

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

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

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.

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 \$0.00	2nd instalment By 30/11/2020 \$0.00	3rd instalment By 28/02/2021 \$151.00	4th instalment By 31/05/2021 \$471.92
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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
\$622.92

9 monthly payments

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


18 fortnightly payments

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

Payment methods

whittlesea.vic.gov.au


 Phone 1300 301 185


 **Biller code 5157**
Ref 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

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



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 Ferres 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

Free telephone interpreter service



131 450



**City of
Whittlesea**

Phone (03) 9217 2170
NRS 133 677 (ask for (03) 9217 2170)
Fax (03) 9409 9880
Website www.whittlesea.vic.gov.au

Email info@whittlesea.vic.gov.au
Mail Locked Bag 1, Bundoora 3083
Offices 25 Ferres Blvd, South Morang 3752
ABN 72 431 091 058

Valuations, Rates & Charges

For the period 1 July 2020 to 30 June 2021

Issue Date 29/10/2020

Assessment Number

1072966



025-3754 (5469)

CTK Camilleri Custodian Pty Ltd
 62 Greig Dr
 MERNDA VIC 3754

Second Instalment

\$151.00

This amount is payable by 30/11/2020

Property Details

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

Ward South West

AVPCC 100 Vacant Residential Dwelling Site/Surveyed Lot

Land Use Residential

Land use is for State fire services levy purposes only.

Valuation Details

Site Value \$187,000

Capital improved value \$187,000

Net annual value \$9,350

Level of value date 01/01/2020

Valuation operative date 01/07/2020

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

Quarterly instalments

1st Instalment Balance
 \$0.00

2nd Instalment
\$151.00
Payable by 30/11/2020

3rd Instalment
 \$151.00
 Payable by 28/02/2021

4th Instalment
 \$151.00
 Payable by 31/05/2021

*pd 24/11
 MC: MBL 20201125201010515*

Payment Methods



www.whittlesea.vic.gov.au



Billers 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



Billpay Code: 0350
Ref: 10729664

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au
Scan & pay this invoice with your iPhone, iPad or Android device. Download the Australia Post mobile app.



Phone 1300 301 185



Mail
 PO Box 2002
 Preston Vic 3072
 Please allow for postal delays.



Council Offices
 Cash, Cheque or EFTPOS
 Hours - 8.30am to 5.00 pm Mon. to Fri.
 (except public holidays).



350 10729664

\$151.00

Financial Hardship

We understand that COVID-19 has caused significant impacts across our community. If you are impacted by COVID-19, and are experiencing financial difficulty, you may be eligible to enter into a payment plan under our COVID-19 Financial Hardship Policy. We will also consider deferring payments in cases of serious financial hardship during the pandemic. Visit www.whittlesea.vic.gov.au/coronavirus to apply.

Applications can also be considered under the Financial Hardship Policy for Residential Property Owners (Municipal Rates & Charges). The Policy is available on the Council website at www.whittlesea.vic.gov.au.

Pensioner Concession

If you are in receipt of a pension concession card or service concession card, you may be eligible for a concession on your rates and fire services fixed charge on your **principal place of residence**. If you have previously applied and are still eligible for a concession, this will be shown on the front of the annual notice. Instalment notices will not show concession amounts.

Forms are available at www.whittlesea.vic.gov.au or by calling (03) 9217 2170. **Note:** Health care cards are not accepted.

Penalty interest charges on late payments

Penalty interest charges may be applied on overdue amounts in accordance with s172 of the *Local Government Act 1989*. The applicable interest rate of **10.0 %** per annum is determined under the *Penalty Interest Rates Act 1983*. The penalty interest charge is applied after the due date of an instalment. In the case of a lump sum payment it will be applied after the due date of the lump sum, but calculated on each of the instalment amounts that are overdue from the following day after their due dates. In all cases penalty interest will continue to accrue until all amounts are paid in full. Sections 26 and 27 of the *Fire Services Property Levy Act 2012* apply for waiver, deferral or concession requests on the Fire Services Levy.

Other penalties for failing to pay

Council may sue in the Magistrates' Court to recover any outstanding rates and/or charges. This may result in further costs for the owner/s of the property. In accordance with s181 of the *Local Government Act 1989*, Council may exercise its right to sell property in order to recover unpaid rates and charges.

Objection to valuation

The values shown on this notice were assessed as at 1 January 2020 by the Valuer General Victoria being the valuation authority.

A person aggrieved by an assessment of the value and/or the Australian Valuation Property Classification Code of any land may

lodge a written objection with the Council. An objection must be lodged:

- within two months after the Annual Notice or Supplementary Notice is given if the notice is sent directly to the owner or occupier, or
- within four months after the Annual Notice or Supplementary Notice is given to the occupier, if the notice is sent directly to the landlord.

Objections on valuations cannot be lodged on Instalment, Reminder, Final, Duplicate or Amended Notices. The grounds for objection are limited – see section 17 of the *Valuation of Land Act 1960*.

Please note: the rates must be paid even if an objection is lodged as required by section 29 of the *Valuation of Land Act 1960*.

Upon receipt of an objection, Council will refer it to the Valuer General to decide whether an adjustment is necessary. If an objector is dissatisfied with the determination, or a decision has not been reached in four months of lodging the objection, the objector may lodge a written request within 30 days with the Civil and Administrative Tribunal or, depending upon the capital improved value of the property, treat the objection as an appeal to the Supreme Court.

Objection to rate or charge

A person who is aggrieved by a rate or charge imposed by the Council, or by anything included or excluded from such a rate or charge may appeal to the County Court under section 184 of the *Local Government Act 1989*.

Any appeal must be lodged with the County Court within 30 days of receiving this notice. A person may only appeal on one or more of the following grounds:

- that the land is not rateable land (this is not applicable to special rates)
- that the rate or charge assessment was calculated incorrectly
- that the person rated is not liable to be rated.

A person cannot appeal to the County Court where an objection or appeal may be made under the *Valuation of Land Act 1960* (see above).

Australian Valuation Property Classification Code (AVPCC)

A property is allocated a AVPCC to determine the land use classification for Fire Services Levy purposes. In some cases, a property may have dual/multiple uses and in this instance the predominant/primary use will be allocated when determining the appropriate code.

Farm Land

In order for a property to be considered for classification as 'farm land', an application form must be completed which can be obtained from the Council Offices or downloaded from www.whittlesea.vic.gov.au. If Council has rejected an application and the owner or occupier of that land considers that the land should be classified as 'farm land', that owner or occupier may apply to the Civil and Administrative Tribunal for a review of Council's decision: 'farm land' is defined within the *Valuation of Land Act 1960*.

A person may apply for a single farm enterprise exemption in accordance with section 9 of the *Fire Services Property Levy Act 2012*.

Allocation of payments

1. Legal costs
2. Interest charges
3. Overdue rates and charges
4. Current year rates and charges

Change of name and address

It is the responsibility of the owner/s to immediately notify Council in writing of any changes of name and/or address for this property.

Privacy statement

The information on this notice is subject to the Privacy Act and will be kept on record at Council. Please call (03) 9217 2170 for further information on privacy matters.

Waste vouchers terms and conditions

Vouchers are not transferable or for commercial use – the home owner must be present when using vouchers. Photo identification may be requested when presenting vouchers.

Valuations, Rates & Charges

For the period 1 July 2020 to 30 June 2021

Issue Date 29/01/2021

Assessment Number

1072966



025-3754 (5275)

CTK Camilleri Custodian Pty Ltd
62 Greig Dr
MERNDA VIC 3754

Third Instalment

\$151.00

This amount is payable by 28/02/2021

Property Details:

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

Ward South West

AVPCC 100 Vacant Residential Dwelling Site/Surveyed Lot

Land Use Residential

Land use is for State fire services levy purposes only.

Valuation Details

Site Value \$187,000

Capital improved value \$187,000

Net annual value \$9,350

Level of value date 01/01/2020

Valuation operative date 01/07/2020

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Quarterly instalments

2nd Instalment Balance
\$0.00

paid 14/02/2021

3rd Instalment
\$151.00
Payable by 28/02/2021

4th Instalment
\$151.00
Payable by 31/05/2021

Payment Methods



www.whittlesea.vic.gov.au



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