

Valuation and rate notice 2021-2022

For the period 1 July 2021 - 30 June 2022



029 17326

Karajon Pty Ltd
29 Hampshire Rd
DONCASTER VIC 3108

Tax invoice

No GST has been charged

Assessment no. 21651 5

Date of issue 2 Sep 2021

QUESTIONS?

Web: melbourne.vic.gov.au/rates
Email: rates@melbourne.vic.gov.au
Phone: 03 9658 9658
Business hours, Monday to Friday

Property Suite 20, 20 Commercial Road, MELBOURNE VIC 3004

Legal description Lot 20 RP18794

Valuations	Effective date	1 Jul 2021
NAV 38,900	Valued as at	1 Jan 2021
Site value 565,000	Interest rate	10%
CIV 735,000	Land use	Commercial
AVPCC 220 -Office Premises		

Details of account

(important, please read overleaf)

	Amount
Commercial Rates @ 4.7908 cents in the \$ of NAV.	\$1,863.62
Rates Discount	-\$27.95
FSPL @ \$233 plus 65.8 cents per \$1,000 of CIV	\$716.63
Payments	-\$726.43

OPTION 1 (DIRECT DEBIT AVAILABLE)

Pay in full by **15 February 2022** **\$1,825.87**

Late payments will attract interest (see over page)
***Any unpaid arrears, interest and legal costs are overdue and must be paid immediately**

OPTION 2 (DIRECT DEBIT AVAILABLE)

Pay in four instalments.

Instalment 1 **\$0.00**
30 September 2021

If paying by instalments, you must pay first instalment by this due date. If you pay after this date, the amount paid will be accepted as part payment, with the balance payable in full by 15 February 2022.

Instalment 2 **\$549.71**
30 November 2021

Instalment 3 **\$638.07**
28 February 2022

Instalment 4 **\$638.09**
31 May 2022

OPTION 3 (DIRECT DEBIT ONLY)

Pay in 10 instalments by direct debit only.
See overleaf for details.

FSPL - Fire Services Property Levy (State Government Charge)

Payment methods

Assessment no. 21651 5

Property Suite 20, 20 Commercial Road, MELBOURNE VIC 3004



Billers code: **79616**
Ref: 10216515

BPAY® this payment via Internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 10216515
Credit cards not accepted.



Direct debit Credit cards not accepted.
To apply call 03 9658 9658 or visit
melbourne.vic.gov.au/rates



MasterCard or Visa
Credit card payments will attract an additional fee being the recovery of financial institution charges.



Please tick the amount you are paying in the box below.

Option 1 **\$1,825.87**
 Option 2 **\$0.00**



Telephone 1300 130 453



Internet melbourne.vic.gov.au/rates



By mail
City of Melbourne
GPO Box 1839 Melbourne 3001
Council will not be responsible for late postal deliveries.



In person
Melbourne Town Hall
90-130 Swanston St, Melbourne 3000
Business hours, Monday to Friday.
Visa, Mastercard or EFTPOS available.
Cash payments not accepted.

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OPTION 3 PAYMENTS



Direct debit only

Ten monthly instalments payable by direct debit only. Payments will be deducted from the nominated bank account on the last day of the month from September through to May. The June payment will be deducted on 25 June 2022.

If payment due date falls on a weekend or public holiday, it is deducted the next working day.

For a direct debit application form and for more information about this payment method, visit melbourne.vic.gov.au/rates or phone 03 9658 9658.

ANY QUESTIONS?



Find out how your rates are calculated, what they go towards, as well as payment information and how to change your address at melbourne.vic.gov.au/rates

Phone: 03 9658 9658

Mail: GPO Box 2158 Melbourne VIC 3001

Email: rates@melbourne.vic.gov.au



Interpreter Services

Speak a language other than English? We can help.

Call 03 9280 0726. Deaf, speech or hearing impaired? Contact National Relay Service: Teletypewriter (TTY) 133 677 ask for 03 9658 9658
Speak & Listen 1300 555 727

DIRECT DEBIT



Direct debit – set and forget

Avoid late fees by ensuring your payments occur automatically. Sign up at melbourne.vic.gov.au/rates

Direct debits will occur automatically each year unless you opt out by informing City of Melbourne in writing. Further information at melbourne.vic.gov.au/rates

SAVE PAPER



Save paper and get your rates notice by email. Visit melbourne.vic.gov.au/rates and have your rates notice with you.

Important information

State government rates cap

We've complied with the Victorian Government's rates cap of 1.5 per cent. The cap applies to the total 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 rate cap.

For more information visit delwp.vic.gov.au/fairgorates

*Interest penalties for late payment

Penalty interest on any arrears of rates and charges will continue to accrue. Interest will be calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

Objection to valuation

If you are aggrieved by the valuation of your property and wish to discuss the values, or need a prescribed form to lodge a formal objection, visit melbourne.vic.gov.au/valuations or call 03 9658 9658. The prescribed form must be completed and lodged with the City of Melbourne within two (2) months from the date of issue on the front of this notice.

Valuation objections will be processed by the Valuer General Victoria.

You must pay your rates as assessed on this notice by the dates outlined pending the outcome of any objection.

The valuations shown on this notice may be used by other authorities for the purpose of a rate or tax.

Appeal against rates

If you are aggrieved by any rate or charge, or by anything included or excluded from the rates or charge, other than in respect of the assessment of the value, you may appeal to the county court for a review of the rate or charge.

Review of differential rating

If you're an owner or occupier of land whose interests are affected by a decision of the Council to classify or not to classify that land as being for a particular type or class for differential rating purposes, you may apply to VCAT for review of the decision.

Valuation definitions

Site value is the value of the land.

NAV (Net Annual Value) residential is 5 per cent of the capital improved value.

NAV non-residential is approximately the annual net rental value of the property.

CIV (Capital Improved Value) is the total market value of the land plus buildings and improvements.

AVPCC - Australian Valuation Property Classification Code.

Objection to Fire Services Property Levy

If you disagree with the valuation or Australian Valuation Property Classification Code (AVPCC) you can call us on 03 9658 9658. If you're the owner of the land you 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 residential land.

Pensioner concessions

If you are a pensioner and have a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rate rebate on your principal place of residence.

For more information on pensioner concessions visit melbourne.vic.gov.au/rates or phone 03 9658 9658.

Privacy statement

The City of Melbourne collects your personal property information for the purposes of issuing and collecting municipal rates as well as compiling the electoral roll for Council elections. Your information may also be disclosed to other government agencies (regarding works that may affect you or your property) or debt collection agencies (where rates remain unpaid). Read our Privacy Policy at melbourne.vic.gov.au

You can change your property information by calling us at 03 9658 9658.

2021-22 RATES DISCOUNT

We recognise that many property owners are still struggling with the ongoing impacts of COVID-19.

That's why ratepayers within the City of Melbourne will receive a 1.5 per cent discount on their residential or commercial rate charge.

The discount is not applicable to FSPL - Fire Services Property Levy (State Government Charge).