Valuations, rates and charges

1 July 2026–30 June 2027

Knox City Council, 511 Burwood Highway, Wantirna South VIC 3152
Tel 9298 8000 **Email** knoxcc@knox.vic.gov.au **Online** knox.vic.gov.au
Interpreter 131 450 **National Relay Service** 133 677

Assessment No:	**128004 0**
Issue date:	**10/08/2026**

Overdue	$1.55

This amount is payable immediately unless you have a valid payment plan in place.

L A Lehman and S M Lehman
10 Stuart St
THE BASIN VIC 3154

Property Details

Property owner/s L A Lehman and S M Lehman
Address 10 Stuart Street, THE BASIN VIC 3154
Legal description LOT 40 LP 10942
Land use Residential
Ward Chandler

Valuation Details

Capital Improved Value $930,000
Site value $685,000
Net annual value $46,500
AVPCC 110 - Detached Home
Valued as at 01/01/2026
Valuation applied from 01/07/2026

State Government Charges

ESVF Residential Fixed Charge	$139.00
ESVF Residential Levy (0.000173 x 930000)	$160.85

Council Rates and Charges

General Rates (0.0014826 x 930000)	$1,378.80
Res. garbage charge with free additional bin	$434.55
Arrears	$507.55
Payments	-$506.00
Total Payable	**$2,114.75**

Payments received after 01 August 2026 may not be included on this notice.

Where to pay

*For more details about surcharges visit knox.vic.gov.au/surcharge

knox.vic.gov.au/rates*
VISA
Phone **1300 668 153***
VISA
Knox City Council Civic Centre*
511 Burwood Hwy, Wantirna South
Monday–Friday, 8.30am–5pm

BPAY
Biller Code: 18077
Ref: 1280040

Post Billpay*
Post Billpay
Pay in person at any Post Office

Direct debit*
Payble™
pay.knox.vic.gov.au
VISA

Payment options

Pay by four instalments

Instalment 1 30/09/2026	$530.75

This amount must be received by **30 September 2026**. Otherwise, your account will revert to the lump sum option shown below.

Instalment 2 30/11/2026	$528.00
Instalment 3 28/02/2027	$528.00
Instalment 4 31/05/2027	$528.00

Pay in full

Due date 15/02/2027	$2,113.20

Pay by self managed instalments

Use our new payment system

Pay in full or choose smaller, regular instalments that suit you.

Pay with card or bank · Flexible payments · Helpful reminders

pay.knox.vic.gov.au

Scan to pay

VISA · DIRECT Debit

Sign up at **knox.enotices.com.au** to get email notices and avoid reprint costs.
Reference: 90F623378D

City of Knox Council use - In Full

POST billpay
*375 1280040 - In Full 00001280040000211475

POST billpay
*375 1280040 - Instalment - 4 00001280040000053075

Your rates notice is important to keep. Reprints may incur a fee.

Important information

Self managed instalments and direct debit

You may self manage the payment of rates by instalment amounts that suit your budget eg. weekly, fortnightly or monthly.

Please visit **pay.knox.vic.gov.au** or scan the QR code on the front of this notice to set up a suitable direct debit schedule.

Payment options and due dates

Overdue amount - Must be paid immediately, unless a valid payment plan is in place with agreed payments being made.

Four Instalments – Payment of the first instalment must be received by 30 September 2026.

In full – The lump sum amount shown on the front of this notice is due by 15 February 2027.

Self service 9 monthly instalments

$242.76 30/09/2026	$234.00 31/12/2026	$234.00 31/03/2027
$234.00 31/10/2026	$234.00 31/01/2027	$234.00 30/04/2027
$234.00 30/11/2026	$234.00 28/02/2027	$233.99 31/05/2027

Pension rebate

Ratepayers who hold a Pension Concession Card or certain cards issued by Department of Veterans' Affairs may be entitled to a rate rebate on their main place of residence. Health care cards are not accepted.

Application forms are available at **knox.vic.gov.au/rates** or by calling **9298 8000**.

Payment plans for overdue rates and charges

You can apply for an interest free payment plan at **knox.vic.gov.au/our-services/rates/rates-payment-assistance.**

Financial hardship

If you are struggling to pay your rates due to financial hardship, please visit **knox.vic.gov.au/rates** or call us on **9298 8000**.

Penalty interest charges

In accordance with section 172(2)(b)(iii)(c) of the *Local Government Act 1989* penalty interest is charged on any overdue amount. Assessments with a valid payment plan are not charged interest.

Allocation of payments

All payments will be credited in the following order: legal costs, interest charges, overdue rates and charges, current year rates and charges.

Victorian Government capping on council rate revenue

The Victorian Government's Fair Go Rates System directs that councils can only raise an additional 2.75% in total rate income, compared to the previous year.

Council has complied with the Victorian Government's rate cap of 2.75%. 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.

Emergency Service and Volunteer Fund (ESVF)

The ESVF has been introduced by the Victorian Government to replace the Fire Services Property Levy. Under the new *Fire Services Property Amendment (Emergency Services and Volunteers Fund) Act 2025*, Council must collect the ESVF on behalf of the Victorian Government.

Each property is allocated an Australian Valuation Property Classification Code (AVPCC) by the Valuer General Victoria which is used to determine land use classification for the ESVF.

Find out more at **www.sro.vic.gov.au/esvf**

Change of name/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.

Declaration

Council declared the 2026/27 rates and charges on 22 June 2026.

Differential rates

The table below details the different classifications for comparative purposes only.

Type	Rate in the dollar	Differential amount
Residential	0.0014826	$1,378.82
Vacant Land	0.0037066	$3,447.14
Derelict Land	0.0044479	$4,136.55
Commercial	0.0037066	$3,447.14
Industrial	0.0039290	$3,653.97
Retirement	0.0011120	$1,034.16
Recreational	0.0014826	$1,378.82

Valuations

Council uses the Capital Improved Value of your property as the basis for calculation of rates. The valuations on this notice were assessed as at 1 January 2026 and are effective for rating purposes from 1 July 2026.

Your objection rights as a ratepayer

Objection on the valuation of your property

If you disagree with the assessment of the value and/or the AVPCC, you may lodge an objection to **https://ratingvaluationobjections.vic.gov.au**

You must do this:

- within two months after the Annual Rates Notice or Supplementary Rates Notice is sent directly to the owner
- within four months after the Annual Rates Notice or Supplementary Rates Notice is given to the occupier who is not the owner.

Even if you lodge an objection the rates and charges must be paid. This is the law as required by section 29 of the *Valuation of Land Act 1960*.

Objection on Council rates and charges

If you disagree with a rate or charge imposed by Council, you may appeal to the County Court under Section 184 of the *Local Government Act 1989*.

A person may only appeal on one or more of the following grounds:

- that the land is not rateable land
- that the rate or charge assessment was calculated incorrectly
- that the person rated is not liable to be rated.

Any appeal must be lodged with the County Court within 30 days of receiving this notice.

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).

Review of differential rating classification

Do you think the rating classification is incorrect?

You may apply to the Victorian Civil and Administrative Tribunal. Applications must be made within 30 days of the owner or occupier receiving this rates notice. This is allowed under Section 183 of the *Local Government Act 1989*.

Australian Valuation Property Classification Code (AVPCC)

A property is allocated an AVPC Code to determine the land use classification. The code is used to calculate the ESVF. If a property has more than one use, the code will be determined by the primary use.

Accepted payment methods

The payment methods shown on the front of this notice are the only accepted payment methods.

Privacy statement

The information appearing on this notice is used by Council to collect Council rates and other charges. We also use this information to update Council databases. You may view Council's Privacy Policy and Statement at **knox.vic. gov.au** or call Council on **9298 8000** to obtain a copy.

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