone by calling 13 18 16. Post Billpay payment details

 **In Person**
At Council's customer service centres.
Dandenong: 225 Lonsdale Street
Springvale: 5 Hillcrest Grove
Keysborough: Parkmore Shopping Centre

 **Post Billpay** At the Post Office or download the Australia Post App.

Billpay Code: 0321
Reference: 3674 8500 0000 00