



**City of  
Whittlesea**

**Phone** (03) 9217 2170  
**NRS** 133 677 (ask for (03) 9217 2170)  
**Fax** (03) 9409 9880  
**Website** www.whittlesea.vic.gov.au

**Email** info@whittlesea.vic.gov.au  
**Mail** Locked Bag 1, Bundoora 3083  
**Offices** 25 Ferres Blvd, South Morang 3752  
**ABN** 72 431 091 058

## Valuations, Rates & Charges

For the period 1 July 2020 to 30 June 2021

Issue Date 13/07/2020



022-8010 (728)

Musa Property Investment Victoria PL  
 C/- Care Property Agents  
 PO Box 13016  
 LAW COURTS VIC 8010

### Assessment Number

**1037233**

**Rates & charges  
payable for this year**  
**\$1,326.90**

### Property Details

16 Cobena Street EPPING VIC 3076  
 LOT 41 PS 631270A

**Ward** South West  
**AVPCC** 120.4 Townhouse

**Land Use** Residential

Land use is for State fire services levy purposes only.

### Rating Details

Overdue Balance at 30/06/2020	\$0.00
Net payments and other adjustments	\$0.00
General rate 19,500.00 x 0.05144296	\$1,003.14
Garden waste bin charge 1.00 x 77.00	\$77.00
State CFA fixed charge Residential 1.00 x 113.00	\$113.00
State CFA levy Residential 390,000.00 x 0.00005400	\$21.06
Waste Service Charge (Res/Rural) 1.00 x 112.70	\$112.70
Rates pensioner concession	\$0.00
State fire services pensioner concession	\$0.00
Rates Rebate	\$0.00

### Payment Options

#### Quarterly instalments

<b>1st Instalment</b> By 30/09/2020 <b>\$333.90</b>	<b>2nd Instalment</b> By 30/11/2020 <b>\$331.00</b>	<b>3rd Instalment</b> By 28/02/2021 <b>\$331.00</b>	<b>4th instalment</b> By 31/05/2021 <b>\$331.00</b>
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If full payment of the first instalment is not received by the due date, your account will revert to the lump sum option shown below. If this occurs you will not receive instalment notices for the remainder of this rating year.

#### Lump sum

Payable by 15/02/2021  
**\$1,326.90**

#### 9 Monthly payments

1st payment by 30/09/2020  
**By application only** - closes 31/08/2020  
 See application form for details.

#### 18 Fortnightly payments

1st payment by 02/10/2020  
**By application only** - closes 31/08/2020  
 See application form for details.

### Valuation Details

**Site value** \$210,000  
**Capital improved value** \$390,000  
**Net annual value** \$19,500  
**Level of value date** 01/01/2020  
**Valuation operative date** 01/07/2020  
 These valuations have been prepared for rating and taxation purposes only and are not intended for any other use.

Council has complied with the Victorian Government's rate cap of 2%. 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 municipality;
- The application of any differential rate by Council;
- The inclusion of other rates and charges not covered by the Victorian Government's rate cap.

### Payment Methods

www.whittlesea.vic.gov.au

**Phone 1300 301 185**

**Council Offices**

Cash, Cheque or EFTPOS  
 Hours - 8.30am to 5.00 pm Mon. to Fri.



**Biller Code: 5157**  
**Ref: 1037233**

BPAY™ this payment via internet or phone banking.  
 BPAY View™ - View and pay this bill using internet banking  
 BPAY View Registration No.: 1037233



**Mail**  
 PO Box 2002  
 Preston Vic 3072

Please allow for postal delays.



**Billpay Code: 0350**  
**Ref: 10372339**

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au  
 Scan & pay this invoice with your iPhone, iPad or Android device. Download the Australia Post mobile app.



350 10372339



350 10372339

Brick & Rubble Waste

Timber Waste

Green Waste

Hard Waste

Terms and Conditions apply



### Financial Hardship

We understand that COVID-19 has caused significant impacts across our community. If you are impacted by COVID-19, and are experiencing financial difficulty, you may be eligible to enter into a payment plan under our COVID-19 Financial Hardship Policy. We will also consider deferring payments in cases of serious financial hardship during the pandemic. Visit [whittlesea.vic.gov.au/coronavirus](http://whittlesea.vic.gov.au/coronavirus) to apply.

Applications can also be considered under the Financial Hardship Policy for Residential Property Owners (Municipal Rates & Charges). The Policy is available on the Council website at [www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au).

### Pensioner Concession

If you are in receipt of a pension concession card or service concession card, you may be eligible for a concession on your rates and fire services fixed charge on your **principal place of residence**. If you have previously applied and are still eligible for a concession, this will be shown on the front of the annual notice. Instalment notices will not show concession amounts.

Forms are available at [www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au) or by calling (03) 9217 2170. **Note:** Health care cards are not accepted.

### Penalty interest charges on late payments

Penalty interest charges may be applied on overdue amounts in accordance with s172 of the *Local Government Act 1989*. The applicable interest rate of **10.0 %** per annum is determined under the *Penalty Interest Rates Act 1983*. The penalty interest charge is applied after the due date of an instalment. In the case of a lump sum payment it will be applied after the due date of the lump sum, but calculated on each of the instalment amounts that are overdue from the following day after their due dates. In all cases penalty interest will continue to accrue until all amounts are paid in full. Sections 26 and 27 of the *Fire Services Property Levy Act 2012* apply for waiver, deferral or concession requests on the Fire Services Levy.

### Other penalties for failing to pay

Council may sue in the Magistrates' Court to recover any outstanding rates and/or charges. This may result in further costs for the owner/s of the property. In accordance with s181 of the *Local Government Act 1989*, Council may exercise its right to sell property in order to recover unpaid rates and charges.

### Objection to valuation

The values shown on this notice were assessed as at 1 January 2020 by the Valuer General Victoria being the valuation authority.

A person aggrieved by an assessment of the value and/or the Australian Valuation Property Classification Code of any land may

lodge a written objection with the Council. An objection must be lodged:

- within two months after the Annual Notice or Supplementary Notice is given if the notice is sent directly to the owner or occupier, or
- within four months after the Annual Notice or Supplementary Notice is given to the occupier, if the notice is sent directly to the landlord.

Objections on valuations cannot be lodged on Instalment, Reminder, Final, Duplicate or Amended Notices. The grounds for objection are limited – see section 17 of the *Valuation of Land Act 1960*.

**Please note:** the rates must be paid even if an objection is lodged as required by section 29 of the *Valuation of Land Act 1960*.

Upon receipt of an objection, Council will refer it to the Valuer General to decide whether an adjustment is necessary. If an objector is dissatisfied with the determination, or a decision has not been reached in four months of lodging the objection, the objector may lodge a written request within 30 days with the Civil and Administrative Tribunal or, depending upon the capital improved value of the property, treat the objection as an appeal to the Supreme Court.

### Objection to rate or charge

A person who is aggrieved by a rate or charge imposed by the Council, or by anything included or excluded from such a rate or charge may appeal to the County Court under section 184 of the *Local Government Act 1989*.

Any appeal must be lodged with the County Court within 30 days of receiving this notice. A person may only appeal on one or more of the following grounds:

- that the land is not rateable land (this is not applicable to special rates)
- that the rate or charge assessment was calculated incorrectly
- that the person rated is not liable to be rated.

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).

### Australian Valuation Property Classification Code (AVPCC)

A property is allocated a AVPCC to determine the land use classification for Fire Services Levy purposes. In some cases, a property may have dual/multiple uses and in this instance the predominant/primary use will be allocated when determining the appropriate code.

### Farm Land

In order for a property to be considered for classification as 'farm land', an application form must be completed which can be obtained from the Council Offices or downloaded from [www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au). If Council has rejected an application and the owner or occupier of that land considers that the land should be classified as 'farm land', that owner or occupier may apply to the Civil and Administrative Tribunal for a review of Council's decision: 'farm land' is defined within the *Valuation of Land Act 1960*.

A person may apply for a single farm enterprise exemption in accordance with section 9 of the Fire Services Property Levy Act 2012.

### Allocation of payments

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

### Change of name and address

It is the responsibility of the owner/s to immediately notify Council in writing of any changes of name and/or address for this property.

### Privacy statement

The information on this notice is subject to the Privacy Act and will be kept on record at Council. Please call (03) 9217 2170 for further information on privacy matters.

### Waste vouchers terms and conditions

Vouchers are not transferable or for commercial use – the home owner must be present when using vouchers. Photo identification may be requested when presenting vouchers.