



Moreland City Council
Locked Bag 10 Moreland VIC 3058

Moreland City Council

TAX INVOICE

Civic Centre 90 Bell Street
Coburg Victoria Australia
Telephone (03) 9240 1111
Facsimile (03) 9240 1212

TTY 133 677
Website www.moreland.vic.gov.au
Email info@moreland.vic.gov.au
ABN 46 202 010 737

VALUATION AND RATE NOTICE

For the period 1 July 2022 to 30 June 2023



Sclivethorpe Pty Ltd
42 Symon Crescent
GREENSBOROUGH VIC 3088

025
R0_2917090

ASSESSMENT NUMBER

1849012

DATE OF ISSUE

26/07/2022

\$518.51

payable by

30 September, 2022

Any arrears shown on this notice
are payable immediately

Property Address 1/14 Lex Grove, OAK PARK VIC 3046

Property Description CT-11647/081 Lot 1 PS 731234

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
01/01/2022	\$350,000	\$770,000	\$38,500	120.4

Residential Rate	770,000 x 0.0021175	\$1,630.48
Residential FSPL Fixed Charge		\$117.00
Residential FSPL Levy Rate	770,000 x 0.000053	\$40.81
Waste Charge 80 litre		\$275.22

Balance Of Rates & Charges \$2,063.51

If you are experiencing payment difficulties, please contact Council's Revenue Services Unit on 9240-1111 or via email to ratescontact@moreland.vic.gov.au
Any payments received after 24 July 2022 may not be reflected on this notice.



Receive your notice via email
Go to moreland.enotices.com.au

Your eNotice Reference No:

E136E45E9N

Four Instalments

DUE DATE	AMOUNT
30/09/2022	\$518.51
30/11/2022	\$515.00
28/02/2023	\$515.00
31/05/2023	\$515.00

Ten Monthly Instalments (Council Initiated Direct Debits Only).

DUE DATE	AMOUNT	DUE DATE	AMOUNT
15-Sep-22	\$209.51	15-Feb-23	\$206.00
15-Oct-22	\$206.00	15-Mar-23	\$206.00
15-Nov-22	\$206.00	15-Apr-23	\$206.00
15-Dec-22	\$206.00	15-May-23	\$206.00
15-Jan-23	\$206.00	15-Jun-23	\$206.00

See reverse for payment options. Please return this section if paying by mail.

BPAY this payment via Internet or phone banking.

	<p>Billers Code: 35105 Ref: 1849 012</p>
--	--

POST billpay



*3523 1849012

For Council Use



Instalment One



Assessment Number

Assessment No: 1849012

Ratepayer Name: Sclivethorpe Pty Ltd

Property Address: 1/14 Lex Grove, OAK PARK VIC 3046



Moreland City Council

Amount Payable:

\$518.51

Payment Due by:

30 September, 2022

IMPORTANT INFORMATION FOR RATEPAYERS

NOTICE OF VALUATION

The property described in this Valuation and Rate Notice has been valued as at 1 January 2022. The operative date for rating purposes of this valuation is 1 July 2022. Moreland City Council bases its rates on the Capital Improved Value.

COMPLIANCE WITH THE VICTORIAN GOVERNMENT'S RATE CAP

Council has complied with the Victorian Government's rates 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—

- (i) the valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

RATE PAYMENT OPTIONS

a) Payment by Four Instalments

To pay by four instalments, the amounts indicated on the front of this notice must be received no later than the following dates:

- 1st Instalment – 30 September 2022,**
- 2nd Instalment – 30 November 2022,**
- 3rd Instalment – 28 February 2023,**
- 4th Instalment – 31 May 2023**

Instalment notices for the 2nd, 3rd and 4th instalments will be issued no less than 14 days prior to each instalment due date.

b) Council approved Direct Debits are available by 10 Monthly or Quarterly Instalments

(From a nominated cheque or savings account only)
For due dates please refer to the front of this notice. Ratepayers must complete a Council approved Direct Debit Request form to be eligible for this option. Ratepayer scheduled payments via alternative payment methods are not eligible for the 10 monthly instalment plan.

CHANGE OF PROPERTY OWNERSHIP AND MAILING ADDRESS

Council must be notified in writing of a change of ownership or address. When ownership of a property changes, liability for the payment of rates remains with the owner recorded by Council, until a "Notice of Acquisition" is received from the purchaser or their legal representative, within one month of sale.

Council must be notified in writing of any change of address or occupancy. Forms are available from Council's website www.moreland.vic.gov.au

RIGHT OF OBJECTION TO VALUATIONS

Ratepayers have a right under Part III of the *Valuation of Land Act 1960* to object to the valuation of the described property, on a number of specific grounds. Objections must be lodged with Council within 2 months of the date of issue shown on this notice. To lodge a valuation objection please visit www.moreland.vic.gov.au

It should be noted however that an objection or an appeal against a valuation assessment does not prevent the recovery by Council of any rates due pending the determination of the objection or appeal. Any instalment that falls due should still be paid by the due date.

APPEAL AGAINST RATE

If aggrieved by any such matters included or omitted from any rate or charge other than in respect of the assessment value of the property any person may, within 60 days of the issue of the Valuation and Rate Notice, give notice in writing to Council of the intention to appeal to the County Court in the manner set out in section 184 of the *Local Government Act 1989*.

PENALTIES FOR FAILURE TO PAY

Penalty Interest on any arrears of Rates and Charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received. Late or non-payment of rates and charges will incur an interest penalty in accordance with the *Penalty Interest Rate Act 1983*. Interest will be charged on overdue instalment amounts from the due date of each instalment until payment is received, at the prescribed rate.

PAYMENT ALLOCATION OF RATES AND CHARGES

Please be aware that any payments/adjustments made to this account in the last few days may not be reflected on this notice.

All payments will be allocated as follows:

- 1) Legal Costs Owing (if any)
- 2) Interest Owing (if any)
- 3) Arrears Owing (if any)
- 4) Current Rates & Charges Owing

OVERDUE RATES

If you are having difficulties in making payments prior to the due dates, please contact the Revenue Services Unit on (03) 9240 1111 for assistance.

Any arrears shown on the front of this notice are payable immediately and may be the subject of legal action and interest charges without further notice.

LAND TAX

The Valuer-General Victoria (VGV) is the sole valuation authority to conduct annual valuations of all land in Victoria for rating and taxation purposes. 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 (www.sro.vic.gov.au) or by contacting **13 21 61**.

FIRE SERVICES PROPERTY LEVY

Council are required to collect the Fire Services Property Levy on behalf of the State Revenue Office (www.sro.vic.gov.au or 13 21 61). This amount is listed as a separate charge on the front of this notice. In cases of financial hardship the owner of land may apply for a waiver, deferral or concession in respect to the leviable land under Section 27 of the *Fire Services Property Levy Act 2012* for rateable land and Section 28 for non-rateable residential land.

PENSIONER RATE CONCESSIONS

If you currently hold an eligible Pensioner concession card or DVA gold card, you may be able to apply for a rebate on rates and the Fire Services Property Levy at your principal place of residence. Further information and application forms are available on Council's website www.moreland.vic.gov.au or by calling (03) 9240 1111. If you have previously applied for the rebate you do not need to reapply unless the rebate is not reflected on your annual rate notice. Please note Health Care cardholders are not eligible for Municipal Rates Concessions.

PRIVACY

Council is committed to protecting your privacy and personal information in accordance with the *Privacy and Data Protection Act 2014* and our Privacy Policy. Council will not disclose your information to a third party unless there is a statutory or legal requirement, or in order for Council to meet its service provision responsibilities.









Personal information collected by Council will be used for municipal related purposes. You are able to request access to the personal information that we hold about you, and to request that it be corrected if necessary. Please contact Council on 9240 1111 with any queries about this statement.

DATE RATES AND CHARGES DECLARED, 23RD JUNE 2022.



Printed on recycled paper.

Methods of Payment

 <p>Council Approved Direct Debit Direct Debit Forms are available from Council's Citizens Service Centre or online at www.moreland.vic.gov.au Ratepayer scheduled payments do not constitute direct debit registration. Direct Debit from Credit Cards is not available. Quarterly direct debits will be deducted on the instalment due dates. Monthly Direct Debits will be deducted over 10 monthly instalments commencing 15 September.</p>	 <ul style="list-style-type: none"> • Visit: www.moreland.vic.gov.au to make your payment 24 hours a day 7 days a week. <p>Visa and MasterCard are accepted for telephone and internet banking.</p>	 <ul style="list-style-type: none"> • Pay in-store at Australia Post. Present this notice intact and pay via cash, cheque or EFTPOS, Debit Card and Credit Card (MasterCard and Visa) available. 	 <ul style="list-style-type: none"> • Please call telephone number 9240 1111 and quote the assessment number shown on the front of the notice.
 <p>Telephone & Internet Banking - BPAY®</p> <ul style="list-style-type: none"> • Contact your bank or financial institution to make this payment from your cheque, debit, or transaction account. • Quote the Biller Code (35105) and Customer Reference Number shown on the rate notice. • More info: www.bpay.com.au <p>® Registered to BPAY Pty Ltd, ABN 69 079 137 518</p>	 <p>Centrelink Use Centrelink to arrange regular deductions from your Centrelink payment.</p> <p>Call Centrelink or visit www.humanservices.gov.au/centrelink for more information.</p> <p>Council's Centrelink number is: 555 061 978C</p>	 <ul style="list-style-type: none"> • Hours of payment: 8.30am to 5.00pm, Monday to Friday • Coburg Citizens Service Centre 90 Bell Street Coburg Vic. 3058 (cash payment up to \$3,000 per invoice) • Brunswick Citizens Service Centre 233 Sydney Road Brunswick Vic. 3056 (no cash payments, EFT only) • Glenroy Community Hub 50 Wheatsheaf Road, Glenroy VIC 3046 (no cash payments, EFT only) • EFTPOS and Credit Card Facilities available at all centres. (Visa and MasterCard only) 	 <ul style="list-style-type: none"> • Make cheque payable to Moreland City Council and cross it 'Not Negotiable'. • Detach payment slip and mail with cheque to: Moreland City Council Locked Bag 10, Moreland 3058 • A payment will not be issued for payments received by mail. Retain top portion of notice for your record.

Contact details

Moreland City Council

Locked Bag 10, Moreland, VIC, 3058
9240 1111 | moreland.vic.gov.au

Find us on Facebook, Instagram, and Twitter



To learn about rates or to speak with us about a payment plan in your language, call 9280 1919.

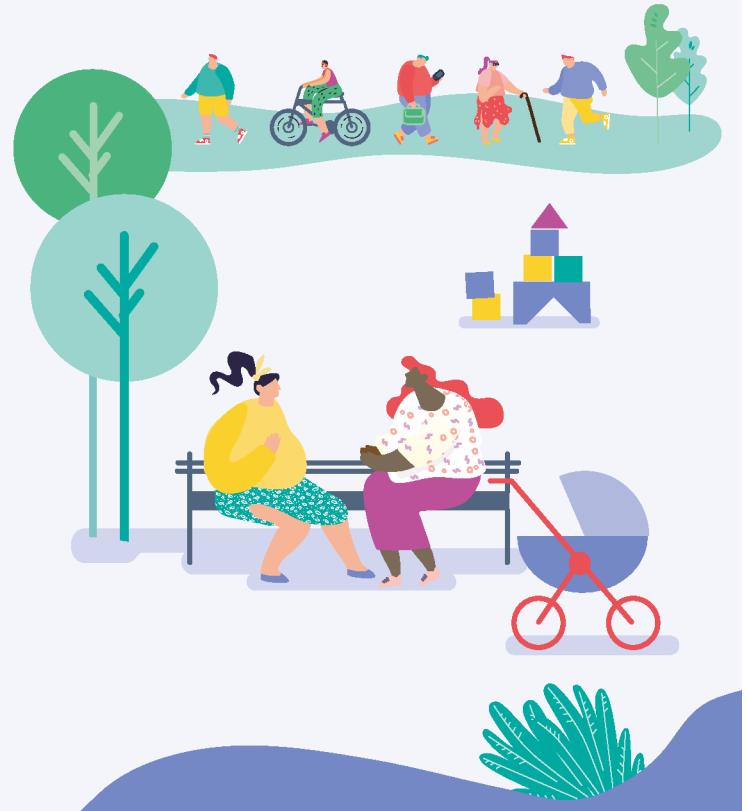
Per informazioni in Italiano sulle tariffe o per organizzare un piano di pagamento chiamate il numero 9280 1911.

Για πληροφορίες στα Ελληνικά σχετικά με δημοτικά τέλη ή για να συζητήσετε μαζί μας σχέδιο πληρωμής τηλεφωνήστε στο 9280 1912.

للتعرف على الأسعار أو التحدث إلينا عن خطة السداد في اللغة العربية اتصل
ب 9280 1913

如需用中文了解市政费或向我们查询如何订立还款计划，
请致电 9280 0750.

Vergi ücretlerini öğrenmek veya ödeme planı hakkında
bizimle Türkçe konuşmak için 9280 1914 numaralı
telefonu arayın.

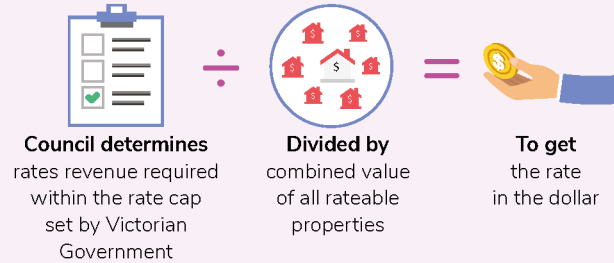


Rates 2022-23

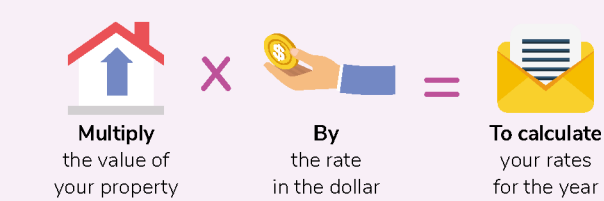
How are my rates calculated?

When deciding how much Council needs to raise in general rates, we consider community needs and available income for the coming year. This is done when we are preparing our annual budget. Your rates are calculated using the following process:

Total rates for the municipality



What you pay



Your property is valued each year by the Victorian Government's Valuer General. Your property value is used to work out how much the rates of each property will be. Property values vary across the municipality and over time.

Property values across Moreland increased 16.7% between 1 January 2021 and 1 January 2022. The average increase in rates payable is \$31. Some rate assessments will increase more than average and some less than average or even see a decrease - it depends on the increase or decrease of each property's valuation relative to the overall change in valuations across the municipality.

Other charges on my rates notice

Waste charges

2022-23 annual waste charges have increased largely due to the scheduled increase to the landfill levy imposed by the Victorian Government, increased fuel costs as well as starting the work to expand our waste service from 3 to 4 streams (including a bin for glass only) to accommodate the Victorian Government circular economy plan *Recycling Victoria: A new economy*.

If you have a standard 80 litre garbage bin, the increase adds up to an extra 54 cents per week or \$28.19 per year.

This financial year Council is also trialling booked hard waste collections, with up to 2 collections available per eligible household (conditions apply, refer to enclosed flyer).

The annual waste fees are directly linked to the cost of providing the waste services on a cost recovery basis.

Fire Services Property Levy

Your rates include the Victorian Government's Fire Services Property Levy. All revenue collected goes directly to the State Government to help support Victoria's fire services.



What else can I do with my hard waste?

Most items collected through hard waste end up in landfill. If your items are in good condition, consider giving them a second life. Options for reusing goods include:

- **Donate:** drop items off at a charity store during business hours, or call one of these charities to arrange a free collection:
 - » Brotherhood of St Laurence **1300 366 283**;
 - » Diabetes Australia – Victoria **9923 8400**;
 - » St Vincent de Paul Society of Victoria **1800 621 349**.
- **Sell, swap or give away:** many online platforms are available to sell, give away, swap or share your pre-loved goods such as Facebook Marketplace and free goods groups, Ziilch, Freecycle and Gumtree.
- **Garage Sale Trail:** we participate in Garage Sale Trail each year. Garage Sale Trail gives residents and community groups the opportunity to participate in a national weekend of garage sales. Go to garagesaletrail.com.au for more information.
- **Repair:** some broken household items can be fixed at a Repair Café. Go to brunswicktoolibrary.org for information and event dates.

More information

Visit moreland.vic.gov.au/reducingwaste for more information on how to recycle, reuse or donate items that you no longer need.

Visit moreland.vic.gov.au/bookedhardwaste for more information about the booked hard waste service trial.

This trial service is only available to households who pay the annual Waste Charge.



Moreland
City Council

Introducing your booked hard waste service



We are trialling a booked hard waste collection service from July 2022. During the trial period, there will be no municipal-wide collections. You must book to have your hard waste picked up from your home.

How do I book a collection?

There are two ways you can book your hard waste collection.



When do I put my hard waste out?

After your booking has been confirmed you will be sent a 'how to guide' for using the service which outlines how and when to place your items on your nature strip.

Do not put items out on your nature strip without a booking. It is illegal to place items out at any other time and penalties apply under the General Local Law.

How much hard waste will be collected?

Households can book 2 collections of up to 1 cubic metre, or 1 collection of up to 2 cubic metres per year.

✓ What items will be collected?

The following items will be collected through the booked collection service:

- Carpet and underlay (rolled and tied)
- Household furniture
- Mattress and base (1 per household)*
- Timber (up to 10 pieces, no longer than 1.5 metres)
- E-waste including TVs, household appliances, computers and accessories*
- White goods including washing machines, dishwashers, stoves, dryers, fridges and freezers (with doors removed)*
- Scrap metal*
- Sheet glass or mirror wrapped and marked as 'glass'

Items with an asterix (*) must be placed in a separate pile for recycling collection

✗ What items will not be collected?

Do not place the following items out for collection as they will not be picked up.

- Building waste and renovation materials
- Cement sheeting
- Gas bottles
- Tyres
- Chemicals, oils or poisons
- Paint
- Household recycling and rubbish (including cardboard boxes)
- Garden materials
- Bean bags, polystyrene and foam
- Hazardous waste including asbestos
- Commercial or industrial waste

Your rates are at work everyday

View our 4-Year Budget 2022-2026:



Rates help to build a better Moreland with \$57.7 million invested in capital works programs and \$204.6 million in services over the next 12 months.

Rates support the places where our community comes together and funds core services and infrastructure, while delivering on the new priorities of the 2021-2025 Council Plan.

Bin collections, recycling, hard waste and street cleansing



Footpaths and bicycle paths



Council infrastructure and maintenance



Arts, culture and events



Home and social support



Family, child and youth services



Libraries and community centres



Leisure centres and reserves



Playgrounds, parks and open space



Sustainability



Community engagement



Economic development





Are you having difficulty paying your rates?

You can put a payment plan in place with us if you cannot pay your rates in full or by the instalment due date. If you need to speak to us about your rates payment, please call us on **9240 1111** and press **7** to speak to the Revenue Services team.

You can also visit www.moreland.vic.gov.au/laterates

Mayor's message

I want to thank you for your role in contributing to your community through your rates payment. This payment helps us provide much needed services to support our community and businesses.

We are all still feeling the impacts of the COVID-19 pandemic, which has affected our community in many ways. Moreland has faced financial challenges in providing new and modified services to people who need it most, while dealing with reduced income.

Despite these challenges, we are continuing to build exciting new infrastructure while delivering our core council services. In 2022-23, some highlights include:

- A capital works program of **\$57.7 million**, to improve community infrastructure and stimulate jobs
- Commencing construction of the **\$27.8 million** Fawkner Leisure Centre Development (stage 1)
- Commencing construction of the **\$22.6 million** Saxon Street Community Hub
- Upgrading several kindergartens over the next 5 years totalling **\$14.6 million**
- Completing construction of the **\$11.3 million** Fleming Park redevelopment
- Funding **\$550,000** of community budget ideas.

I, along with all other Councillors, look forward to working with you in the community to deliver these valued services and exciting projects throughout the coming year.

Cr Mark Riley
Mayor of Moreland

Mark Riley

