

Rates, charges and valuation notice

2019/2020

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



For the period 1 July 2019 to 30 June 2020

A.B.N 22 862 073 889

Date of Issue: 14/08/2019



Naoum Super Property Pty Ltd ATF
25 Laguna Court
PORTLAND VIC 3305



034
R0_636540

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

Arrears Amount
Pay this amount
\$404.75

Assessment Number
650788

Due
Not later than
30/09/2019

Property Location 21/8 The Crossing CAROLINE SPRINGS VIC 3023
Description LOT 21 PS 723971F V/F 11626/447

Ward
CAMBRIDGE

Capital Improved Value \$510,000	Site Value \$62,500	Net Annual Value \$25,500	PRESCRIBED DATE OF VALUATION: 01/01/2019
			EFFECTIVE DATE OF VALUATION: 1/07/2019

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	\$0.00259680	x \$510,000	\$1,324.37
Municipal Charge	\$150.00	x 1	\$150.00
Fire Services Property Levy			
Residential FSPL Fixed Charge	\$111.00	x 1	\$111.00
Residential FSPL Variable Charge	\$0.00006600	x \$510,000	\$33.66
Total Rates & Charges			\$1,619.03

1st Instalment	30/09/2019
	\$404.75
2nd Instalment	30/11/2019
	\$404.76
3rd Instalment	28/02/2020
	\$404.76
4th Instalment	31/05/2020
	\$404.76
Total Balance	\$1,619.03

The Fire Services Property Levy sum of \$144.66 is collected for the State Government.
AVPCC 120 Single Strata Unit/Villa Unit/Townhouse

Residents are entitled to one of the following Waste Disposal Options:
(Expiry 30/06/20)

FREE ACCESS Melton Recycling Facility 30 Ferns Road, Melton South Car or single axle trailer to water level	x 1	FREE ACCESS Melton Recycling Facility 30 Ferns Road, Melton South Ute or double axle trailer to water level	x 1	At Call Hard Waste Collection Must book before 14/06/2020	x 1
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Melton Recycling Facility



Payment Reference No.
001006507881



Billers Code: 1123



melton.vic.gov.au



1300 067 479



*330 001006507881

ASSESSMENT NUMBER 650788
RATE PAYER Naoum Super Property Pty Ltd ATF
PROPERTY LOCATION 21/8 The Crossing CAROLINE SPRINGS VIC 3023

Amount Payable
\$404.75

GO GREEN. GO ELECTRONIC.

Receive your rates notices via email

Register now at melton.enotices.com.au
with eNotices reference number:

8DDDD4AAEG



MELTON CITY COUNCIL

IMPORTANT INFORMATION REGARDING RATES AND CHARGES

Penalties for late payments

Amounts not paid by the due dates shown on this notice will be charged interest at 10% per annum from the due date of each instalment, this includes all arrangements, direct debits and extensions. If you are having difficulty paying your rates contact Council to make an arrangement or view our Financial Assistance (Rates & Charges) Policy.

All payments will be allocated as follows:

1. Legal costs owing (if any);
2. Arrears interest owing (if any);
3. Arrears owing;
4. Current owing.

Notice of valuation

This property has been valued at the prescribed date shown on the front of this notice, along with the effective date. Any amendment to the valuation may result in change to your rates, for which a supplementary rate notice will be issued. The basis of the assessment is the Capital Improved Value for the calculation of the Municipal rates. The State Revenue Office uses the Site Value in assessing land tax.

Australian Valuation Property Classification Code

The AVPCC represents the existing land use of the property for Valuation Best Practice valuation purposes and for determining the appropriate land use classification for the Fire Services Property Levy.

Objection to valuation

You have a right under section 16/17 of the Valuation of Land Act 1960 to object to the valuation on a number of grounds (Sec 17). Objections must be lodged on the prescribed form (Sec 18) within two (2) months of the issue of the valuation notice or any supplementary notice. Contact us for further information.

Appeal against the rates

Section 184 (1b) of the Local Government Act 1989, provides that if you are aggrieved by the rate or charge levied by this notice, you may appeal within 60 days, after receipt of the valuation or supplementary notice, and give to Council notice that you intend to appeal to the County Court.

NOTE: Lodging an appeal or objection does not prevent recovery of rates, charges and fire services levy. Interest will still be charged on overdue amounts.

Fire services property levy

The owner(s) of rateable land under the Fire Services property Levy Act 2012 (Sec 27), may apply for a waiver or deferral. In addition, the owner(s) of non-rateable land, which is leviable for the Fire Services Levy can also apply for a waiver or deferral. Further information is available at firelevy.vic.gov.au

Are you a pensioner?

Council offers rates assistance for pensioners of \$80.00 in addition to a \$235.15 (maximum) State Government rebate and \$50.00 fixed rebate for the Fire Services Property Levy.

Eligible cards: Centrelink Pensioner Concession Cards and Department of Veterans Affairs Gold Card (War Widow or TPI).

Health Care and Senior cards are ineligible

Change of address/ownership

The property owner must notify Council **in writing** of any change of postal and residential address. Failure to do so may result in interest and legal fees being payable. A Notice of Acquisition is required for any ownership changes.

Privacy notice

Melton City Council collects the personal information contained in this form for the purposes of carrying out its functions under the Local Government Act 1989. The personal information is used by Council to facilitate the delivery of Council services including Rates, Valuations, Planning and production of a Voters Roll for Council Elections. This information will not be disclosed except as required by law.

Rate cap


Council has complied with the Victorian Government's rates cap of 2.50 per cent. The cap applies to the average annual increase of rates and charges. The rate 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.



Printed on recycled paper.

PAYMENT METHODS

 INTERNET	 BY PHONE	 IN PERSON	 BY MAIL
Payments can be made using your MasterCard or Visa by simply logging on to melton.vic.gov.au click on Online Payments, and follow the instructions.	Payments can be made using your MasterCard or Visa by ringing 1300 067 479 with your reference and following the prompts. This facility is available 24 hours a day 7 days a week. (Minimum \$5)	Australia Post Payments can be made in-store at Australia Post using cash, cheque or debit cards only. (Minimum \$25 per notice) Melton Civic Centre 232 High Street, Melton 3337 Melton Library & Learning Hub 31 McKenzie Street Melton 3337 Caroline Springs Civic Centre/Library 193-201 Caroline Springs Boulevard Caroline Springs 3023 Payments can be made by cash, cheque, debit cards, MasterCard or Visa. Refer to our website for hours.	Send your payment (cheques/money order only) with the deposit slip to the Melton City Council, PO Box 21, Melton Vic 3337. If mailing please allow sufficient time as Council is not responsible for any postal delays.
 BPAY	 DIRECT DEBIT	CENTREPAY	
Contact your bank to make payment directly from your account. (Minimum \$25) More info: bpay.com.au	To have your instalments taken out of your Cheque/Savings/Credit account by Direct Debit, please contact the Revenue department on 9747 7200 for a form to complete.	Call the Council to request a Centrepay deduction from your Centrelink payment. Council Reference 555 054 346L	





Waste disposal options

Council provides a range of options, many free of charge, to help residents manage and dispose of their waste and unwanted items responsibly.

The Melton Recycling Facility (33 Ferris Rd, Cobblebank) is open 7 days and provides a safe, cost effective way to dispose of unwanted items, keeping them out of landfill.

The facility accepts the following items, FREE of charge, all year round:

- cardboard and commingled recyclables (items accepted in your yellow kerbside bin)
- e-waste (TVs, computers, and electrical appliances)
- white goods (fridges, washing machines, dryers)
- paint tins, fluorescent tubes and globes, car and household batteries
- barbecue gas bottles, motor oil, oil filters
- smoke alarms, mobile phones
- reusable, salvageable household items (Rasale shop).

Household waste, green waste and recycling is managed through kerbside collection, with various bin sizes available. Refer to the Table of Waste Charges (below) for more information.

In addition, households receive one of the following FREE options, per year:

- one hard waste collection up to 3m³ from within your property boundary (bookings essential, call 9747 7200)
- two visits to the Melton Recycling Facility with small trailer (to water level) or equivalent
- one visit to the Melton Recycling Facility with small trailer (heaped) or large trailer at water level or equivalent.

Access to the Melton Recycling Facility is available by scanning a Rate Notice or by quoting your Rates Assessment Number.

Please note Residential tenants can also access these disposal options, and must apply for vouchers in advance. ID required.

Options expire on 30 June each year. Terms and conditions apply to all services. Visit melton.vic.gov.au/waste for more information.

Toxic household chemicals, such as solvents, poisons, cleaning products, fertilisers and car care products, can be safely disposed, at no cost, on Detox Your Home collection days. For more info, visit sustainability.vic.gov.au/detoxmobile



Table of waste charges

The Waste Management Charge applicable for 2019/2020 is made up of six options:

Option	Annual cost	Waste management Weekly collection	Green Waste Fortnightly collection	Recycling Fortnightly collection
A	\$352.00	120 litre bin	240 litre bin	240 litre bin
B	\$313.00	80 litre bin	240 litre bin	240 litre bin
C	\$301.00	120 litre bin	120 litre bin	240 litre bin
D	\$263.00	80 litre bin	120 litre bin	240 litre bin
E	\$250.00	120 litre bin	No green waste bin	240 litre bin
F	\$215.00	80 litre bin	No green waste bin	240 litre bin
Additional bin \$153.00				

* Fees and charges apply for the removal of green waste bin.

Additional bins are available on request (fees and charges apply). Residents are encouraged to contact Council for assistance as there may be alternative options available. Contact Council's Waste, Graffiti and Cleaning Operations team for further information on 9747 7200.



Environmental Enhancement Rebate

Owners of a property larger than two hectares (approximately five acres), may be eligible to receive a rebate on their rates (capped at \$10,000) if they meet the requirements of the Environmental Enhancement Rate Rebate Policy. Land that has an approved Planning Permit for Subdivision is ineligible and the Environmental Enhancement Rate Rebate does not apply.

Information and forms relating to the rebate will be mailed out to eligible landowners in February each year.

Any queries on the rebate should be directed to Council's Environmental Services department. Failure to comply with the conditions outlined in the policy may result in the rebate being withdrawn.



Rates: Your Questions Answered

Each year Council determines the amount of rate revenue it needs to deliver key services, facilities and improve roads, footpaths, parks and other community facilities.

How are my rates calculated?

Rates are calculated on the Capital Improved Value (CIV) of your property. This means the combined value of your land and all improvements to the property. State legislation now requires councils to value properties on a common date every year. On 1 January 2019 all properties were valued.

For any questions regarding your property valuation, contact Council's Revenue department on 9747 7200.

What are the other charges on my notice?

Municipal Charge – an amount of \$150 is applied to each rateable property to recover part of the administrative costs of operating Council.

Waste Management Charge – the amount you pay is determined by the waste service option you choose. (see table). This fee covers a broad range of waste management services, in particular kerbside waste collection and transfer station operations. Fees incorporate the State Government Landfill Levy of \$65.90 per tonne.

Fire Services Property Levy – Council is required by the State Government to collect the Fire Services Property Levy via your rates and remit the payment to the State Government. The charge is made up of two parts, a fixed charge on each property and a variable charge based on your capital improved value.

You can access more information at firelevy.vic.gov.au



2019/2020
Your rates
Your information



Mayor's Message

With a growing and diverse community in mind, Council has developed a strong and well-considered budget that will cater to the needs of residents across the City.

In 2019/2020, we have an exciting and valuable mix of high quality programs, services and infrastructure planned within a budget of more than \$200 million.

I'm particularly proud of our significant capital works investment of \$66.7 million which will help improve everything from local roads (\$20.6 million), to community buildings (\$22.3 million); recreation, leisure and community facilities (\$15.3 million) to footpaths and cycle-ways (\$1.1 million); and library books, street tree-planting, street lighting improvements and public art.

Highlights include completing the Aintree Children's and Community Centre, designing the Eynesbury Station Early Learning Centre, undertaking intersection works at Taylors Road and Westwood Drive, finalising stages 1 – 3 of the Macpherson Park redevelopment, and constructing stage 1 of the Cobblebank Indoor Stadium.

Of course, residents played an important role in informing our decision making around our 2019/2020 Budget, so I'd like to thank everyone who shared their ideas and helped us plan our direction and priorities for the next year.

We are confident that this is a fair and responsible budget that will deliver the quality infrastructure, programs and services our growing community needs to thrive.



Cr Bob Turner
Mayor, City of Melton

Where do your rates go?

For every \$100 of rates...



Budget Highlights



Contacting Council

Melton Civic Centre, 232 High Street

Caroline Springs Library & Learning Hub, 193 Caroline Springs Boulevard

Melton Library & Learning Hub, 31 McKenzie Street

PO Box 21, Melton, VIC 3337

03 9747 7200

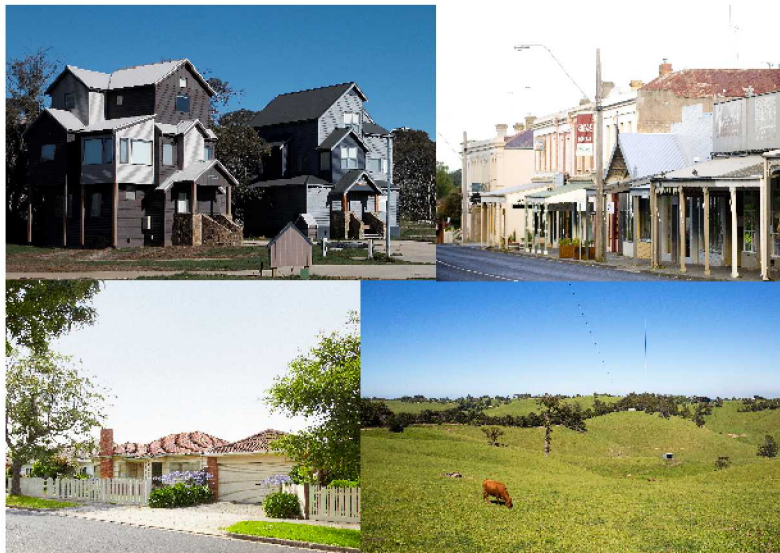
melton.vic.gov.au

csu@melton.vic.gov.au (general)

ravenue@melton.vic.gov.au (for rates queries only)

If you need to communicate in a language other than English, please call Customer Service on 9747 7200.

Annual property valuations



All property valuations will now be undertaken annually by the Valuer-General Victoria. This will be first reflected in your 2019-20 rates notices.



Important information for Victorian property owners

How have property valuations changed?

Municipal property valuations have moved from being undertaken once every two years to every year. The Valuer-General Victoria will now be responsible for all valuations.

How will this affect the rates I pay?

The Government's Fair Go Rates system means councils are restricted from increasing their overall rate revenue by more than 2.5% in 2019-20. The cap applies to overall rate revenue collected by each council, not your individual property.

Individual property values continue to determine your rates, meaning a large rise or fall in value relative to other properties in your municipality will affect a movement in your rate bill.

Annual property valuations will mean your rates will fairly and more accurately reflect the value of your property in relation to the value of other properties in the municipality. Property valuations are effective as at 1 January of the corresponding year.

How will this affect land tax?

For property investors, the land tax assessment notice will reflect a more current land value of your property. This will be included from the 2020 notice. Most principal place of residence homes and most primary production land are exempt from land tax.

How will complaints and objections be handled?

For rates notices, the current complaint and objections process will remain unchanged. The first point of contact for complaints and objections will be the local council in which the property is located. Councils will refer complaints to the Valuer-General Victoria as required.

For land tax assessments, the current amendment and objections processes will remain unchanged.

For more information please visit:
www.sro.vic.gov.au/your-land-tax-assessment

More information about property valuations is available at the Valuer-General Victoria website at:
www.propertyandlandtitles.vic.gov.au/valuation/council-valuations