



Valuations Department: (03) 9217 2121  
Assessment: 1072966

Rates (03) 9217 2170

12 February 2021

CTK Camilleri Custodian Pty Ltd  
62 Greig Dr  
MERNDA VIC 3754

Dear CTK Camilleri Custodian Pty Ltd

**Supplementary Valuations - 482 Harvest Home Road EPPING 3076**

I advise a supplementary valuation of the above property has been returned for rating purposes. The *Valuation of Land Act 1960* provides that a supplementary valuation may be made for a number of reasons including, a subdivision, a change in occupancy, a new building or additions to an existing building.

The supplementary valuations and the revised rates payable on the property are shown on the supplementary notice over the page. Any changes in rates have been calculated on a pro-rata basis using the operative date of the valuations. **The supplementary notice replaces the previous rate notice you have received and is the only amount required to be paid.**

Please note, these valuations may be used by Yarra Valley Water or State Revenue Office for the purposes of assessing a rate or tax.

If you are aggrieved by the assessment of the supplementary valuations you may lodge a written objection within two months of the issue date as shown on the supplementary notice (if sent directly to the occupier of the property), or within four months if the notice was given to the occupier after having initially been sent to the landlord. **Please note, any balance must be paid even if an objection is lodged as required by section 29 of the *Valuation of Land Act 1960*.** The grounds for objection are limited to section 17 of the *Valuation of Land Act 1960*.

If you are aggrieved by the rate or charge imposed by the Council, or by anything included or excluded from such a rate or charge, you may appeal within 30 days of receiving this notice to the County Court under section 184 of the *Local Government Act 1989*.

Enquiries about the supplementary valuations must be directed to the Valuations Department. Any queries relating to the rates payable should be directed to the Rates team.

Yours sincerely

**Zoran Krstevski**  
Team Leader Rates

**Council Offices**

25 Ferrer Boulevard, South Morang VIC 3752  
Mail to: Locked Bag 1, Bundoora MDC VIC 3083

Phone: 9217 2170

National Relay Service: 133 677 (ask for 9217 2170)

Email: [info@whittlesea.vic.gov.au](mailto:info@whittlesea.vic.gov.au)

Free telephone interpreter service



**131 450**



## Valuations, Rates and charges - *Supplementary Notice*

For the period 1 July 2020 to 30 June 2021

Issue Date 12/02/2021

**Assessment number**

1072966

CTK Camilleri Custodian Pty Ltd  
 62 Greig Dr  
 MERNDA VIC 3754

**Total payable**  
**\$622.92**

**Overdue & payable immediately**  
**\$0.00**

Please ensure your payments are up to date if you are on an agreed payment arrangement.

### Property details

482 Harvest Home Road EPPING 3076  
 LOT: 5062 PS: 744138U

**Ward** South West

**AVPCC** 120.4 Townhouse

**Land use** Residential

*Land use is for State fire services levy purposes only*

### Valuation details

**Site value** \$187,000

**Capital improved value** \$400,000

**Net annual value** \$20,000

**Level of value date** 01/01/2020

**Valuation operative date** 01/01/2021

*These valuations have been prepared for rating and taxation purposes only and not intended for any other use.*

### Rating details

Overdue balance as at 30/06/2020	\$0.00
General rate (20000.00 X 0.05144296)	\$752.67
State CFA fixed charge Residential (1.00 X 113.00)	\$113.00
State CFA levy Residential (400000.00 X 0.00005400)	\$15.80
Waste Service Charge (Res/Rural) (1.00 X 112.70) ( X )	\$43.54
Interest charges this rating year up to 10/02/2021	\$0.00
Other adjustments including legal costs (net)	-\$0.04
Less Pensioner concessions	\$0.00
Rebates	\$0.00
Payments received this rating year	-\$302.05

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

### Payment options

#### Quarterly instalments

1st instalment By 30/09/2020 <b>\$0.00</b>	2nd instalment By 30/11/2020 <b>\$0.00</b>	3rd instalment By 28/02/2021 <b>\$151.00</b>	4th instalment By 31/05/2021 <b>\$471.92</b>
--	--	--	--

*If full payment of the first instalment is not received by the due date, your account will revert to the lump sum option shown below. If this occurs you will not receive instalment notices for the remainder of this rating year.*

#### Lump sum

Payable by 15/02/2021 <b>\$622.92</b>
--

#### 9 monthly payments

1 <sup>st</sup> payment by 30/09/2020 <b>By application only - closes 31/08/2020</b> See application form for details.
--

#### 18 fortnightly payments

1 <sup>st</sup> payment by 02/10/2020 <b>By application only - closes 31/08/2020</b> See application form for details.
--

### Payment methods

whittlesea.vic.gov.au

Phone 1300 301 185



**Bill code 5157**  
**Ref 1072966**

BPAY® this payment via internet or phone banking.  
 BPAY View® – View and pay this bill using internet banking.  
 BPAY View Registration No. 1072966



#### Council Offices

Cash, cheque or EFTPOS  
 Hours: 8.30am to 5 pm Mon. to Fri.  
 (except public holidays).



#### Mail

Locked Bag 1  
 Bundoora MDC Vic 3083  
 Please allow for postal delays