

Tax Invoice ABN 16 456 814 549

Issue Date: 09/07/2018

Assessment Number: 523811



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A J How Nominee Pty Ltd ATF The A J How
Superannuation Fund
20 Louis Buvelot Wynd
DIAMOND CREEK VIC 3089

Ist instalment \$778.07
Due Date: 30/09/2018

Property and Valuation Information

Assessment No: 523811 Legal Description: LOT 59 LP 52505
Address: 95 Main Road LOWER PLENTY VIC 3093 Ward: Hawdon
Date of Valuation: 1 January 2018 Valuation First Used: 1 July 2018 AVPCC: Shop
Capital Improved Value: \$770,000 Site Value: \$540,000 Net Annual Value: \$38,500

Rating Information

Rate Category: Commercial Improved Rate in \$ on CIV: 0.00244545

Fire Services Property Levy Information

Location: CFA Classification: Commercial Rate in \$ on CIV: 0.00069100

Details of Rates and Charges

Commercial Improved	\$1,883.00
240 Ltr Commercial Waste	\$473.00
CFA Commercial Fixed	\$221.00
CFA Commercial Variable	\$532.07
GST included in supply price	\$43.00
Total	\$3,109.07

Instalment Due Dates

30/09/2018	\$778.07
30/11/2018	\$777.00
28/02/2019	\$777.00
31/05/2019	\$777.00

Other Information

Late payments will be charged penalty interest at the rate of 10.00% per annum from the date the instalment was due.

TAX INVOICE

Due 30/09/2018 : \$778.07



Bill Code: 8755
Ref: 600 0000 0052 3811

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 600 0000 0052 3811
BPAY View Registration Name: A J How Nominee Pty
Ltd ATF The



Billpay Code: 0708
Ref: 5238 1114

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



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Assessment No 523811
Due Date: 30/09/2018
Ist Instalment: \$778.07



Address:
95 Main Road LOWER PLENTY VIC 3093

Service Centre locations:

Greensborough: Level 3, 1 Flintoff Street (WaterMarc) 8.30am - 5pm Monday to Friday
Ivanhoe: 275 Upper Heidelberg Road 8.30am - 5pm Monday to Friday
Rosanna: 72 Turnham Avenue (within Rosanna Library) 10am - 12noon and 1pm - 4pm Monday to Friday
Please note only EFTPOS and credit card payments accepted at Rosanna.

All correspondence to PO Box 94, Greensborough Vic 3088
 Email: enquiries@banyule.vic.gov.au
www.banyule.vic.gov.au Phone 03 9490 4222

If your hearing or speech is impaired you can call us through the National Relay Service on 133 677 (TTY) or 1300 555 727 (ordinary handset) and ask for 03 9490 4222.

PAYMENT DUE DATES

Instalment 1 – 30 September Instalment 2 – 30 November
 Instalment 3 – 28 February Instalment 4 – 31 May

FINANCIAL DIFFICULTY OR HARDSHIP

Please contact Council to discuss an alternative payment arrangement.

CENTREPAY

If you are receiving a pension or benefit you can choose to pay your rates via Centrepay, whereby fortnightly payments are deducted by Centrelink. Please contact Council for an application form if you require this service.

DIRECT DEBIT

You can choose to pay your rate instalments by direct debit. Direct debit is also available weekly, fortnightly and monthly. Please contact Council for an application form if you require this service. You must ensure that funds are available on the due dates. If you are already using direct debit your current agreement will continue.

PENSIONERS

If you hold a Pension Concession Card issued by Centrelink or a Gold Card from the Department of Veteran Affairs specifying TPI or War Widow, you may be eligible for a concession on your rates and charges. If your card is currently recorded by Council we have already deducted the rebate and the amount you need to pay is shown on the front of this notice. If you become eligible for a municipal concession during the year you must lodge an application form at one of our Service Centres. Health Care Card holders are not eligible for a municipal concession.

PAYMENT ALLOCATION

Your payment will be allocated in the following order:

1. Legal costs owing, if any
2. Interest owing, if any
3. Arrears rates, charges and Fire Services Property Levy owing, if any
4. Current rates, charges and Fire Services Property Levy owing

CHANGE OF OWNERSHIP OR ADDRESS

It is the RESPONSIBILITY OF THE PURCHASER to notify Council of a change of ownership. There is a penalty for not doing this. The full name, address and date of birth of the purchaser/s must be given in the notification. You must also notify Council in writing of any change of address.

RECEIVING YOUR NOTICE ELECTRONICALLY

If you register or have registered with BPayView you will receive your notices electronically.

PENALTIES FOR LATE PAYMENT

Overdue rates and charges (including arrears) will be charged penalty interest at the rate of 10.0% per annum from the date the instalment was due until the date payment is received.

LEGAL ACTION

Council may recover any outstanding rates, charges, Fire Services Property Levy and interest in a Magistrates' Court by suing you for the debt. You may be liable for any costs incurred. Legal fees will be charged in accordance with the Magistrates' Court scale of costs. Collection fees may be charged in accordance with Council's schedule of fees and charges.

FIRE SERVICES PROPERTY LEVY

The Fire Services Property Levy charged is determined by the Capital Improved Value (CIV) of your property, the location being either the Country Fire Authority (CFA) area or the Metropolitan Fire Brigade (MFB) area and the classification from the Australia Property Valuation Classification Code (AVPCC) applied to your property. Different charges apply depending on both the location and the classification as per the Fire Services Property Levy Act 2012.

GST

GST is not charged on Council rates or the Fire Services Property Levy.

APPEALING AGAINST YOUR RATE

If you are aggrieved by a rate or charge levied by this notice, or by anything included or excluded from the rate or charge, you may appeal to the County Court for a review of the rate or charge. This needs to be done within 60 days of receiving written notice of the rate or charge. You may appeal on one or more of the following grounds:

- a) in the case of a rate, that the land for which the rate was declared was not rateable land; or
- b) that the rate or charge assessment was calculated incorrectly; or
- c) that the person levied with the rate or charge was not liable to be rated.

This process does not apply to matters to which an objection or appeal may be made under Division 3 of the Valuation of Land Act 1960.

REVIEW OF DIFFERENTIAL RATING BYVCAT

You should look at Section 183 of the Local Government Act 1989 if you are affected by Council's classification of your property for differential rating purposes. It may give you the right of appeal to the Victorian Civil and Administrative Tribunal. An application for review must be made within 30 days after the day on which the owner or occupier receives written notice of the decision.

OBJECTING TO THE VALUATION OF YOUR PROPERTY

If you disagree with the valuation on this Notice, you may object. Objections must be in writing and be lodged with Council within 2 months of the issue date of this Notice. Council's Valuer will then consider your objection. To see what further rights of objection and appeal exist, you need to look at the Provisions of Division 3 of the Valuation of Land Act 1960. Notice is given that other rating authorities may use Council valuations for the purpose of a rate, levy or tax.

OBJECTING TO THE AVPCC

If you disagree with the Australia Property Valuation Classification Code (AVPCC) on this notice, you may object. Objections must be in writing and be lodged with Council within 2 months of the issue date of this Notice. Council's Valuer will then consider your objection. To see what further rights of objection and appeal exist you need to look at the Provisions of Division 3 of the Valuation of Land Act 1960.

CAPPING OF COUNCIL RATES

Council has complied with the Victorian Government's rates cap of 2.25%. The cap applied 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.

METHODS OF PAYMENT

Contact your bank or financial institution to make this payment via telephone or internet from your cheque, savings, debit, credit card or transaction account using the Biller Code 8755 and Reference Numbers located on the front of this notice.



You may pay in person by Eftpos, cash, money order, cheque or credit card at any of Council's Service Centres. Service Centre locations and opening hours are at the top of this notice.



Rates payments can be made by credit card via our website. Go to www.banyule.vic.gov.au to make your payment and follow the instructions on the home page for Online Payments using the Billpay Code 0708 and reference number located on the front of this notice.



Mail payments, payment slip and any correspondence to:
 Reply Paid 90907 Greensborough Vic 3088
 Make cheques payable to Banyule City Council.



Call 13 18 16 and follow the prompts using the Billpay Code 0708 and Reference Number located on the front of this notice.



Take this notice intact to any Post Office. Payments can be made by Eftpos, cash, money order, cheque or credit card.

For payment by direct debit or Centrepay, please see details above.