

Where your money goes

For every \$1000 we spend, it is allocated to the following services:



Community languages

If you need the information in this notice in alternative formats, please contact Council on 03 9298 8000.

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 διερμηνέα, παρακαλείσθε να τηλεφωνήσετε στην Υπηρεσία Μετάφρασης και Διερμηνείας (Εθνική Υπηρεσία ΤΙΣ) στο 131 450 και ζητήστε 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
ប្រសិនបើលោកអ្នកត្រូវការអ្នកបកប្រែភាសា សូមទូរស័ព្ទទៅ លេខបកប្រែភាសាសង្ខេប និងឱបាយ (TIS National) លេខ 131 450 រួចស្នើសុំឱ្យគេទូរស័ព្ទទៅលេខ 03 9298 8000 ។

Arabic
إذا أتمت بحاجة إلى مترجم، الرجاء الاتصال بخدمة الترجمة الخطية والشفهية (TIS National) على الرقم 131 450، والطلب منهم الاتصال بوالأتم Knox City Council على الرقم 03 9298 8000.

Polish
Jeżeli potrzebujesz 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.

KNOX your city

2020-21 Valuation & Rates Notice



Assessment number: 113630 9
Issue date: 31/08/2020

Woodbine Properties Pty Ltd
66 Raheen Ave
WANTIRNA VIC 3152



Property details
1/7 Woodbine Court
WANTIRNA SOUTH VIC 3152
Lot UT 1 SP 11752
Ward: Dinsdale

Date of Valuation: 01/01/2020
Site Value: \$135,000
Capital Improved Value: \$275,000
Net Annual Value: \$15,000
Operative Date of Valuation: 01/07/2020

COVID-19 Payment Assistance
Payment assistance measures for those experiencing financial hardship as a result of COVID-19 have been extended, to March 2021. Please go to knox.vic.gov.au/ratesassistance for available options.

Fire Services Property Levy
Land Use Classification: Industrial
AVPCC: 310
AVPCC Description: General Purpose Factory

Payment options

Lump sum - current
\$2,121.25
Due 15 Feb 2021

4 instalments

Due 30 Sep 2020	\$531.25
Due 30 Nov 2020	\$530.00
Due 28 Feb 2021	\$530.00
Due 31 May 2021	\$530.00

9 monthly instalments
You are paying by 9 DIRECT DEBIT instalments

Due 30 Sep 2020	\$241.25
Due 31 Oct 2020	\$235.00
Due 30 Nov 2020	\$235.00
Due 31 Dec 2020	\$235.00
Due 31 Jan 2021	\$235.00
Due 28 Feb 2021	\$235.00
Due 31 Mar 2021	\$235.00
Due 30 Apr 2021	\$235.00
Due 31 May 2021	\$235.00

Current rates and charges for the period 1 July 2020 - 30 June 2021

(declared 22 June 2020)

Industrial Rates	0.0044603 x 275,000	\$1,226.55
Weekly Business Waste Service With Recycle Service	423.00 x 1	\$423.00
Fire Services Property Levy Industrial Fixed		\$230.00
Fire Services Property Levy Industrial Variable	0.000879 x 275,000	\$241.70

To receive electronic notices

eNotices
Visit knox.enotices.com.au
Reference: C24B85A36Z

POST billpay
*375 1136309 - In Full \$2,121.25

POST billpay
*375 1136309 - Instalment - 4 \$531.25

POST billpay
*375 1136309 - Instalment - 9 \$241.25

BALANCE \$2,121.25

****NOTE: COUNCIL RECORDS SHOW YOU HAVE A DIRECT DEBIT ARRANGEMENT FOR PAYMENT OF YOUR RATES FOR THIS PROPERTY BY NINE INSTALMENTS.****

Payments and changes received after 14 August 2020 are not included in this notice.

How to pay

BPAY
Billers Code: 18077
Ref: 1136 309

BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 1136 309

Direct Debit
Direct Debit from bank account or credit card. Visit knox.vic.gov.au/rates

Mail
Knox City Council
511 Burwood Hwy
Wantirna South 3152

Internet
Make a payment online by visiting knox.vic.gov.au/payments select 'Rates payments'. Payments will incur a surcharge of 0.4%.

Phone
1300 668 153
Payment by Visa or MasterCard. Payments will incur a surcharge of 0.4%.

Post Billpay
In-store Australia Post
In person
Knox Civic Centre
511 Burwood Hwy
Wantirna South 3152



The property described on the front of this notice, owned or occupied by you, has been valued as at 1 January 2020 level of value. Other authorities may use any one of the values shown 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 valuation for Land Tax can be found on the State Revenue Office website (sro.vic.gov.au).

How rates are calculated

Rates are calculated using the Capital Improved Value (CIV) of your property, which includes land, buildings and other improvements such as garages or swimming pools. The formula is:

$$\text{CIV} \times \text{Rate in the dollar} = \text{Rates payable}$$

Different property types (commercial, industrial, etc) may be rated at a different rate in the dollar.

Payment of rates and charges

Rates are a charge on the property with current rates payable either as a lump sum or by instalments.

Lump sum – Current rates are due 15 February 2021. Council has resolved not to charge interest on late payments until after 31 March 2021 to provide relief to ratepayers. Therefore for 2020-21 penalty interest will only be charged on overdue rates and charges from 1 April 2021. The penalty interest rate is 10% and will be charged in accordance with section 172 of the Local Government Act 1989.

Four instalments – To elect to pay by four instalments, your first instalment must be made in full by the due date otherwise it will be deemed a partial payment and will require the balance paid in full by 15 February 2021.

1st instalment 30 September 2020
2nd instalment 30 November 2020
3rd instalment 28 February 2021
4th instalment 31 May 2021

Nine monthly instalments – To elect to pay by nine instalments you must pay the first instalment by 30 September 2020 and the subsequent instalments by the last day of the month from October to May.

There will not be any reminder notices issued.

Visit knox.vic.gov.au/rates for details.

Allocation of payments

All payments will be allocated in the following order of priority:

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

Pensioners

Holders of a Pensioner Concession Card and some Veterans' Affairs Gold Card may be entitled to a rebate on their rates. If you have previously applied, you do not need to reapply unless the rebate does not appear on your rates notice. Application forms and eligibility details are available at knox.vic.gov.au/rates or from Council's Customer Service.

Late payments

Council has resolved not to charge interest on late payments until after 31 March 2021 to provide relief to ratepayers. Therefore for 2020-21 penalty interest will only be charged on overdue rates and charges from 1 April 2021. The penalty interest rate set by the State Government is 10% and will be charged in accordance with section 172 of the Local Government Act 1989.

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.

Annual property valuation

Property valuations are undertaken annually by the Valuer-General Victoria. The values shown on this notice and used to levy the 2020-21 rates and charges are as at 1 January 2020.

Objections based on coronavirus (COVID-19) will not be considered for assessment notices with a valuation date of 1 January 2020 (or earlier).

Visit knox.vic.gov.au/rates for details.

Objecting to a valuation

Under Division 3 of the Valuation of Land Act 1960, objections to a valuation must be lodged with Council within two months of receiving this notice. Objections must be on or to the effect of the prescribed form, which may be obtained from Council. Visit knox.vic.gov.au/rates

Appealing rates and charges

Under section 184 of the Local Government Act 1989, you may appeal to the County Court regarding your rates and charges, on specific grounds within 60 days of receiving written notice of the rate or charge. Please contact Council for more details.

Classification for differential rating review

Under Section 183 of the Local Government Act 1989 you may apply to the Victorian Civil and Administrative Tribunal for a review of Council's decision to classify (or not) land as a particular type or

class for differential rating purposes. Applications must be made within 30 days of the owner or occupier receiving written notice of the decision.

Changes of details

All changes of address must be notified to Council. For a change in ownership, a Notice of Acquisition must be submitted.

Privacy

The information appearing on this notice is used by Council to levy Council rates and charges. This information will also be used to update Council databases. You may view Council's Privacy Policy and Statement on our website knox.vic.gov.au or obtain a copy from Council.

Fire Services Property Levy

The Fire Services Property Levy (FSPL) is a levy set by the State Government, collected by councils and forwarded to the State Government to fund the State's fire services.

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 from Council or by visiting firelevy.vic.gov.au.

Victorian Government's rates cap

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

Australian Valuation Property Classification Code

The AVPCC shown on the front of this notice is the Australian Valuation Property Classification Code. The AVPCC is allocated to each property by the valuer according to the use of the land – e.g. house, shop, cattle grazing.

The AVPCC is used to determine the FSPL land use classification.

More information

Visit knox.vic.gov.au/rates.

Rebuilding our community

Every dollar paid in rates helps to make Knox a great place to live, work and play.

Rates fund hundreds of local services and programs that make a significant difference to people's lives, including:

- Collecting and disposing of waste and recycling across the municipality
- Maintaining and building new roads, footpaths and buildings
- Delivering aged care services to more than 2,500 residents
- Providing early years services such as Maternal and Child Health, playgroups, kindergarten and child care
- Inspecting around 2,000 buildings each year
- Assessing more than 300 building and 1,100 planning applications each year
- Maintaining parks and recreation assets
- Maintaining and upgrading facilities for sporting and recreational clubs.

In 2020-21, rates will also help us provide relief measures and resources to support the recovery of our local community and economy from the impact of COVID-19.

2020-21 budget

Knox has a strong record of responsible financial management and our 2020-21 budget not only provides immediate relief but also ongoing assistance to support the recovery of our local community and economy.

The 2020-21 budget will maintain our core services, support people most in need and set us up to recover from the pandemic.

To continue our strong capital investment program, we have allocated \$114 million to invest in capital works that will help stimulate the local economy through the creation of almost 700 jobs and deliver \$254 million in benefits.

Living within our means

In line with the State Government's Fair Go Rates System (FGRS), Council's 2020-21 budget includes a rate increase of 2 per cent. For a household that pays \$1,300 in rates, this is less than \$27 per annum or 52 cents per week.

Transport infrastructure

Increasing accessibility around Knox is a priority for Council. In 2020-21, \$16.4 million will be spent on transport infrastructure including \$10 million on road and footpath renewals.

These include:

- Footpaths and cycleways along:
 - ▶ Mountain Highway, The Basin
 - ▶ Mountain Highway, Bayswater - Scoresby Road to Jersey Road
 - ▶ Kelletts Road, Rowville - Stud Road to Taylors Lane and Jacob Drive to Napoleon Road
 - ▶ Napoleon Road, Lysterfield - Kelletts Road to Anthony Drive
 - ▶ Albert Street, Upper Ferntree Gully
 - ▶ Myrtle Crescent, Ferntree Gully
- Blackwood Park Drive Bridge - Ferntree Gully/Rowville
- A road surface renewal program of around \$4.7 million.

Community facility upgrades

Council's community buildings provide facilities for community groups to gather and support each other. Almost \$9.8m has been allocated to refurbishing a number of community buildings, including Carrington Park Senior Citizens Centre and a number of early years facilities.

Parks and recreation facilities

\$19 million will be spent in 2020-21 to improve parks and reserves including playground and public toilet upgrades, including:

- \$580,000 playground upgrades
- \$200,000 dog park installations
- \$500,000 floodlighting upgrade at the Gilbert Park diamonds, Knoxfield
- Progressing a range of reserve masterplans including RD Egan Lee Reserve, Peregrine Reserve, Lewis Park and Quarry Reserve.

Sporting upgrades

\$20.55 million will be spent on sporting upgrades throughout Knox. These facilities are critical to the future health and wellbeing of our community and Council's investment reflects this importance.

Knox supports a wide variety of sports and funds allocated by Council will support tennis court renewals, cricket pitch improvements, soccer cages, netball court upgrades, baseball facilities and much more. \$12.5 million will also go towards new basketball courts at the Knox Regional Sports Park.

