

# Rate Instalment Notice

## Instalment 4 2020 - 2021

**051** 38104  
R L Bovell and J A Bovell  
PO Box 1326  
APPLECROSS WA 6153

Assessment no. 48348 7

Date of issue 6 May 2021

### QUESTIONS?

Web: [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)  
Phone: 03 9658 9658  
Business hours, Monday to Friday

### DUE DATE

**31 May 2021**

### AMOUNT DUE

**\$290.06**

Property **Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006**

Current Instalment

\$290.06

Payments included to 30 Apr 2021.

### Payment methods

Assessment no. 48348 7

Property Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006



Billers code: **79616**  
Ref: 10483487

**BPAY**® this payment via Internet or phone banking  
**BPAY View**® - View and pay this bill using internet banking.  
**BPAY View Registration No.:** 10483487  
Credit cards not accepted.



**Post Billpay** Credit cards not accepted.  
Pay in store at Australia Post.



\*875 0891 000000010483487 81



**Direct debit** Credit cards not accepted.  
To apply call 03 9658 9658 or visit  
[melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



**MasterCard or Visa**  
Credit card payments will attract an  
additional fee being the recovery of  
financial institution charges.

Please tick the amount you are paying  
in the box below.

Due Date **31 May 2021**  
Amount Due **\$290.06**



Telephone 1300 130 453



Internet [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



**By mail**  
City of Melbourne  
GPO Box 1839 Melbourne 3001  
**Council will not be responsible for late  
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**In person**  
Melbourne Town Hall  
90-130 Swanston St, Melbourne 3000  
Business hours, Monday to Friday.  
Cash payments not accepted.  
Card payment available.

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### \*Interest penalties for late payment

Penalty interest will be calculated at 10% from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

### All payments will be allocated as follows:

1. Legal Costs Owing (if any)
2. Arrears Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Owing

If you are having difficulties in making payments, prior to the due dates, please contact the Customer Service Hotline on 03 9658 9658 for assistance.

### Pensioner concessions

If you are a pensioner and have a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rate rebate on your principal place of residence.

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# Rate Instalment Notice

## Instalment 3 2020 - 2021

**051** 38470  
R L Bovell and J A Bovell  
PO Box 1326  
APPLECROSS WA 6153

Assessment no. 48348 7

Date of issue 8 Feb 2021

### QUESTIONS?

Web: [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)  
Phone: 03 9658 9658  
Business hours, Monday to Friday

### DUE DATE

**28 Feb 2021**

### AMOUNT DUE

**\$290.03**

Property **Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006**

Current Instalment

\$290.03

Payments included to 29 Jan 2021.

### Payment methods

Assessment no. 48348 7

Property Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006



Bill code: **79616**  
Ref: 10483487

**BPAY**® this payment via Internet or phone banking  
**BPAY View**® - View and pay this bill using internet banking.  
**BPAY View Registration No.:** 10483487  
Credit cards not accepted.



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**MasterCard or Visa**  
Credit card payments will attract an additional fee being the recovery of financial institution charges.

Please tick the amount you are paying in the box below.

Due Date **28 Feb 2021**  
Amount Due **\$290.03**



Telephone 1300 130 453  
Internet [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



**By mail**  
City of Melbourne  
GPO Box 1839 Melbourne 3001  
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# Rate Instalment Notice

## Instalment 2 2020 - 2021

**051** 38678  
R L Bovell and J A Bovell  
PO Box 1326  
APPLECROSS WA 6153

Assessment no. **48348 7**

Date of issue **4 Nov 2020**

### QUESTIONS?

Web: [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)  
Phone: 03 9658 9658  
Business hours, Monday to Friday

### DUE DATE

**30 Nov 2020**

### AMOUNT DUE

**\$290.05**

Property **Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006**

Current Instalment

\$290.05

Payments included to 30 Oct 2020.

### Payment methods

Assessment no. **48348 7**

Property **Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006**



Bill code: **79616**  
Ref: **10483487**

**BPAY**® this payment via Internet or phone banking  
**BPAY View**® - View and pay this bill using internet banking.  
**BPAY View Registration No.:** 10483487  
Credit cards not accepted.



**Direct debit** Credit cards not accepted.  
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Please tick the amount you are paying  
in the box below.

Due Date **30 Nov 2020**  
Amount Due **\$290.05**



Telephone **1300 130 453**



Internet [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



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# Valuation and rate notice 2020-2021

For the period 1 July 2020 - 30 June 2021

051 59967

R L Bovell and J A Bovell  
PO Box 1326  
APPLECROSS WA 6153

## Tax invoice

No GST has been charged

Assessment no. 48348 7

Date of issue 4 Sep 2020

### QUESTIONS?

Web: [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)  
Phone: 03 9658 9658  
Business hours, Monday to Friday

**Property** Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006

**Legal description** Lot 22 PS PS412885H

Valuations		Effective date	1 Jul 2020
NAV	16,500	Valued as at	1 Jan 2020
Site value	48,000	Interest rate	10%
CIV	330,000	Land use	Commercial

AVPCC 232 -Serviced Apartments/Holiday Units

### Details of account

(important, please read overleaf)

	Amount
Commercial Rates @ 4.4159 cents in the \$ of NAV.	\$728.62
FSPL @ \$230 plus 61.1 cents per \$1,000 of CIV	\$431.63
Arrears	\$1,144.34

### OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by **\$2,304.59**  
15 February 2021

Late payments will attract interest (see over page)  
**\*Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

### OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 **\$1,434.39**  
30 September 2020

If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2021.

Instalment 2 **\$290.05**  
30 November 2020

Instalment 3 **\$290.05**  
28 February 2021

Instalment 4 **\$290.10**  
31 May 2021

### OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only.  
See overleaf for details.

## FSPL - Fire Services Property Levy (State Government Charge)

### Payment methods

Assessment no. 48348 7

### Direct debit now available on annual payments (see over for details)

Property Apartment 22, Mezzanine 14 Kavanagh Street, SOUTHBANK VIC 3006



Billers code: 79616  
Ref: 10483487

BPAY® this payment via Internet or phone banking  
BPAY View® - View and pay this bill using internet banking.  
BPAY View Registration No.: 10483487  
Credit cards not accepted.



**Direct debit** Credit cards not accepted.  
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[melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



**MasterCard or Visa**  
Credit card payments will attract an additional fee being the recovery of financial institution charges.



Please tick the amount you are paying in the box below.

Option 1 **\$2,304.59**  
 Option 2 **\$1,434.39**



Telephone 1300 130 453



Internet [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



**By mail**  
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Melbourne Town Hall  
90-130 Swanston St, Melbourne 3000  
Business hours, Monday to Friday.  
Cash payments not accepted after 30 September 2019. Card payment available.



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## OPTION 3 PAYMENTS



### Direct debit only

Ten monthly instalments payable by direct debit only. Payments will be deducted from the nominated bank account on the last day of the month from September through to May. The June payment will be deducted on 25 June 2021.

**If payment due date falls on a weekend or public holiday, it is deducted the next working day.**

For a direct debit application form and for more information about this payment method, visit [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates) or phone 03 9658 9658.

## ANY QUESTIONS?



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## Important information

### State government rates cap

We've complied with the Victorian Government's rates cap of 2 per cent. The cap applies to the total 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:

- (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 rate cap.

For more information visit [delwp.vic.gov.au/rairgorates](http://delwp.vic.gov.au/rairgorates)

### \*Interest penalties for late payment

Penalty interest on any arrears of rates and charges will continue to accrue. Interest will be calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

### Objection to valuation

If you are aggrieved by the valuation of your property and wish to discuss the values, or need a prescribed form to lodge a formal objection, visit [melbourne.vic.gov.au/valuations](http://melbourne.vic.gov.au/valuations) or call 03 9658 9658. The prescribed form must be completed and lodged with the City of Melbourne within two (2) months from the date of issue on the front of this notice.

Valuation objections will be processed by the Valuer General Victoria.

**You must pay your rates as assessed on this notice by the dates outlined pending the outcome of any objection.**

The valuations shown on this notice may be used by other authorities for the purpose of a rate or tax.

### Appeal against rates

If you are aggrieved by any rate or charge, or by anything included or excluded from the rates or charge, other than in respect of the assessment of the value, you may appeal to the county court for a review of the rate or charge.

### Review of differential rating

If you're an owner or occupier of land whose interests are affected by a decision of the Council to classify or not to classify that land as being for a particular type or class for differential rating purposes, you may apply to VCAT for review of the decision.

### Valuation definitions

**Site value** is the value of the land.

**NAV (Net Annual Value) residential** is 5 per cent of the capital improved value.

**NAV non-residential** is approximately the annual net rental value of the property.

**CIV (Capital Improved Value)** is the total market value of the land plus buildings and improvements.

**AVPCC** - Australian Valuation Property Classification Code.

### Objection to Fire Services Property Levy

If you disagree with the valuation or Australian Valuation Property Classification Code (AVPCC) you can call us on 03 9658 9658. If you're the owner of the land you 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 residential land.

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