



Baw Baw Shire Council
PO Box 304
Warragul 3820

T +61 3 5624 2411
E rates@bawbawshire.vic.gov.au
ABN 47 274 526 683

**Rates & Valuation Notice
First Instalment**

Rating Year 1 July 2021 - 30 June 2022
TAX INVOICE

Property number
25511



Palcor Pty Ltd
PO Box 288
SORRENTO VIC 3943

Instalment amount
\$203.45

Payable by 30th September 2021

032
R1_4455



To have your notices emailed
Register at bawbawshire.enotices.com.au
Reference No: **8D23B5BE3D**

Date of Issue: 03/08/2021

| | | | | |
|--|-----------------------|--|-------------------------------|-------------------------|
| Property Location 27B Victoria Street WARRAGUL VIC 3820 Pt V4059 F650 Lot 2 LP93444 Warragul Township Land Classification: Residential | | AVPCC 212 : 4 Mixed Use Occupation - Shop | | |
| Effective Date | Valuation Date | Site Value | Capital Improved Value | Net Annual Value |
| 01/07/2021 | 01/01/2021 | \$100,000 | \$180,000 | \$11,800 |

| | | |
|--|--|-----------------|
| Rate Commercial | Rate in \$ 0.003838 X \$180000 | \$690.85 |
| TOTAL COUNCIL RATES AND CHARGES | | \$690.85 |
| State Government Fire Services Property Levy | \$114.00 + (Rate in \$0.000059 x 180000) | \$124.60 |
| TOTAL DUE | | \$815.45 |

2219

Note: Payments made after 03/08/2021 will not appear on this notice.
Council declared its Rates and Charges for 2021/2022 on 23rd June 2021.
If you are experiencing hardship paying your rates please call Council and/or review our hardship policy and application online.
Payment arrangements can be made to pay your rates either weekly, fortnightly or monthly.
For further information please call 5624 2411 or visit www.bawbawshire.vic.gov.au/rates

| | | | |
|--|---|---|--|
| 1st Instalment Due 30 September 2021 \$203.45 ✓ | 2nd Instalment Due 30 November 2021 \$204.00 | 3rd Instalment Due 28 February 2022 \$204.00 | 4th Instalment Due 31 May 2022 \$204.00 |
|--|---|---|--|



Rate Payers who pay all rates and charges on or before 30 September 2021 will be entered into an Early Bird Incentive draw to win \$1000.
Terms and conditions available at www.bawbawshire.vic.gov.au



Billers Code: 5801
Ref: 000 003 194 164

BPAY® - This payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 000 003 194 164
Please enter the BPAY ref number (next to BPAY logo left)

Council Bill Number: 3194164
Name: Palcor Pty Ltd



Billers Code: 0889
Ref: 0000 0319 4164

Pay in-store at Australia Post,
online at auspost.com.au/postbillpay
or by phone 13 18 16

Property: 27B Victoria Street
WARRAGUL VIC
3820

Property No.: 25511

Instalment Amount: \$203.45

Full Payment Amount: \$815.45



1st Instalment *889 0003194164



Total Rate *889 0003194164

| | | |
|-----------|-----------|---------------------------|
| Transcode | User code | Customer reference number |
| 831 | 062074 | 000000003194164 |

Rates Information

General Rates: This contributes to the cost to Council of providing services to the community.

Site Value: market value of the land only.

Capital Improved Value: total market value of the land plus buildings and other improvements.

Net Annual Value: current value of a property's net annual rent (by law, this must be at least five per cent of the Capital Improved Value for commercial property and exactly five percent of Capital Improved Value for residential property).

Payment of Arrears

Any arrears and interest owing must be paid by the due date shown on the front of this notice to avoid further interest and legal fees being charged. The right of Council to proceed for the recovery of arrears is not prejudiced by the service of this notice.

Penalty for Late Payments

Interest of 10 per cent will be charged on rates and charges not paid by the due date. Interest on any arrears of rates and charges will continue to accrue until full payment is received. Late payment will accrue interest on the amount outstanding from the due date of the instalment. Payment of rates and charges will be allocated in the following order: 1. Legal costs, 2. Interest, 3. Arrears, 4. Current rates and charges.

Change of Ownership, Name or Address

It is the responsibility of the property owner to notify Council of any change in ownership, name or address in writing.

Objection to Valuations

The Valuations shown on the front of this notice are based on market levels at the 1 January 2021. Under Sections 16, 17 and 18 of the *Valuation of Land Act 1960* ratepayers have the right to object to the Valuation as shown on this notice on a number of specific grounds.

If you wish to object, objections must be lodged on the prescribed form within two months of the issue of the original rate notice. Please contact Council for further information regarding the grounds for objection and the prescribed form.

Right of Objection to Rates and Charges

Under Section 184 of the *Local Government Act 1989*, aggrieved persons have the right to appeal to the County Court on the declared rates and charges on specific grounds. Please contact Council for further information.

Land Tax

Notice is given that Council Valuations may be used by other rating authorities for the purpose of a rate or tax. 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 at www.sro.vic.gov.au

Rate Rebates and Concessions

If you are in receipt of a pension, you may be eligible for a rebate on rates and charges. Please contact the Council to obtain a Municipal Rates Concession Form.

Victorian Government Rates Cap

Council has complied with the Victorian Government's rates 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 -

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

Contact Baw Baw Shire Council

Revenue Office

Email: rates@bawbawshire.vic.gov.au

Phone: 5624 2411

General Correspondence

PO Box 304
Warragul 3820

Website: www.bawbawshire.vic.gov.au

Customer Service Centre

- Booking Office, West Gippsland Arts Centre
Corner of Smith & Albert Streets, Warragul, 8.30am to 5.00pm
- 33 Young Street, Drouin, 8.30am to 5.00pm

PAYMENT METHODS



BPAY® - Make this payment via internet or phone banking.



BPAY View® - View and pay this bill using internet banking.



Direct Debit

This is available for fortnightly, monthly and instalment payment options. Please contact Council on 5624 2411 for further details or visit our website to complete an application



Online

To make a payment online go to www.bawbawshire.vic.gov.au/Customer-Service/Make-a-Payment and quote the Council Bill Number on the front of this notice.



Bpoint

Payments can be made by ringing 1300 276 468 or visit bpoint.com.au and quote the Biller Code and Ref on the front of this notice.



Post
Billpay

Australia Post



In Person

Pay in-store at Australia Post.



By Phone

Pay by phone 13 18 16.



Online

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Quote the Billpay Code and Ref on the front of this notice.



By Mail

Baw Baw Shire Council
PO Box 304
Warragul 3820

(When mailing please allow sufficient time, as Council will not be responsible for postal delays).



In Person

Present this notice intact to the cashier at any of our Customer Service Centres. Payments may be made by EFTPOS, Visa or MasterCard.



Baw Baw Shire Council
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 Warragul 3820

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E rates@bawbawshire.vic.gov.au
 ABN 47 274 526 683

Rates & Valuation Notice Instalment

RATING YEAR 1 JULY 2021 - 30 JUNE 2022
TAX INVOICE



Palcor Pty Ltd
 PO Box 288
 SORRENTO VIC 3943



To have your notices emailed
 Register at bawbawshire.enotices.com.au
 Reference No: **0B93ED574I**

Instalment amount
\$204.00
Payable by 30th November 2021

032
 R1_3377

Property number
25511

Date of Issue: 19/10/2021

Property Location 27B Victoria Street WARRAGUL VIC 3820
 Pt V4059 F650 | Lot 2 LP93444 | Warragul Township

| | |
|--|-----------------|
| 2ND INSTALMENT DUE 30 NOVEMBER 2021 | \$204.00 |
| TOTAL DUE | \$204.00 |



Please note payments received after the **19th October 2021** may not show on this notice.
 If you have a **current** mutually agreed payment arrangement in place to pay this account please disregard this notice.

| | | | |
|-----------------------|---|---|--|
| 1st Instalment | 2nd Instalment Due 30 November 2021 \$204.00 | 3rd Instalment Due 28 February 2022 \$204.00 | 4th Instalment Due 31 May 2022 \$204.00 |
|-----------------------|---|---|--|



Bill Code: **5801**
 Ref: **000 003 194 164**

BPAY® - This payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: **000 003 194 164**
 Please enter the BPAY ref number (next to BPAY logo left).

Council Bill Number: 3194164
Name: Palcor Pty Ltd



Bill Code: **0889**
 Ref: **0000 0319 4164**

Pay in-store at Australia Post,
 online at auspost.com.au/postbillpay
 or by phone 13 18 16

Property: 27B Victoria Street
 WARRAGUL VIC
 3820

Property No.: 25511

Instalment Amount: \$204.00

POST billpay



2nd Instalment *889 0003194164

| | | |
|-----------|-----------|---------------------------|
| Transcode | User code | Customer reference number |
| 831 | 062074 | 000000003194164 |

PAID B-PAY #7589850

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Contact Baw Baw Shire Council

Revenue Office

Email: rates@bawbawshire.vic.gov.au

Phone: 5624 2411

General Correspondence

PO Box 304
Warragul 3820

Website: www.bawbawshire.vic.gov.au

Customer Service Centre

- Booking Office, West Gippsland Arts Centre
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PAYMENT METHODS



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Direct Debit

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Bpoint

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Australia Post



In Person

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By Phone

Pay by phone 13 18 16.



Online

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Quote the Billpay Code and Ref on the front of this notice.



By Mail

Baw Baw Shire Council
PO Box 304
Warragul 3820

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ABN 47 274 526 683

**Rates & Valuation
Notice Instalment**

**RATING YEAR 1 JULY 2021 - 30 JUNE 2022
TAX INVOICE**

 To have your notices emailed
Register at bawbawshire.enotices.com.au
Reference No: **05D4D6A41Z**



Palcor Pty Ltd
PO Box 288
SORRENTO VIC 3943

Instalment amount

\$204.00

Payable by 31st May 2022

Property number

25511

032
R1_2895

Date of Issue: 05/04/2022

Property Location 27B Victoria Street WARRAGUL VIC 3820
Pt V4059 F650 | Lot 2 LP93444 | Warragul Township

4TH INSTALMENT DUE 31 MAY 2022

\$204.00

TOTAL DUE

\$204.00

*PAID BPAY
26-5-22.*



Please note payments received after the **5th April 2022** may not show on this notice.

If you have a **current** mutually agreed payment arrangement in place to pay this account please disregard this notice.

| | | | |
|----------------|----------------|----------------|---|
| 1st Instalment | 2nd Instalment | 3rd Instalment | 4th Instalment Due 31 May 2022 \$204.00 ✓ |
|----------------|----------------|----------------|---|



Billers Code: 5801
Ref: **000 003 194 164**

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Billers Code: 0889
Ref: **0000 0319 4164**

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Property: 27B Victoria Street
WARRAGUL VIC
3820

Property No.: 25511
Instalment Amount: \$204.00

POST billpay



4th Instalment *889 0003194164

| | | |
|-----------|-----------|---------------------------|
| Transcode | User code | Customer reference number |
| 831 | 062074 | 00000003194164 |

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