



# Valuations, rates and charges notice 2022-2023

Soares Borrowing Co Pty Ltd and  
ATF Soares Superannuation Fund  
146 Lakeview Blvd  
KEYSBOROUGH VIC 3173

R0\_1328390

Assessment number **177210 3**  
Quote this number when contacting us

Issue date **08/08/2022**

	<b>Overdue from prior year/s</b>
+	\$0.00
	<b>Your rates this year</b>
	\$615.80
=	<b>Total amount due</b>
	\$615.80



To receive emailed notices sign up at [knox.enotices.com.au](http://knox.enotices.com.au)  
Reference: 555EEEC71Z

## Property and valuation details

These valuations are prepared by the state government for rating and taxation purposes only

Address: 610/400 Burwood Highway, WANTIRNA SOUTH VIC 3152

Legal description: Lot 610A PS 721487

Land use: Strata unit or flat  
State fire services property levy purposes only

AVPCC: 125  
See back of notice for more details

Capital Improved Value (CIV): \$315,000

Site value: \$35,000

Net annual value: \$15,750

Valued as at: 01/01/2022

When Council applied the value: 01/07/2022

Council Ward: Scott

## Rates and charges for 1 July 2022 to 30 June 2023 (Declared 27 June 2022)

Particulars:	Charge:	Value:	Amount:
General Rates	0.0015307 x	315000	\$482.15
Fire Services Property Levy Residential Fixed			\$117.00
Fire Services Property Levy Residential Variable	0.000053 x	315000	\$16.65

Payments and changes received after 29 July 2022 are not included in this notice.

## Payment options [See reverse for more information](#)

Lump sum overdue	Lump sum current	OR	4 instalments	OR	9 instalments
\$0.00 Due Now	\$615.80 Due 15 Feb 2023		<b>\$156.80</b> ① due by 30 Sep 22 \$153.00 ② due by 30 Nov 22 \$153.00 ③ due by 28 Feb 23 \$153.00 ④ due by 31 May 23		<b>\$71.80</b> ① 30 Sep 22 \$68.00 ② 31 Oct 22 \$68.00 ③ 30 Nov 22 \$68.00 ④ 31 Dec 22 \$68.00 ⑤ 31 Jan 23 \$68.00 ⑥ 28 Feb 23 \$68.00 ⑦ 31 Mar 23 \$68.00 ⑧ 30 Apr 23 \$68.00 ⑨ 31 May 23

## Where to pay



### Direct Debit

Pay direct from your bank account or credit card. Register online at [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or scan this code. You can cancel at any time.



### BPAY®

Online or phone banking

Billers Code: 18077

Ref: 1772103

BPAY View®

Registration No: 1772103



### Pay in person

Knox City Council Civic Centre.  
511 Burwood Hwy, Wantirna Sth.  
Open Mon-Fri 8.30am - 5.00pm



City of Knox Council use - In Full



### Visa or Mastercard

Call 1300 668 153 automated service 24 hours a day 7 days a week, visit [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or scan the code. 0.4% surcharge added.



### Post Billpay

In store at any Post Office



### Mail

Knox City Council - 511 Burwood Hwy, Wantirna Sth, VIC, 3152. Make cheques out to Knox City Council. Write your assessment number on the back.

# Payment options

**OVERDUE AMOUNT** Due now. Unless you have a current payment plan in place.

**OPTION 1: Payment in full** Pay the total amount by 15 February 2023. If it is not paid by this date, interest will be charged in accordance with Section 172 of the Local Government Act 1989.

**OPTION 2: Four instalments** The first instalment must be paid in full by 30 September 2022 (in addition to any overdue balance that may be payable). Otherwise you must pay the full amount by 15 February 2023.

**OPTION 3: Nine instalments** To pay this way you must pay the first instalment by 30 September 2022 and then make a further monthly payment by the last day of each month from October to May. There are no reminder notices for each due payment.

## Pensioners

Holders of a Pensioner Concession Card and some Veterans' Affairs Gold Cards may be entitled to a rebate on their rates. Health care cards are not accepted. If you have previously applied, you do not need to reapply. If the rebate does not appear on your rates notice you may need to apply.

Application forms and eligibility details are available at [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or from Council's Customer Service on 9298 8000.

## Payment Assistance Policy

If you have difficulty paying your rates, please contact Council before the due date as an alternative payment plan may be available under Council's Payment Assistance Policy.

Visit [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or call Council's Customer Service on 9298 8000.

## Late payments

Interest will be charged from the due date. This will continue until all rates are paid in full. The penalty interest rate is applied in accordance with the *Local Government Act 1989*.

## Other penalties for failing to pay

Council may start legal action in the Magistrates' Court to recover any outstanding rates and/or charges. This may result in further costs added to the account.

## Change of property ownership and address details

When there is a change in property ownership, a Notice of Acquisition must be submitted to Council within 30 days of settlement.

If you change your mailing address please notify Council in writing to the email or postal address on the front of the notice.

## Privacy statement

The information appearing on this notice is used by Council to collect Council rates and other charges. We also use this information to update Council databases. You may view Council's Privacy Policy and Statement on our website [www.knox.vic.gov.au](http://www.knox.vic.gov.au) or call Council on 9298 8000 to obtain a copy.

## Australian Valuation Property Classification Code (AVPCC)

A property is allocated an AVPC code to determine the land use classification. The code is used to calculate the fire services levy. If a property has more than one use, the code will be determined by the primary use.

## Fire Services Property Levy

The Fire Services Property Levy is set by the state government to fund the State Fire Services. It is included in the Council rates but given to the state government. The levy has fixed and variable parts.

The owners of rateable and non-rateable land may apply for a waiver or deferral in respect of the Fire Services Property Levy in accordance with section 27 and 28 of the *Fire Services Property Levy Act 2012*. Further details available on [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

## Allocation of payments

Whenever you make a payment the money is allocated in this order as applicable.

- 1 - Legal costs;
- 2 - Interest charges;
- 3 - Overdue rates and charges;
- 4 - Current year rates and charges.

## Victorian government capping on Council rate revenue

The Victorian government's Fair Go Rates System (FGRS) directs that councils can only raise an additional 1.75% in total rate income, compared to the previous year.

Council has complied with the Victorian Government's rate 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:

1. the valuation of your property relative to the valuation of other properties in the municipality
2. the application of any differential rate by Council
3. the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

## Your objection rights as a rate payer

### Objection on the valuation of your property

If you disagree with the assessment of the value and/or the AVPC Code, you may lodge a written objection with the Council. You must do this:

- within two months after the Annual Rates Notice or Supplementary Rates Notice is sent directly to the owner
- within four months after the Annual Notice or Supplementary Notice is given to the occupier who is not the owner.

Even if you lodge an objection the rates and charges must be paid. This is the law as required by section 29 of the *Valuation of Land Act 1960*.

### Objection on Council rates and charges

If you disagree with a rate or charge imposed by the Council you may appeal to the County Court under section 184 of the *Local Government Act 1989*.

A person may only appeal on one or more of the following grounds:

- that the land is not rateable land
- that the rate or charge assessment was calculated incorrectly
- that the person rated is not liable to be rated.

Any appeal must be lodged with the County Court within 30 days of receiving this notice.

A person cannot appeal to the County Court where an objection or appeal may be made under the *Valuation of Land Act 1960* (see above).

## Review of differential rating classification

### Do you think the rating classification is incorrect?

You may apply to the Victorian Civil and Administrative Tribunal. Applications must be made within 30 days of the owner or occupier receiving this rates notice. This is allowed under Section 183 of the *Local Government Act 1989*.

# Community languages

For a Translating and Interpreting Service (TIS National) call 131 450 and ask them to call Knox City Council on 03 9298 8000.

### Greek

Αν χρειάζεστε διερμηνεία, παρακαλείσθε να τηλεφωνήσετε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Εθνική Υπηρεσία ΤΙΣ) στο 131 450 και ζητήσετε να τηλεφωνήσουν Knox City Council στο 03 9298 8000.

### Italian

Se hai bisogno di un interprete, chiama il Servizio traduttori e interpreti (TIS National) al numero 131 450 e chiedi loro di telefonare al Comune di Knox al numero 03 9298 8000.

### Vietnamese

Nếu cần thông ngôn viên, xin quý vị gọi cho Dịch Vụ Thông Phiên Dịch (TIS Toàn Quốc) qua số 131 450 và nhờ họ gọi cho Knox City Council qua số 03 9298 8000.

### Cantonese

若你需要口譯員，請致電 131 450 聯絡翻譯和口譯服務署 (TIS National)，要求他們致電 03 9298 8000 聯絡 Knox City Council。

### Mandarin

如果你需要口譯員，請致電 131 450 联系翻译和口译服务署 (TIS National)，要求他们致电 03 9298 8000 联系 Knox City Council。

### Khmer

ប្រសិនបើលោកអ្នកចង់សុំសេវាបកប្រែភាសាខ្មែរ និងភាសាប្រទេសផ្សេងទៀត ទូរស័ព្ទលេខ 131 450 ដើម្បីសុំសេវាបកប្រែភាសា និងភាសាផ្សេងទៀត ទូរស័ព្ទលេខ 03 9298 8000 ទៅក្រុមប្រឹក្សាភិបាលក្រុងក្រិកស៊ី

### Arabic

إذا انتم بحاجة إلى مترجم، الرجاء الاتصال بخدمة الترجمة الخطية والتفوية (National) على الرقم 131 450، والطلب منهم الاتصال بـ Knox City Council على الرقم 03 9298 8000

### Polish

Jeżeli potrzebujecie tłumacza, prosimy zadzwonić do Telefonicznej Służby Tłumaczy (TIS National) pod numer 131 450 i poprosić o połączenie cię z Knox City Council pod numerem 03 9298 8000.



\*375 1772103 - In Full 00001772103000061580



\*375 1772103 - Instalment - 4 00001772103000015680



\*375 1772103 - Instalment - 9 00001772103000007180