

A & H Frosty Super Fund

General Ledger



As at 30 June 2023

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Expenses - Council Rates (41960)					
<u>7/ 84-100 Pacific Drive, Keysborough VIC 3173 (50% Owned) (IP-NARUN001)</u>					
30/09/2022	Council Rates paid by tenant		478.63		478.63 DR
30/11/2022	Council Rates paid by tenant		478.00		956.63 DR
28/02/2023	Council Rates paid by tenant		478.00		1,434.63 DR
31/05/2023	Council Rates paid by tenant		478.00		1,912.63 DR
			1,912.63		1,912.63 DR

\$1B.2

Total Debits: 1,912.63

Total Credits: 0.00

Rate and Valuation Notice

1 July 2022 – 30 June 2023



ABN 41 205 538 060

Date Issued: 27 July 2022

Property Number: 509025



010-2031 (43)

A & H Frosty Nominees Pty Ltd &
LK Narunsky Nominees Pty Ltd
28 Oswald Street
RANWICK NSW 2031

Property Number: 509025

Property Description

35 Timor Circuit
KEYSBOROUGH VIC 3173
Lot 7 PS 804981 Vol 12178 Fol 427

Valuations

Capital Improved Value*	\$730,000
Site Value (land only)	\$225,000
Net Annual Value	\$36,500

*Basis of Assessment - Valuation of property made 1 January 2022
AVPCC: 310.3 - Factory

Details of Rates and Charges

Industrial Rate	\$730,000 x 0.0040781260	\$2,977.00
Fire Services Property Levy		
FSPL Industrial Fixed	1 x \$238.00	\$238.00
FSPL Industrial Variable	\$730,000 x 0.000836	\$610.25

TOTAL DUE

\$3,825.25

Payment by four instalments

- 1st Instalment** **\$957.25** /2 = \$478.63
Due by 30 September 2022
- 2nd Instalment** **\$956.00** /2 = \$478.00
Due by 30 November 2022
- 3rd Instalment** **\$956.00** /2 = \$478.00
Due by 28 February 2023
- 4th Instalment** **\$956.00** /2 = \$478.00
Due by 31 May 2023

Instalment reminder notices will be issued for the 2nd, 3rd and 4th instalments.

Payment by nine instalments

(Direct debit by agreement with Council only)

- 1st Instalment** **\$425.25**
Due by 30 September 2022
- 2nd - 9th Instalment** **\$425.00**
Due at the end of each month from 31 Oct 2022 until 31 May 2023

No Instalment reminders will be issued.

If paying by direct debit the instalment amount due will be direct debited on the due date or the first business day following.

Late payments will be charged interest at the rate of 10.0% p.a.
See reverse for detailed information about late penalties.

Property Address: 35 Timor Circuit, KEYSBOROUGH VIC 3173
Four Instalment Amount: \$957.25
Nine Instalment Amount: \$425.25
Total Amount: \$3,825.25

Property No.: 509025
Ratepayer Name: A & H Frosty Nominees Pty Ltd &

First Instalment \$957.25



*321 50902500000003

Full Payment \$3,825.25



*321 50902500000003

PAYMENT OPTIONS (see back page for details)



Pay online at mygreaterdandenong.com



Important Information on your Rates and Charges

Payment of rates

Four instalments

Rates and Charges for the 2022–2023 rating year are to be paid in four instalments by the following due dates:

1st Instalment	30 September 2022
2nd Instalment	30 November 2022
3rd Instalment	28 February 2023
4th Instalment	31 May 2023

Reminder notices will be sent for the 2nd, 3rd and 4th instalments. You can pay the four instalments via a range of options as listed below. To avoid interest charges ensure that any payments are paid on time and are no less than the amount due.

Single payment

The City of Greater Dandenong does not offer a pay in full option for Council rates and charges. If you wish to pre-pay the instalments shown on this Notice, please pay by 30 September 2022.

Nine instalments

Ratepayers may choose to pay their rates by nine monthly instalments commencing from 30 September 2022. This option is only available as direct debit through Council. To apply please download the form at: greaterdandenong.vic.gov.au/paying-your-rates. Please note reminder notices are not issued for each of these nine instalments.

Financial hardship

Council has a rates hardship policy if you are having difficulty paying your rates.

greaterdandenong.vic.gov.au/rates-concessions-and-assistance

Rate capping

Council has complied with the Victorian Government's rates cap overall increase of 1.75%. The cap applies to the overall annual increase of rates. The rates for your property may have changed 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.

How rates are calculated

The total valuation of your property is known as the Capital Improved Value (CIV) – land and building/s combined. Council reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2022. Rates are calculated by multiplying the CIV of your property by the rate-in-the-dollar as set by Council.

Notice of valuation

The property described in this notice, owned or occupied by you, has been valued as set out on the previous page. The value of the land as set out in this notice was assessed as at 1 January 2022 in accordance with the Valuation of Land Act 1960 (as amended).

Objection to valuation or rates or classification

A person aggrieved by an assessment of the value of any land may lodge a written objection with the Council. This must be done within two months from the date of this notice. The grounds of objection are limited and are described under section 17 of the Valuation of Land Act 1960. You cannot object simply because you think your rates are too high. If you have an objection to the valuation please contact Council. A person who is aggrieved by a rate or charge levied by the Council, or by anything included or excluded from such a rate or charge may appeal. An owner or occupier of land whose interests are affected by the particular classification of the land for differential rating purposes may appeal under section 183 – please contact Council.

Valuation objections can be lodged online at:

greaterdandenong.vic.gov.au/rates-and-financial-services/property-valuations

Land tax

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

sro.vic.gov.au

Pensioner rebate

If you are the holder of a Pensioner Concession Card or DVA Gold Card with war widow or TPI classification, then you may be eligible for a rebate on your rates. For those persons still eligible, the amount of the concession is already shown on this notice. (Health Care Cards are not eligible.)

Fire Services Property Levy



The owner of land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Fire Services Property Levy Act 2012 for rateable land and s.28 for non-rateable land.






firelevy.vic.gov.au

Late payment penalties

If you are late paying your rates you will be charged interest. The interest rate is set by the State Government at 10.0% pa. If you are late, interest will be charged from the due date of each instalment. Interest will continue to be charged on all overdue rates and charges until your rates are paid in full. Any arrears shown on the front of this notice are included in the first instalment and are payable immediately and may be subject to legal action without further notice.

 (03) 8571 1000
 council@cgd.vic.gov.au
 greaterdandenong.vic.gov.au

 TTY: 133 677
Speak and listen: 1300 555 727
Online: relayservice.gov.au
 TIS: 13 14 50


Follow us:
  
 

Have your next notice sent via email.


greaterdandenong.ezybill.com.au



For more information and application forms visit greaterdandenong.vic.gov.au  8571 1000


PAYMENT METHODS


 Pay online at mygreaterdandenong.com

 **Biller Code: 8987**
Ref: 9925 857
iB PAY® this payment via Internet or phone banking.
iB PAY View® – View and pay this bill using Internet banking.
iB PAY View Registration No.: 9925 857

 **Direct Debit 4 or 9 Instalments**
To obtain an application form contact Council on 8571 1000 or greaterdandenong.com/payyourrates (credit cards not applicable)

 **By Mail**
Send your cheque with the payment slip to: City of Greater Dandenong
PO Box 200, Dandenong VIC 3175

 **By Phone**
Pay by credit card over the phone by calling 13 18 16. Post Billpay payment details

 **In Person**
At Council's customer service centres.
Dandenong: 225 Lonsdale Street
Springvale: 5 Hillcrest Grove
Keysborough: Parkmore Shopping Centre

 **Post Billpay**
At the Post Office or download the Australia Post App.

Billpay Code: 0321
Reference: 5090 2500 0000 03