



Rates Correspondence
 Wyndham City
 PO Box 197
 Werribee Victoria 3030
 www.wyndham.vic.gov.au
 mail@wyndham.vic.gov.au
 ABN: 38 393 903 860

General Enquiries
 1300 023 411

Customer Service Centres
Civic Centre Mon - Fri 9am - 4pm
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

Notice of Rates & Charges

2022 - 2023

1 July 2022 - 30 June 2023

Assessment Number 177053	Due Date 30/09/2022
Bank Reference Number 1769416	Issue Date 08/08/2022
177053 	

View Important Information About Rates & Valuations



029-3109 (22519)
B

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

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

Waste Disposal Voucher

Valid to 30 September 2023

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



WYN22F0D3000233362

2022/2023

PROPERTY LOCATION AND DESCRIPTION

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

LEVEL OF VALUATION	DATE DECLARED	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE	WARD	ARREARS OUTSTANDING
01/01/2022	01/07/2022	\$310,000	\$485,000	\$24,250	Harrison	
Developed Land (0.00228 x CIV)						\$1,105.80
Municipal Charge						\$64.20
Waste Management Charge						\$353.00
						\$417.71
Fire Service Property Levy - Collected on behalf of the State Government						
Fire Service Levy Residential Fixed						\$117.00
Fire Service Levy Residential Variable (0.000053 x CIV)						\$25.71
						\$416.00
			TOTAL AMOUNT			\$1,665.71
						\$416.00
						\$416.00
						\$416.00

Rates for 2022/2023 are based on the valuation of the property as at 1 January 2022. Refer to the back of this notice for further information.

Having difficulties paying? Call 1300 023 411 to discuss options



Payments received after 25/07/2022 will not be shown on this notice.

177053



417.71



Assessment No. 177053

Name S & W Perera Family Pct Pty Ltd

Address 31 Brigalow Drive
 TRUGANINA VIC 3029

1st Instalment by
 30/09/2022
\$417.71

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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*396 1769416

Sign up to Ezybill to receive all notices electronically, and view past notices anytime at no cost (2019 to latest)
 Please note as of 1st July 2022, an admin fee of \$17.40 will apply per notice for any requests for copies of notices.



Have your next rate notice delivered to your email.

Sign up for EzyBill at
<https://wyndham.ezybill.com.au>
 or scan the QR code.



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 1300 023 411 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 2022 for the 2022 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).

Objection 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 or lodged online via the Rating Valuation Objections Portal on the Land Use Victoria website, and must 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 60 days of the issue date of this notice. Please contact Rating Services Unit on 1300 023 411 to discuss your appeal.

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 rates cap of 1.75 per cent. 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—

- (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 in the following order:

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

Arrears and late payments

Interest will be charged on arrears outstanding and on any payments received after the due date at the rate set by the *Penalty Interest Rates 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. Please contact council if you are experiencing difficulty in making payment.

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 1300 023 411.

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 1300 023 411 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 1300 023 411.

Privacy Statement

Your personal information is being collected by Wyndham City Council for the purpose of identifying you when communicating with Council and for the delivery of services and information. The personal information will be securely stored in Council's Customer Database. We will not disclose your personal information without your consent, except where required or authorised to do so by law. The personal information will be handled in accordance with the Privacy and Data Protection Act 2014 and Council's [Privacy Policy](http://www.wyndham.vic.gov.au/privacy-policy), available at www.wyndham.vic.gov.au/privacy-policy. You may contact Council with concerns about the privacy of your personal information at mail@wyndham.vic.gov.au

Please contact Council's Rating Services Unit on 1300 023 411 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
Email: mail@wyndham.vic.gov.au
In Person: Civic Centre,
45 Princes Highway, Werribee.



Contact your participating
financial institution to make
a payment.

**Billers Code 76869
Reference number**

1769 416

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](http://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. **Subject to
COVID-19 restrictions.**

Civic Centre
Mon – Fri 9am – 4pm.
**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.