

# Rates, charges and valuation notice 2021-22

For the period 1 July 2021 to 30 June 2022

Seed Property Investments Pty Ltd  
23 Miller Street  
SANDRINGHAM VIC 3191

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58574A296S



ABN 21 762 977 945

Assessment number **193040**

Date of issue **21/09/2021**

Tax Invoice (no GST included)

## Paying your rates

**Arrears due immediately**  
unless an agreement is in place.

**\$0.00**

### 1 Paying in full

Excludes any arrears amount above.

Due date 15/02/2022 **\$1,141.70**

### 2 Paying by instalments

1st instalment includes arrears amount.

Payments received after 15 October 2021 will be accepted as part payment towards the in full amount due 15 February 2022.

1st instalment 15 October 2021 **\$259.70**

2nd instalment 30 November 2021 **\$294.00**

3rd instalment 28 February 2022 **\$294.00**

4th instalment 31 May 2022 **\$294.00**

### 3 Paying by direct debit

Nine monthly deductions from nominated bank account only.

You are not registered for Direct Debit. If you would like to register, refer to methods of payment options below.

## Property details

6/503 ST KILDA STREET ELWOOD VIC 3184

Legal description VOL/FOLIO-9987/846, VOL/FOLIO-9987/850 Lot 6 SP 36987R, Acc Unit 10 SP 36987R

Site value **\$225,000** Capital improved value **\$540,000** Net annual value **\$27,000**

Level of value date 01/01/2021 Effective date 01/07/2021 Ward CANAL

## Details of account

OYO Strata Flat

General Rate (Rate on NAV .038181) **\$1,030.85**

Victorian Government charges - Fire Service Property Levy  
Fire Serv Levy Residential (Rate on CIV .000059 + \$114) **\$145.85**

Payments **-\$35.00**

Any payments made after 09/09/2021 will not be shown on this notice.

Total **\$1,141.70**

## What are your payment options?

Please note: Biller codes and reference numbers have changed.

Assessment number 193040

Property address 6/503 ST KILDA STREET ELWOOD VIC 3184

Due date 15/10/2021

Amount due \$259.70



**Biller Code: 356899**  
Ref: 2029 2629 1930 404

**Telephone & Internet Banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



Pay online or by direct debit

View your account and pay by credit card or request to pay by direct debit.

portphillip.vic.gov.au/  
pay-apply-report



Pay by credit card

**Biller Code: 356899**  
Ref: 2029 2629 1930 404

1300 276 468

bpoint.com.au/bpoint/



Pay in-store at Australia Post

Cash, cheque, eftpos or credit card.



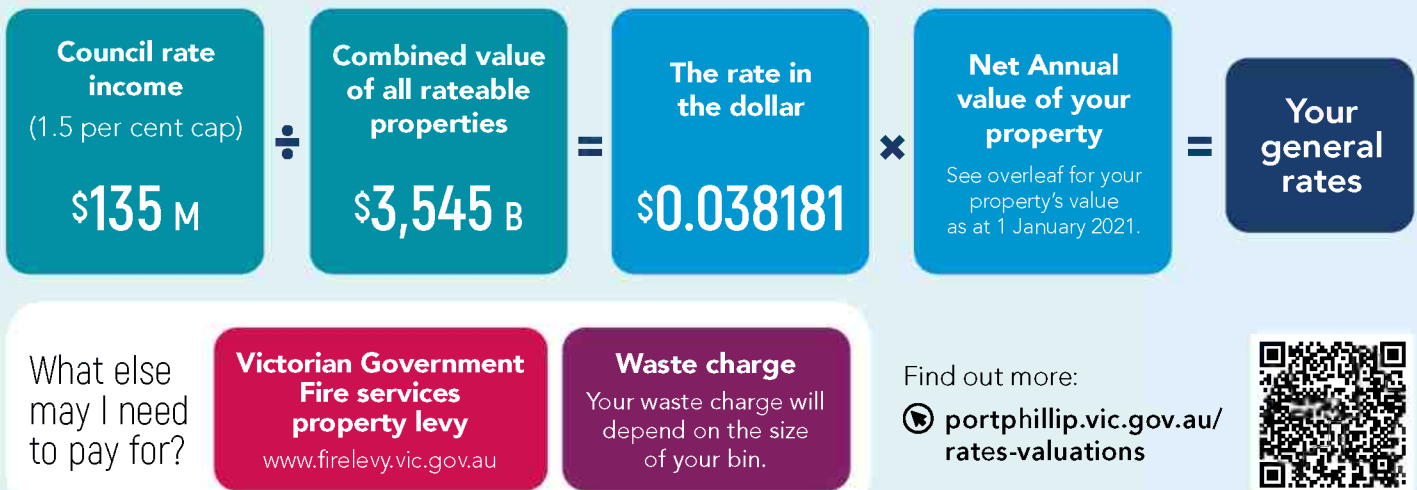
\*3178 202926291930404



Payments made by card (excluding BPAY) will incur a surcharge to recover merchant fees charged to Council. To view current surcharges please refer to <https://www.portphillip.vic.gov.au/card-fees>

Council will not be held responsible for transactions made to incorrect Biller Codes or Reference Numbers.

# How your general rates are calculated



## Have you got a question or having difficulty paying your rates?

Please contact us immediately to discuss payment options and/or application under hardship provisions.

### Contact or visit us

📞 ASSIST 03 9209 6777  
🌐 [portphillip.vic.gov.au](http://portphillip.vic.gov.au)

Please contact us for town hall opening times and locations.

### National Relay Service

If your hearing or speech is impaired use the National Relay Service.

TTY users 133 677, Speak & Listen users 1300 555 727 then ask for 03 9209 6777.

### Change of address

The property owner must notify Council in writing of any change of postal and residential address.

🌐 [portphillip.vic.gov.au/pay-apply-report](http://portphillip.vic.gov.au/pay-apply-report)  
Select 'Your details'

### Notice of valuation / land tax

This property has been valued as at 1 January 2021 and is effective from 1 July 2021. Any amendment to the valuation may result in additional rates, for which a supplementary rate notice will be issued. The basis of the assessment is the Net Annual Value for the calculation of Municipal rates. The State Revenue Office uses the Site Value in assessing land tax.

### Appeal against valuation

Section 18 of the **Valuation of Land Act 1960** provides that the owner/ratepayer may object to the valuation within two months of the **date of issue** of this notice. Objections must be lodged using the prescribed form

🌐 [ratingvaluationobjections.vic.gov.au](http://ratingvaluationobjections.vic.gov.au)

For any valuation enquiries contact the Rates Department ☎ 03 9209 6777.

**If you have transferred obligation of payment for this account you MUST forward a copy of this notice to the transferee or contact Council.**

### Special rates and charges

Properties subject to special rates have the levy details printed on the front of this notice. Currently the following special rates are in place:

- Port Melbourne Business Precinct Special Rate (renewal) and Charge Combined Scheme 1 July 2021 to 30 June 2026 \*
- Fitzroy Street and Environs Special Rate and Charge Combined Scheme 1 July 2019 to 30 June 2024
- Acland Street Village Precinct Special Rate and Charge Combined Scheme 1 July 2019 to 30 June 2024.

\* In accordance with the **Local Government Act 1989 (S185)**, a person who is aggrieved by Council's decision to impose the special rate or charge may lodge an application with VCAT within 30 days of the date of this notice. A person may also make an application to VCAT under section 185AA of the Act.

Visit 🌐 [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au) for more details or contact the Economic Growth and Activation Team ☎ 03 9209 6777

### Waste charge / rebate

- **240 litre bin:** an additional charge of \$201
- **80 litre bin:** rebate of \$60 where approved by Council.

### Penalties for late payments

Amounts not paid by the due dates shown on this notice will be charged interest at 10 per cent per annum from the due date of each overdue instalment (including the full payment option, unless an agreement is in place).

### All payments will be allocated as follows:

- 1 Legal Costs Owning (if any)
- 2 Arrears Interest Owning (if any)
- 3 Arrears Owning (if any)
- 4 Current Owning.

### Are you a pensioner?

Council offers rates assistance for pensioners of \$200 (maximum) in addition to a \$247 (maximum) State Government rebate and \$50 fixed rebate for the Fire Services Property Levy. Eligible cards: Centrelink Pensioner Concession Cards and Department of Veterans' Affairs Gold Card (War Widow or TPI). **Health Care and Seniors Cards are not eligible.**

### Rate cap

Council has complied with the Victorian Government's rate cap of 1.5 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.