

Where your money goes

For every \$100 we spend, it is allocated to the following services:



Community languages

If you need the information in this notice in alternative formats, please contact Council on 03 9298 8000.

For a Translating and Interpreting Service (TIS National) call 131 450 and ask them to call Knox City Council on 03 9298 8000.

Greek

Αν χρειάζεστε διερμηνεία, παρακαλείστε να τηλεφωνήσετε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Εθνική Υπηρεσία ΤΙΣ) στο 131 450 και ζητήστε να τηλεφωνήσουν Knox City Council στο 03 9298 8000.

Italian

Se hai bisogno di un interprete, chiama il Servizio traduttori e interpreti (TIS National) al numero 131 450 e chiedi loro di telefonare al Comune di Knox al numero 03 9298 8000.

Vietnamese

Nếu cần thông ngôn viên, xin quý vị gọi cho Dịch Vụ Thông Phiên Dịch (TIS Toàn Quốc) qua số 131 450 và nhờ họ gọi cho Knox City Council qua số 03 9298 8000.

Cantonese

若你需要口譯員，請致電 131 450 聯絡翻譯和口譯服務署 (TIS National)，要求他們致電 03 9298 8000 聯絡 Knox City Council。

Mandarin

如果你需要口譯員，請致電 131 450 联系翻译和口译服务署 (TIS National)，要求他们致电 03 9298 8000 联系 Knox City Council。

Khmer

ប្រសិនបើលោកអ្នកត្រូវការអ្នកបកប្រែភាសា សូមទូរស័ព្ទទៅ សេវាបកប្រែភាសាសរសេរ និងនិយាយ (TIS National) លេខ 131 450 រួចស្នើសុំឱ្យគេទូរស័ព្ទទៅសាលាក្រុង Knox លេខ 03 9298 8000 ។

Arabic

إذا أنتم بحاجة إلى مترجم، الرجاء الاتصال بخدمة الترجمة الخطية والشفهية (TIS National) على الرقم 131 450، والطلب منهم الاتصال بوالأتم 03 9298 8000 على الرقم Knox City Council

Polish

Jeżeli potrzebujesz tłumacza, prosimy zadzwonić do Telefonicznej Służby Tłumaczy (TIS National) pod numer 131 450 i poprosić o połączenie Cię z Knox City Council pod numerem 03 9298 8000.

Knox City Council 511 Burwood Highway Wantirna South, VIC 3152 T 9298 8000

E knoxcc@knox.vic.gov.au knox.vic.gov.au interpreter 131 450



2019-20 Valuation & Rates Notice



Assessment number: 113630 9
Issue date: 07/08/2019

Woodbine Properties Pty Ltd
66 Raheen Ave
WANTIRNA VIC 3152

028

Property details

1/7 Woodbine Court
WANTIRNA SOUTH VIC 3152
Lot UT 1 SP 11752
Ward: Dinsdale

Date of Valuation: 01/01/2019
Site Value: \$115,000
Capital Improved Value: \$260,000
Net Annual Value: \$15,000
Operative Date of Valuation: 01/07/2019

Fire Services Property Levy
Land Use Classification: Industrial
AVPCC: 310
AVPCC Description: General Purpose
Factory

Payment options

Lump sum - current
\$1,987.40
Due 15 Feb 2020

4 instalments

Due 30 Sep 2019	\$499.40
Due 30 Nov 2019	\$496.00
Due 29 Feb 2020	\$496.00
Due 31 May 2020	\$496.00

9 monthly instalments
You are paying by 9 DIRECT DEBIT instalments

Due 30 Sep 2019	\$227.40
Due 31 Oct 2019	\$220.00
Due 30 Nov 2019	\$220.00
Due 31 Dec 2019	\$220.00
Due 31 Jan 2020	\$220.00
Due 29 Feb 2020	\$220.00
Due 31 Mar 2020	\$220.00
Due 30 Apr 2020	\$220.00
Due 31 May 2020	\$220.00

Late payment: Amounts not received by the respective due dates will be levied interest at 10% p.a. Refer over for details.

Current rates and charges for the period 1 July 2019 - 30 June 2020

(declared 24 June 2019)

Industrial Rates	0.00465640 x 260,000	\$1,210.65
Weekly Business Waste Service With Recycle Service	303.00 x 1	\$303.00
Fire Services Property Levy Industrial Fixed		\$226.00
Fire Services Property Levy Industrial Variable	0.00095300 x 260,000	\$247.75

To receive electronic notices

eNotices
Visit knox.enotices.com.au
Reference: 11217E858E

POST billpay
 *375 1136309 - In Full

POST billpay
 *375 1136309 - Instalment - 4

POST billpay
 *375 1136309 - Instalment - 9

BALANCE \$1,987.40

****NOTE: COUNCIL RECORDS SHOW YOU HAVE A DIRECT DEBIT ARRANGEMENT FOR PAYMENT OF YOUR RATES FOR THIS PROPERTY BY NINE INSTALMENTS.****

Payments and changes received after 1 August 2019 are not included in this notice.

How to pay

Biller Code: 18077
Ref: 1136 309

BPAY® this payment via internet or phone banking.

BPAY® View View and pay this bill using internet banking.

BPAY® View Registration No.: 1136 309

Direct Debit

Direct Debit from bank account or credit card. Visit knox.vic.gov.au/rates

Mail

Knox City Council 511 Burwood Hwy Wantirna South 3152
Make cheque payable to Knox City Council and write Assessment number on the back.

Internet

Make a payment online by visiting knox.vic.gov.au/payments select 'Rates payments'. Payments will incur a surcharge of 0.4%.

Phone

1300 668 153
Payment by Visa or MasterCard. Payments will incur a surcharge of 0.4%.

Post Billpay

In-store Australia Post

In person

Knox Civic Centre 511 Burwood Hwy Wantirna South 3152



The property described on the front of this notice, owned or occupied by you, has been valued as at 1 January 2019 level of value. Other authorities may use any one of the values shown for the purpose of a rate or tax.

The State Revenue Office uses the site value in assessing Land Tax. Further information on the use of valuation for Land Tax can be found on the State Revenue Office website (sro.vic.gov.au).

Annual Property valuation

All property valuations will now be undertaken annually by the Valuer-General Victoria (previously every two years by Council). This is first reflected on your 2019-20 rates notice which is based on values as at 1 January 2019.

Visit knox.vic.gov.au/rates for details.

How rates are calculated

Rates are calculated using the Capital Improved Value (CIV) of your property, which includes land, buildings and other improvements such as garages or swimming pools. The formula is:

$$\text{CIV} \times \text{Rate in the dollar} = \text{Rates payable}$$

Different property types (commercial, industrial, etc) may be rated at a different rate in the dollar.

Payment of rates and charges

Rates are a charge on the property with current rates payable either as a lump sum or by instalments.

Lump sum - Current rates are due 15 February 2020. If not paid by the due date, interest will be charged from the date on which each missed instalment was due at 10% p.a. until paid in full in accordance with Section 172 of the Local Government Act 1989.

Four instalments - To elect to pay by four instalments, your first instalment must be made in full by the due date otherwise it will be deemed a partial payment and will require the balance paid in full by 15 February 2020.

1st instalment 30 September 2019
2nd instalment 30 November 2019
3rd instalment 29 February 2020
4th instalment 31 May 2020

Nine monthly instalments - To elect to pay by nine instalments you must pay the first instalment by 30 September 2019 and the subsequent instalments by the last day of the month from October to May. **There will not be any reminder notices issued.**

Visit knox.vic.gov.au/rates for details.

Allocation of payments

All payments will be allocated in the following order of priority:

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

Pensioners

Holders of a Pensioner Concession Card and some Veterans' Affairs Gold Card may be entitled to a rebate on their rates. If you have previously applied, you do not need to reapply unless the rebate does not appear on your rates notice. Application forms and eligibility details are available at knox.vic.gov.au/rates or from Council's Customer Service.

Late payments

Amounts not received by the due dates will be levied interest from the date on which each missed instalment was due. The interest rate is set by the State Government (currently 10%) in accordance with the Local Government Act 1989 and will continue to accrue until the debt is paid in full. Arrears outstanding may be subject to legal action for recovery.

Payment assistance policy

If you have difficulty paying your rates, please contact Council before the due date as an alternative payment plan may be available under Council's Payment Assistance Policy.

Objecting to a valuation

Under Division 3 of the Valuation of Land Act 1960, objections to a valuation must be lodged with Council within two months of receiving this notice. Objections must be on or to the effect of the prescribed form, which may be obtained from Council. Visit knox.vic.gov.au/rates

Appealing rates and charges

Under Section 184 of the Local Government Act 1989, you may appeal to the County Court regarding your rates and charges, on specific grounds within 60 days of receiving written notice of the rate or charge. Please contact Council for more details.

Classification for differential rating review

Under Section 183 of the Local Government Act 1989 you may apply to the Victorian Civil and Administrative Tribunal for a review of Council's decision to classify (or not) land as a particular type or class for differential rating purposes. Applications must be made within 30 days of the owner or occupier receiving written notice of the decision.

Changes of details

All changes of address must be notified to Council. For a change in ownership, a Notice of Acquisition must be submitted.

Privacy

The information appearing on this notice is used by Council to levy Council rates and charges. This information will also be used to update Council databases. You may view Council's Privacy Policy and Statement on our website knox.vic.gov.au or obtain a copy from Council.

Fire Services Property Levy

The Fire Services Property Levy (FSPL) is a levy set by the State Government, collected by councils and forwarded to the State Government to fund the State's fire services.

The owners of rateable and non-rateable land may apply for a waiver or deferral in respect of the Fire Services Property Levy in accordance with section 27 and 28 of the Fire Services Property Levy Act 2012. Further details available from Council or by visiting firelevy.vic.gov.au.

Victorian Government's rates cap

Council has complied with the Victorian Government's rates cap of 2.5%. 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's cap.

Australian Valuation Property Classification Code

The AVPCC shown on the front of this notice is the Australian Valuation Property Classification Code. The AVPCC is allocated to each property by the valuer according to the use of the land - e.g. house, shop, cattle grazing.

The AVPCC is used to determine the FSPL land use classification.

More information

Visit knox.vic.gov.au/rates

Every dollar counts

Every dollar we pay in rates helps make Knox a better place to live and work in. It helps us deliver hundreds of local services and programs that make a lasting difference to people's lives.

Put together into an annual Budget for the 2019-20 year, the rates we pay help Council achieve the following:

- Collect and dispose of waste across the City of Knox;
- Maintain and build new roads, footpaths and buildings;
- Deliver aged care services to more than 2,000 residents;
- Provide child support to about 1,900 newborns and their parents;
- Inspect around 2,000 buildings each year;
- Assess more than 300 building and 1,100 planning applications every year;
- Maintain parks and recreation assets; and
- Maintain and upgrade facilities for sporting and recreational clubs.

Coming Up

In this year's 2019-20 Budget, highlights include a number of key capital works projects, both large and small, that will help support the quality of life for Knox residents.

Local road works

This year's budget delivers \$9.3 million in continued investment for local road works across the municipality. This reflects Council's priorities in ensuring that local residents have access to the best possible local roads infrastructure.

Works will include road surface, kerb and channel renewal as identified by Council from condition audits and visual inspections.

Public open spaces

The budget delivers a continued investment of \$15.33 million to further improve our green and leafy public open spaces across Knox. These accessible public spaces are critical to the future health and well-being of our community and Council's ongoing investment reflects this importance.

Some highlights include:

- \$400,000 - Fairpark Reserve, Ferntree Gully, Stage 3;
- \$250,000 - Marie Wallace Reserve, Bayswater, Stage 4;
- \$400,000 - Tormore Reserve, Boronia, Stage 4;
- \$450,000 - Peregrine Reserve, Rowville, Stage 1
- \$295,000 - Gilbert Park, Knoxfield, Stage 2

Improvement of buildings

Council will also invest a total of \$37.94 million towards the improvement of public and civic buildings across Knox, many of which are home to a wide range of community organisation and local service providers.

Just a few examples include:

- \$178,050 - Rowville Community Centre;
- \$574,500 - Knox Leisureworks;
- \$40,000 - Marie Wallace Bayswater Park - Cricket & Football Pavilion;
- \$67,000 - Coonara Community School; and
- \$115,000 - Knox Regional Netball Complex.

Footpaths and cycle-ways

The budget also delivers \$5.24 million for works on footpaths and cycle-ways, to help ensure that local residents can get to where they need to go safely as well as benefit from improved recreational opportunities.

Among other examples, Council will construct new footpaths along Boronia Road in Bayswater (between Edinburgh Road and Scoresby Road) and Wellington Road in Rowville (between Straughan Close and Napoleon Road).

Council will allocate \$150,000 funding to construct a new bicycle/shared path from the Railway overpass to Upper Ferntree Gully Station. We are also supporting the State Government's delivery of the Burwood Highway Pedestrian and Cycle Link - a key transport infrastructure priority for Council.

Living within our means

Lastly, Knox City Council is staying financially responsible, providing a modest rate increase of 2.5% in line with the Victorian Government's Fair Go Rates System. We're also putting more services easily in reach of our community by moving them online and making them available 24 hours a day, 7 days a week.

