



Civic Centre 90 Bell Street
Coburg Victoria Australia
Locked Bag 10 Brunswick VIC 3056

Telephone (03) 9240 1111
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ABN 46 202 010 737

TAX INVOICE

Merri-bek
City Council

RATES INSTALMENT NOTICE

For the period 1 July 2022 to 30 June 2023



Sclivethorpe Pty Ltd
42 Symon Crescent
GREENSBOROUGH VIC 3088

025
R0_550230

ASSESSMENT NUMBER

1849012

DATE OF ISSUE

11/04/2023

Payable by

31/05/2023

\$515.00

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

INSTALMENT DETAILS

Fourth Instalment due 31 May 2023

\$515.00

Payments received after 9th April, 2023 may not reflect on this notice.

Four Instalments

30/09/2022	30/11/2022	28/02/2023	31/05/2023
\$0.00	\$0.00	\$0.00	\$515.00



Receive your notice via email
Go to merri-bek.enotices.com.au

Your eNotice Reference No:

9C1D17D7DZ

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

	Billor Code: 35105
	Ref: 1849 012

BPAY this payment via Internet or phone banking.

POST billpay



*3523 1849012



Merri-bek
City Council

For payments made by Council's telephone
service please call 9240 1111 and follow the prompts

Amount Payable:

\$515.00

Payment Due by:

31/05/2023

Assessment No: 1849012

Ratepayer Name: Sclivethorpe Pty Ltd

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

IMPORTANT INFORMATION FOR RATEPAYERS

Moreland City Council's new name, Merri-bek City Council, came into effect on Monday 26 September 2022. All of Council's branding will gradually transition to Merri-bek. For more information visit merri-bek.vic.gov.au/newname

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. Merri-bek City Council bases its rates on the Capital Improved Value (CIV).

COMPLIANCE WITH THE VICTORIAN GOVERNMENT'S RATE CAP

Merri-bek City 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

Any arrears and interest showing on the front of this notice are due and payable immediately.

a) Payment by Four Instalments

Instalment notices 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 of any change of address or

occupancy. Forms are available from Council's website www.merri-bek.vic.gov.au

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 2 months from 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*.

SPECIAL CHARGE

Ratepayers have 30 days from the date of the annual notice to appeal to the VCAT in relation to the Special Charge.

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.merri-bek.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 shown on your initial rate notice. Please note Health Care cardholders are not eligible for Municipal Rates Concessions.

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 or visit www.merri-bek.vic.gov.au to apply for a payment plan extension.

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). 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.

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.









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.

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.merri-bek.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.merri-bek.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>Centrepay Use Centrepay to arrange regular deductions from your Centrelink payment.</p> <p>Call Centrelink or visit www.humanservices.gov.au/centrepay for more information.</p> <p>Council's Centrepay 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 (cash payment up to \$3,000 per invoice) • 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 Merri-bek City Council and cross it 'Not Negotiable'. • Detach payment slip and mail with cheque to: Merri-bek City Council Locked Bag 10, Brunswick VIC 3056 • A receipt will not be issued for payments received by mail. Retain top portion of notice for your record.