

Valuation, rates and charges notice

For period 1 July 2019 to 30 June 2020



ABN 32 210 906 807

Hope Farm Investments Pty Ltd
320 Pitt Rd
VERVALE VIC 3814



1036360
R4_17247

Description and location of property:

385 Scanlons Drain Rd
Bayles 3981
CA 27A SEC V; CA 27B SEC V; L2 PS308466

Instalment 1	\$984.30
Due date	30/09/2019
Date of issue	13/08/2019
Property number	4630000700

*25/9/19
K 436 495 7072*

Instalment 2 Due 2 December 2019	\$989.00
Instalment 3 Due 2 March 2020	\$989.00
Instalment 4 Due 1 June 2020	\$987.60

How your 2019-20 rates were calculated

Capital Improved Value (CIV)	\$1,615,000
x rate in dollar	x \$0.002083
= Council charges	= \$3,364.05
+ Fire Services Property Levy	+ \$306.85
+ waste charges	+ \$283.70
- or + credit or arrears	- \$4.70
- Pensioner Concession	
= Annual total	\$3,949.90

For more information on these charges, see the back page of this notice.

Annual total If you prefer, you can pay this amount by 30 September 2019.	\$3,949.90
---	-------------------

Payment options

FlexiPay Set up regular payments to suit your budget at cardinia.vic.gov.au/rates

BPAY Biller code: 858944
Ref: 46300007005

BPAY © this payment via internet or phone banking
BPAY View © - view and pay this bill via internet banking
BPAY View registration number: 46300007005

Post Billpay Billpay Code: 0860
Ref: 4630 0007 0000 005

Call 131 816, go to postbillpay.com.au or visit an Australia Post store



Set up regular Centrepay deductions from your Centrelink payments at www.humanservices.gov.au/centrepay CRN: 555 012 959V



Pay in person at our Customer Service Centre
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).

For emailed notices:
cardinia.enotices.com.au
Reference No: 342D543D1Z

POST billpay



For more information



1300 787 624



www.cardinia.vic.gov.au/rates

Rates and valuation information for your property

Capital Improved Value (CIV) as at 1 January, 2019	\$1,615,000
Site Value (SV)	\$1,425,000
Net Annual Value (NAV)	\$80,750

Australian Valuation Property Classification Code (AVPCC)

530 : Mixed Farming & Grazing - Mixed Farming & Grazing (more than 20 ha)

Land Use Classification Primary Production

Fire Services Property Levy (a Victorian Government charge)	1615000 x \$0.00019	\$306.85
Credit Agricultural Land	1615000 x \$0.002083	\$4.70- \$3,364.05
120lt Garbage & Recycling Charge	1 Service/s	\$283.70

When do I need to pay my rates?

Rates are paid in quarterly instalments – see the front page of this notice for instalment amounts and due dates. If you prefer, you can pay the annual total (the sum of all four instalments) by 30 September 2019.

What if I don't pay my rates instalment by the due date?

In accordance with Section 172 of the *Local Government Act 1989* you need to pay each rates instalment by its due date to avoid being charged interest (10% per year). Legal action may also be taken for recovery of unpaid rates and may incur additional costs. If you are having difficulty paying your rates, contact us to discuss a payment plan. A new plan must be made for each financial year.

I have a Pensioner Concession Card or Department of Veterans' Affairs Gold Card. Do I get a discount on my rates?

Yes. If the rateable property is your principal place of residence and you don't receive this concession on any other property. The concession doesn't apply to Health Care Card holders.

To apply for this concession go to www.cardinia.vic.gov.au/rates for a link to the 'Municipal rates concession' web page on the Department of Human Services website (DHHS). Please complete the application form on the DHHS website and post or email it to Council.

What should I do if my mailing address or property ownership details have changed?

If your mailing address has changed please go to www.cardinia.vic.gov.au/rates to update your details. Property owners are legally required to advise Council of changes in ownership by way of a Notice of Acquisition or copy of title.

What is the Capital Improved Value (CIV)?

This is your property's value including site value (land), buildings and other improvements.

What is the Site Value (SV)?

This is the value of the land only. It is included in the CIV amount.

What is the Net Annual Value (NAV)?

This is fixed by Victorian Government legislation to be 5% of the CIV for residential and rural properties. For commercial or industrial properties it is the estimated annual market rent.

What is the 'rate in the dollar'?

This is calculated by dividing the total rates Council needs for the financial year by the total CIV for Cardinia Shire.

Are there different rate categories?

Yes. A different rate is applied depending on the type of property you own, such as residential, agricultural, commercial and industrial, and vacant or unoccupied land. These categories are the fairest way to determine the rates contribution to be made by owners of different property classes.

What is the Australian Valuation Property Classification Code (AVPCC)?

Independent property valuers assign this code to your property according to the land's use. The code is used to determine your property's Land Use Classification, in accordance with the *Fire Services Property Levy Act 2012*.

What is the Land Use Classification?

This classification is used to calculate the Fire Services Property Levy amount payable. It does not refer to the zoning of the property or how rates are calculated.

What is the Fire Services Property Levy?

This is a Victorian Government levy to fund fire services. The rate varies depending on the property's location, classification and CIV. You have the legal right to apply for a waiver, deferral or discount on the levy amount under Section 27 of the *Fire Services Property Levy Act 2012* for rateable land, and under Section 28 for non-rateable residential land. For more information visit www.firelevy.vic.gov.au

Can I request a review of my rates or charges, property valuation or land use classification?

Yes – you have the legal right to appeal for a review of your rates and/or charges, associated differential rating and the valuation and/or Land Use Classification applied to your property, within 60 days of receiving this notice.