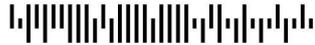


RATE AND VALUATION NOTICE 2021-2022
1ST INSTALMENT NOTICE
1ST JULY 2021-30TH JUNE 2022



ABN 42 592 845 947
Telephone Enquiries
(03) 5358 8700



Agent Q Pty Ltd
242 Elgar Road
BOX HILL SOUTH VIC 3128

Date of issue:
18/08/2021

\$305.89
Due & Payable
30th September 2021

Assessment No.
1041634

Interest - Payments received after the due date may be charged interest at 10% P.A.
Arrears - Any arrears shown on this notice are due immediately and may accrue interest until paid.

028
R0_24580

Transactions made after 11/08/2021 are not included on this notice.

Property location: 4/1 Sloane Street STAWELL VIC 3380 LOT: CM, 4 SP: 18628 TSH: STAWELL	Ward: Stawell	Area:												
FIRE SERVICE PROPERTY LEVY (FSPL) LAND USE CLASSIFICATION: Residential AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE (AVPCC): 120 - Single Strata Unit/Villa Unit/Townhouse														
Details of this notice:														
		\$												
General Rate	0.005705 X \$81,000.00 CIV	\$462.11												
Municipal Charge		\$164.00												
120 Litre Garbage Service		\$277.00												
Recycling Service		\$190.00												
FSPL Residential Fixed Charge		\$114.00												
FSPL Residential Variable Charge	0.000059 X \$81,000.00 CIV	\$4.78												
Total Amount Due		\$1,211.89												
<table border="1" style="width: 100%;"><thead><tr><th colspan="2" style="text-align: center;">VALUATIONS</th></tr></thead><tbody><tr><td style="text-align: right;">Capital Improved Value</td><td style="text-align: center;">81000</td></tr><tr><td style="text-align: right;">Site Value</td><td style="text-align: center;">21000</td></tr><tr><td style="text-align: right;">Net Annual Value</td><td style="text-align: center;">4050</td></tr><tr><td style="text-align: right;">Level of Valuation Date</td><td style="text-align: center;">01/01/2021</td></tr><tr><td style="text-align: right;">Operative Date</td><td style="text-align: center;">01/07/2021</td></tr></tbody></table>			VALUATIONS		Capital Improved Value	81000	Site Value	21000	Net Annual Value	4050	Level of Valuation Date	01/01/2021	Operative Date	01/07/2021
VALUATIONS														
Capital Improved Value	81000													
Site Value	21000													
Net Annual Value	4050													
Level of Valuation Date	01/01/2021													
Operative Date	01/07/2021													

Council rates and charges are payable in four instalments.
Instalment notices will be issued for the 2nd, 3rd and 4th instalments prior to their respective due dates.

1st Instalment \$305.89 Due 30/09/2021	2nd Instalment \$302.00 Due 30/11/2021	3rd Instalment \$302.00 Due 28/02/2022	4th Instalment \$302.00 Due 31/05/2022
---	---	---	---

Please see reverse for further information



Direct Debit

Set up Direct Debit to have the instalment amount deducted from your nominated account on the due date. Application forms may be obtained at www.ngshire.vic.gov.au or contact Council for more details.

Name: **Agent Q Pty Ltd**

Property Address: **4/1 Sloane Street STAWELL VIC 3380**



Assessment No. **1041634**



Billers Code: **35204**
Ref No: 1041634

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1041634

DUE & PAYABLE

\$305.89

Payment to be made by

30th September 2021



Billpay Code: **2340**
Ref: 000 0104 1634

Pay in person at any Post Office, by phone 13 18 16, or go to www.postbillpay.com.au



For emailed notices:
ngshire.enotices.com.au
Reference No: F127F423FZ



*2340 1041634

Important information regarding payment of rates and charges

Payment by Instalments

Payment of this notice must be made no later than the due date. Postal delays will not be accepted as an excuse for late payment. Subsequent instalment notices will be issued not less than 14 days prior to each instalment due date to enable payment. **There is no provision to pay in full at a later date.**

Arrears owing, together with interest must be paid in full immediately and may continue to accrue interest until paid in full. Legal action may be taken without further notification.

Ratepayers who are not able to pay their rates by the due date are asked to contact Council's Rating Department.

Council has a Personal Financial Hardship policy to assist those ratepayers in genuine financial distress. Further information regarding assistance available can be obtained from Council's Rating Department.

Council has adopted a COVID-19 Financial Support and Hardship policy. Ratepayers are encouraged to contact the rating department if they are impacted by Covid-19 and are unable to pay their rates.

Penalties for Failing to Pay

Any instalment payment not received by the Council during business hours, on or before due dates may be charged interest from the due date of that instalment and will continue to accrue until payment of the outstanding amount and interest is received in full. The interest rate charged on all overdue rates and charges is fixed by the Attorney General, under the *Penalty Interest Rates Act 1983*. The rate that will apply for this financial year is 10%.

All payments will be allocated as follows

- Legal costs owing, if any
- Interest owing, if any
- Arrears owing, if any
- Current rates, charges and levies

Any arrears of rates shown on this notice are considered overdue and should be paid immediately. Arrears will continue to accrue interest until paid in full. Council may at any time after the issue of this notice take legal action to recover any arrears and interest owing.

Pensioner Concession Rebate

A person holding a current Pensioner Concession card and living at the property location as shown on the front of this notice, may be entitled to a government rebate (maximum \$247.00) on their Council rates and \$50.00 on their Fire Services Levy. Those whose rebate appears on the front of this notice need not reapply.

NOTE: A Health care card does not entitle the holder to a rate reduction.

Notice of Valuation

The property described on the front of this notice has been valued as at 1 January, 2021. The operative date for rating purposes of the valuation is 1 July, 2021.

Council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses site value in assessing land tax. Further information can be found on the State Revenue Office website.

Objection to Valuation

If you are aggrieved by the valuation of your land as shown on the front of this notice you may object. Sec 17 of the *Valuation of Land Act 1960* includes the ability to object to the AVPCC allocated to a property. Objections must be lodged on the prescribed form within a period of two months from the date of issue of this notice. Objections may be lodged at <https://ratingvaluationobjections.vic.gov.au/> or forms can be obtained from Council offices.

Differential Rating Classification

Your property has been classified for rating purposes in accordance with Council's adopted Differential Rating Statement (ie Residential, Commercial, Industrial, Farm and Recreational). Application forms for consideration of reclassification may be obtained from Council offices or at www.ngshire.vic.gov.au. Any changes in classification will be effective from the rating year in which the application is lodged.

Single Farm Enterprise

Any person may apply for exemption from the municipal charge and/or Fire Services Levy fixed charge for farm land under the "Single Farm Enterprise" criteria. Application forms can be obtained from Council offices or at www.ngshire.vic.gov.au

Rate Notice Appeal

Section 184 of the *Local Government Act 1989* provides that if you are aggrieved by the rate or charge imposed by Council or by anything included or excluded from such a rate or charge, you may lodge an appeal with the County Court. The grounds for appealing and procedure for making an application and the time limits involved are also set out in this Section.

Section 183 of the *Local Government Act 1989* provides that if you are aggrieved by your differential rate classification you may appeal to the Victorian Civil and Administrative Tribunal for a review of the decision.

Fire Services Levy Waiver / Deferral

Council is obliged under the *Fire Services Property Levy Act 2012* to apply and collect this levy on behalf of the Victorian State Government. If you are subject to this levy, and your land is rateable, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Section 27. If you are subject to this levy, and your land is classified residential for land use classification purposes but is not rateable land, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Section 28.

Change of Property Ownership, Occupancy or Mailing Address

The Council must be notified in writing of changes of occupancy, ownership or mailing address. When ownership of a property changes, liability for payment of rates remains with the owner recorded with Council until a 'Notice of Acquisition' is received from the transferor or his/her agent. Correspondence regarding address alterations should be forwarded in writing and signed by the applicant lodging the change to the attention of the Rates Department. If the property owner has transferred the rating obligations to the occupier of the property, then the owner must provide the occupier with a copy of the original Rates and Valuation Notice. Council will assume this has occurred and enforce the due dates.

Privacy Statement

Council believes that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Accordingly, it is committed to full compliance with its obligations under the *Privacy & Data Protection Act 2014*. In particular, Council will comply with the Information Privacy Principles (IPPS) contained in the Act. Information contained on this form is used for Council's municipal and statutory obligations.

Rate Capping

Council has complied with the Victorian Government's rate cap of 1.5 per cent.

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 cap.

**Ratepayers with any queries are asked to contact Council's Rating Department:
phone (03) 5358 8700 or email rates@ngshire.vic.gov.au**

Payment Methods

Direct Debit Electronically deducted payments from your nominated bank account. Payments can be made quarterly, monthly or fortnightly. Application forms are available from Council. 	BPAY® Please contact your participating bank, credit union or building society to pay this account from your cheque, credit or savings account. More info: bpay.com.au Please quote the biller code and the customer reference number located on the front of this rate notice. Receipt No. Date Paid.	Australia Post Pay this account by phone 13 18 16 or go to auspost.com.au/postbillpay Alternatively present this account and your payment in-store at Australia Post. Credit cards accepted 	Payment by Mail Make cheques payable to Northern Grampians Shire Council and cross 'not negotiable'. Mail to: Northern Grampians Shire Council PO Box 580 Stawell VIC 3380 	Payment in Person Stawell office, Town Hall 59-69 Main Street, Stawell Office hours: 8.30am to 4.45pm St Arnaud office, 40 Napier Street, St Arnaud Office Hours: 9.00am to 4.00pm Credit Cards and Eftpos accepted. 
--	--	---	---	--