




S & W Perera Family Pct Pty Ltd
32 Schafer Drive
DONCASTER EAST VIC 3109



029
R0_915860

Assessment Number 177053	Due Date 30/09/2019
Bank Reference Number 1769416	Issue Date 08/08/2019
177053 	

You are entitled to 3 Hard & Green Waste Collections this financial year.
Bookings Required via www.wyndham.vic.gov.au

PROPERTY LOCATION AND DESCRIPTION

V 11190 F 193 L 185 PS 617332 Truganina Parish
31 Brigalow Drive TRUGANINA VIC 3029
AVPCC:110 Detached Home

Waste Disposal Voucher

Valid to 30 September 2020

Wyndham Refuse Disposal Facility
470 Wests Road, Werribee

VALID FOR 1 VISIT
One Car/ute/van plus trailer
Not valid for commercial truck and trailers.



177053

2019/2020

LEVEL OF VALUATION	DATE DECLARED	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE	WARD	ARREARS DUE IMMEDIATELY
01/01/2019	01/07/2019	\$285,000	\$460,000	\$23,000	Harrison	\$0.00
Developed Land (0.002469 x CIV)					\$1,135.74	1st Instalment 30/09/2019
Municipal Charge					\$60.98	
Waste Management Charge					\$283.00	
Payments & Adjustments					-\$398.00	\$8.08
Fire Service Property Levy - Collected on behalf of the State Government						2nd Instalment 30/11/2019
Fire Service Levy Residential Fixed					\$111.00	
Fire Service Levy Residential Variable (0.000066 x CIV)					\$30.36	\$405.00
TOTAL AMOUNT					\$1,223.08	3rd Instalment 28/02/2020
						\$405.00
						4th Instalment 31/05/2020
						\$405.00

Payments received after 05/08/2019 will not be shown on this notice.

Rates for 2019/2020 are based on the valuation of your property as at 1 January 2019. See Back of this notice for further information.



To pay visit: www.wyndham.vic.gov.au or turn over the page for more options.

Online 	Direct Debit 	Bpay 	Australia Post 	Payment in Person 	Mail 
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Assessment No. 177053

Name S & W Perera Family Pct Pty Ltd

Address 31 Brigalow Drive
TRUGANINA VIC 3029

1st Instalment by
30/09/2019
\$8.08

POST billpay



*396 1769416

Appeal against rates

If you do not agree with a rate or charge and believe that:

- (a) a rate has been declared in respect of non-rateable land;
- (b) the rate or charge assessment has been incorrectly calculated; or
- (c) the wrong person has been levied with the rate or charge,

please contact Council's Rating Services Unit on 03 9742 0777 to discuss the matter further.

If you are not satisfied with the outcome of your enquiry you may, within 60 days of receiving this notice, appeal to the County Court under section 184 of the *Local Government Act 1989*, and notify Council in writing of your intention to appeal.

Notice of valuation

Council has valued your property for rating purposes in accordance with the *Valuation of Land Act 1960*. The valuation of all rateable land in the municipality was made as at 1 January 2019 for the 2019 general valuation.

Council's general valuation may be used by other rating authorities to assess rates and taxes. The State Revenue Office (SRO) uses the general valuation to assess land tax. Further information on this use can be found on the SRO website (www.sro.vic.gov.au).

Appeal against valuation

Any person aggrieved by a valuation of land made by Council may object to that valuation in accordance with section 16 of the *Valuation of Land Act 1960*. Objections must be made in writing, set out the grounds for objection and contain the prescribed information as set out in regulation 13 of the *Valuation of Land Regulations 2014*. Objections must be lodged within 2 months of the notice of valuation being given.

The lodging of an objection does not constitute grounds for non-payment of the council rate as assessed on this notice. Payment is required to be made by the due date pending the outcome of any objection.

Capping of Council rates

Council has complied with the Victorian Government's rate cap of 2.5 per cent. The cap applies to the average increase of rates.

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.

Payment of rates

Council has declared that rates and charges are to be paid by instalment. Full payment may not be made at a later date. Notices will be sent for the second, third and fourth instalments.

All payments will be allocated as follows:

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

Late payments

Interest will be charged on payments received after the due date at the rate set by the *Penalties Interest Rate Act 1983*. The current penalty interest rate is 10 per cent. Council may refer any arrears balance to a debt collection agency and commence legal action for its recovery.

Pensioner rebate

Pensioner Concession Card holders may be entitled to a rebate on rates, charges and the fire services property levy. To find out whether you are eligible for a rebate, contact Council's Rating Services Unit on 03 9742 0777.

Please note: health care cards are not accepted for pensioner rebates.

Financial hardship

If you are experiencing financial hardship, contact Council's Debtor Management Unit on 03 9742 0777 to discuss alternative payment arrangements.

Differential rates

Information regarding differential rates is available on Council's website www.wyndham.vic.gov.au by searching 'differential rates'.

Updating details

If the postal information on this notice is incorrect, please update your details by completing an online form at www.wyndham.vic.gov.au. If you cannot update your details online, please contact Council on 03 9742 0777.

Please note: where there is a change of ownership in property, it is the vendor's responsibility to notify Council of this change.

Privacy Statement

Your personal information on this notice has been collected by Wyndham City Council under the *Local Government Act 1989*. Your information is stored in Council's Customer Database and will be used by Council to identify you when communicating with Council and for the delivery of services and information. For further information on how your personal information is handled, visit Council's Privacy Policy at www.wyndham.vic.gov.au/privacy-policy.

Please contact Council's Rating Services Unit on 03 9742 0777 with any enquiries.

METHODS OF PAYMENT - (Credit cards (excluding Diners Club and American Express) accepted)

Online



www.wyndham.vic.gov.au

Quote your Bank Reference Number shown on the front of this notice. MasterCard & Visa Only.

Direct Debit



To apply, please download and complete a Direct Debit Application Form visit: www.wyndham.vic.gov.au Complete and return via:

Mail: PO Box 197
Werribee, Victoria 3030

Facsimile: (03) 9741 6237

Email: mail@wyndham.vic.gov.au

In Person: Civic Centre,
45 Princes Highway, Werribee.

BPAY BPAYVIEW

Contact your participating financial institution to make a payment.

Biller Code 76869

Reference number

1769416

Australia Post



In-store:- Present this account & your payment in-store at Australia Post.

Cash, cheque, EFTpos,

Credit Card accepted.

By phone: 131816 Credit card accepted.

Online: auspost.com.au/postbillpay Credit card accepted.

Billpay Code 0396

Reference number

1769 416

Payment in Person



Pay in person at any Wyndham City Customer Service Centre, refer to the front of your notice for details.

Civic Centre
Mon – Fri 8am – 5pm.
Point Cook Community Learning Centre
Mon – Fri 9am – 5pm
Tarneit Community Learning Centre
Mon – Fri 9am – 5pm
Manor Lakes Community Learning Centre
Mon – Fri 9am – 5pm

Please note: -
Community Learning Centres accept card payment only.



Mail

Mail this slip with cheque or money order to:-

Wyndham City
PO Box 197
Werribee Victoria 3030

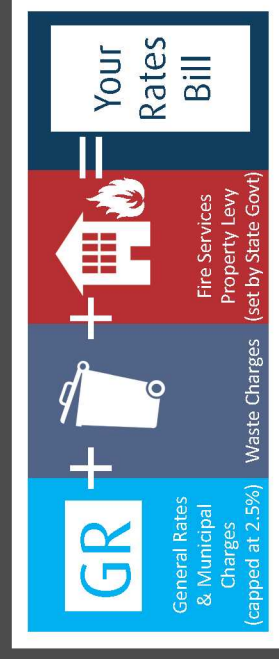
Please note: -
Receipts will not be issued.

HOW YOUR RATES ARE SPENT

Your rates are used to deliver a vast array of services and cater for a population of over 250,000 people in the Wyndham community. As a rapidly growing municipality Wyndham is still developing its community infrastructure such as roads, construction, community centres and facilities.

Money raised from rates goes towards the community as a whole.

THE COMPONENTS OF YOUR ANNUAL COUNCIL RATES BILL



PAYING RATES

Rates are payable by instalments and can be paid:

Online: www.wyndham.vic.gov.au

Payments Via: BPay, Australia Post (Post Billbay) and Direct Debit and Phone: 131816. Biller Code and Bank Reference Number on your bill is required.

In person at one of our Customer Service Centres:

Civic Centre: Card, Cheque and Cash payments

Tarneit, Manor Lakes and Point Cook

Community Learning Centres: Card payments only

Late Payments / Difficulty Paying

Late payments will be charged interest. Contact Wyndham

City if you are experiencing difficulty in paying your rates and charges. You may be eligible for a payment plan or qualify for assistance under Wyndham City's Financial Hardship Policy.

To discuss late payments, difficulty paying or for queries about your rate notice:

Contact the Rating Services Team:

P: 9742 0777

E: mail@wyndham.vic.gov.au

For further information visit: www.wyndham.vic.gov.au

This information can be translated by contacting Translating and Interpreting Services on 131 450 and asking to be connected to Wyndham City on 9742 0777



Interpreter

wyndhamcity

PROPERTY RATES & VALUATIONS

How it affects you

HOW REVALUATIONS AFFECT YOUR RATES

As you may be aware, the State Government has capped the amount by which most Councils can increase their rates revenue for 2019/20 at 2.5% - and Wyndham City has complied with this requirement.

This means that the total rates revenue generated by Council will increase by 2.5% - however individual properties may be affected differently as the total rate revenue is distributed by the value of the property. For example, a property worth \$750,000 will carry a bigger share of the total rate revenue than a property worth \$400,000.

As required under the Local Government Act, the Valuer General Victoria has undertaken revaluations in 2019 which have been used to calculate rates for the 2019/20 year. The valuations have been undertaken by an independent valuer.

It is important to note that an increase in valuations does not mean that Council generates more rate revenue overall – this is capped at 2.5%. Given that the amount needed from rates is spread across the municipality, it results in a ‘push / pull’ effect with some paying more and others paying less.

This means that the amount you pay may be more or less than a 2.5% variation.

INFORMATION REGARDING RATES AND VALUATIONS

If you have any questions about your Rates or Valuation please contact the Rating Services Department on 9742 0777.

If you would like to find out more general information about how Rates are calculated or about the Valuation process please go to Council's website www.wyndham.vic.gov.au

2019/2020 BUDGET

Roadworks, parks and major community infrastructure projects are just some of the key projects that feature in the 2019/20 Budget.

HIGHLIGHTS INCLUDE:



\$20.1 MILLION ON ROADS, INCLUDING:

- \$3.5 million for the upgrade of Hacketts Road, between Aviation Road and Tamworth Grove
- \$3.94 million to reconstruct Thames Boulevard, Tarneit
- \$500,000 to complete the widening and upgrade of Forsyth Road, between Old Geelong Road and Sayers Road
- \$500,000 to upgrade Little River roads
- \$357,223 to reconstruct Beckford Close, Hoppers Crossing
- \$423,094 to reconstruct Sawley Grove, Wyndham Vale



\$24.5 MILLION ON PARKS AND OPEN SPACES, INCLUDING:

- \$6.9 million to complete the redevelopment of Wyndham Park
- \$3.33 million to upgrade 50 local parks across Wyndham
- \$299,000 to redevelop Friars Place Park in Point Cook
- \$325,000 to upgrade of Golden Square Reserve in Hoppers Crossing

\$35.7 MILLION ON BUILDINGS AND COMMUNITY CENTRES, INCLUDING:

- \$3.6 million to complete the Truganina East Integrated Family Learning Centre
- \$1 million to complete the Wunggurrwil Dhurrung Centre in Wyndham Vale
- \$1.2 million to begin planning for a new library and community centre in Williams Landing
- \$9.2 million to build new community centres in Truganina and Tarneit



Annual property valuations



All property valuations will now be undertaken annually by the Valuer-General Victoria. This will be first reflected in your 2019-20 rates notices.



Important information for Victorian property owners

How have property valuations changed?

Municipal property valuations have moved from being undertaken once every two years to every year. The Valuer-General Victoria will now be responsible for all valuations.

How will this affect the rates I pay?

The Government's Fair Go Rates system means councils are restricted from increasing their overall rate revenue by more than 2.5% in 2019-20. The cap applies to overall rate revenue collected by each council, not your individual property.

Individual property values continue to determine your rates, meaning a large rise or fall in value relative to other properties in your municipality will affect a movement in your rate bill.

Annual property valuations will mean your rates will fairly and more accurately reflect the value of your property in relation to the value of other properties in the municipality. Property valuations are effective as at 1 January of the corresponding year.

How will this affect land tax?

For property investors, the land tax assessment notice will reflect a more current land value of your property. This will be included from the 2020 notice. Most principal place of residence homes and most primary production land are exempt from land tax.

How will complaints and objections be handled?

For rates notices, the current complaint and objections process will remain unchanged. The first point of contact for complaints and objections will be the local council in which the property is located. Councils will refer complaints to the Valuer-General Victoria as required.

For land tax assessments, the current amendment and objections processes will remain unchanged.

For more information please visit:

www.sro.vic.gov.au/your-land-tax-assessment

More information about property valuations is available at the Valuer-General Victoria website at: www.propertyandlandtitles.vic.gov.au/valuation/council-valuations