

Property Address: 7/152 Balcatta Road BALCATTWA WA 6021

Property No. 227394

Legal Description: Lot 7 SP 25258 Vol 1979 Fol 422 Area: 0.000000

Valuation - GRV 43423

050 35720

Rating Year 01/07/2019 - 30/06/2020

Flexile Holdings Pty Ltd &
Wayne Andrew Ottey & 1 other...
7 Fawcett Way
WARWICK WA 6024

Date Issued 24/07/2019

Date Due 28 August 2019

Full Amount Due \$2,850.58

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Rates and Charges Due (GST is not included in these charges)

Item	Charge	Arrears	Amount Due
Emergency Services Levy			
Industrial	43423 @ 1.4839c/\$		\$644.35
Improved Industrial Rates			
	43423 @ 5.0117c/\$		\$2,176.23
Service Charge - Security			
	1 @ 30.00		\$30.00
Total			\$2,850.58

Payment Options

Option	Due	Amount
Option 1	21/08/2019	\$2,850.58
To enter Prize Draw pay by 3.00pm WST on 21/08/2019		
Option 2	28/08/2019	\$2,850.58
Option 3		
Instalment 1	28/08/2019	\$1,428.56
Instalment 2	13/11/2019	\$1,429.00
Total \$2,857.56 (cost of option \$6.98)		
Option 4		
Instalment 1	28/08/2019	\$718.62
Instalment 2	13/11/2019	\$717.00
Instalment 3	15/01/2020	\$717.00
Instalment 4	18/03/2020	\$717.00
Total \$2,869.62 (cost of option \$19.04)		

To qualify for instalments, the **Exact Amount** shown as Instalment 1 on your Rate Notice must be received in one payment by 28 August 2019.

Warning - Penalty interest will be charged on overdue amounts. Rates, waste, security and pool inspection charges at a rate of 7 per cent. Emergency Services Levy at a rate of 11 per cent as directed by Department of Fire and Emergency Services.

Transactions recorded after 3 July 2019 are not included in the table on the left.

Would you like to receive your future rates mail via email?

Register now for eRates at www.stirling.wa.gov.au/erates



Over \$70,000 worth of prizes up for grabs

Pay your rates in full by 5.00pm WST on Wednesday 21 August 2019 for a chance to win one of 23 fantastic prizes, including a 2019 Toyota RAV4 Hybrid GX 2WD.

See page 4 of the Budget Newsletter (enclosed with this Rate Notice) for a complete list of all prizes on offer and terms and conditions of the competition.



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Rates terms and conditions

1. Change of ownership

Under the provisions of the Local Government Act, when a person (whether as principal or agent) sells or disposes of land, the owner/agent must advise the City in writing within 21 days of the change in ownership, giving full details of the purchaser.

2. Change of postal address

Please advise the City promptly in writing of any change in your postal address. There is an obligation on property owners to ensure that the City has the correct postal address for service of notices.

3. Objections

A property owner may lodge an enquiry against the valuation of a property within 60 days of the date of issue of a rate notice. Please go to Landgate's website at www.landgate.wa.gov.au or call direct on (08) 9273 7373. Rates must be paid as assessed, irrespective of whether an enquiry has been lodged. Any reduction in valuation and therefore rates, as a result of a successful enquiry, will be refunded.

4. Payment by instalments

Ratepayers may elect to pay this account by two or four instalments. Details of due dates and interest costs are displayed on the front of this notice. Reminder notices will be sent for payment of subsequent instalments. Any arrears are due and payable immediately, although if legal action has not been taken for recovery, arrears may be included with the first instalment (penalty interest accrues daily on arrears).

To elect to pay by instalments, please ensure that your payment of the first instalment is received by the due date or you will not be able to go on the instalment option. Should you be experiencing difficulty paying this account please contact the Rates Team straight away on (08) 9205 8555 to make alternative arrangements. A fee for this will apply.

5. Penalty interest

Penalty interest accrues on amounts which remain unpaid after the due date. Overdue rates, waste, security, pool inspection charges and instalment amounts incur penalty interest at a rate of 7 per cent. Overdue Emergency Services Levy (ESL) amounts incur penalty interest at a rate of 11 per cent as directed by the Department of Fire and Emergency Services. Penalty interest does not apply to current rates and ESL due by registered pensioners and seniors, although waste and other charges will incur penalty interest if payment is not received by the due date.

6. Emergency Services Levy

The Emergency Services Levy is forwarded to the Department of Fire and Emergency Services (DFES) to fund Western Australia's fire and emergency services, including all career fire stations, volunteer fire brigades, State Emergency Service (SES) units and the multi-purpose volunteer emergency service units. This is the State Government Emergency Services Levy. **This forms part of your total rates bill but it is not set or controlled by the City of Stirling.** Please visit Department of Fire and Emergency Services website for more information www.dfes.wa.gov.au

7. Swimming pool/spa inspection fee

State Government legislation requires the City to inspect the safety barriers of all private swimming pools and spas so that a period of not more than four years elapses between inspections. The fee charged to property owners is to cover this requirement.

Pensioner/Seniors Discount

This property is not subject to a pensioner/seniors concession. If you have a Pensioner Concession, State Concession, WA Seniors Card or Commonwealth Seniors Health Card you may be eligible for a State Government rebate on your rates. To qualify for this discount you must be listed as a property owner and have resided in the property on or before 1 July 2019. Please note that Health Care and Veterans Health Cards (e.g. Gold Cards) are not acceptable.

8. State Government rebate pensioners/seniors discount

Eligibility provisions for any person seeking to register with the City for rating concessions are:

- Must be an owner **and** occupier of rateable property at 1 July or earlier, **and**;
- **If a pensioner, either:**
 - Receives a pension and holds a current Pensioner Concession Card or State Concession Card.
 - or;**
 - Holds both a WA Seniors Card issued by the Department of Communities' WA Seniors Card Centre **and** a Commonwealth Seniors Health Card. Rebates are up to 50 per cent of Rates and Emergency Service Levy and are subject to a maximum amount.
- **If a senior:**
 - Holds a WA Seniors Card issued by the Department of Communities' WA Seniors Card Centre. Seniors who meet the eligibility criteria are entitled to claim a rebate of up to 25 per cent (subject to a maximum amount). The option of deferment is not available.

If you are not registered with the City as an eligible pensioner or senior and feel that you may be eligible, please contact the City's rates section **immediately**. Pensioner concessions apply to current rates and Emergency Services Levy only, and not to rubbish collection and other charges, which must be paid in full by the **due date** shown on this notice. If your circumstances change – particularly with respect to your ownership or occupation of the property, or your eligibility as a pensioner or senior – you **must** give notice immediately to the City so that the registration may be amended or cancelled.

A pro-rata rebate may be available from the date of registration to pensioners and seniors who become eligible after 1 July 2019.

9. Interim rates

The City may be required to issue interim rates during the course of the financial year. The main reasons for this are subdivision of land, amalgamation of land, error in valuation, completion of new building, additions to existing buildings, and demolition or improvements.

Sometimes the reason is simply that the annual rate notice was issued on an incorrect or out-of-date valuation. When the latest valuation has been received from Landgate, the City is required to reassess the rates for the current year, and in some cases for a previous year.

10. Overdue accounts

Rates and charges which are not paid (either in full or by instalment) within 35 days of the date of issue of this notice are deemed to be in arrears, and legal action for recovery may be commenced. Rates and the Emergency Services Levy due by registered pensioners or seniors which are subject to a rebate or deferment are excluded. Annual charges (rubbish collection, security service charge, and swimming pool inspection fee, where applicable) are not subject to a rebate or deferment and will incur penalty interest if not paid within 35 days of the date of issue of the annual rate notice.

Change of Address

If the name or address shown on this Rate Notice is incorrect, please advise the City of Stirling immediately in writing by:

Email stirling@stirling.wa.gov.au

Post City of Stirling Administration Centre, 25 Cedric Street, Stirling WA 6021

Local Government Elections

Are you enrolled to vote?

To be eligible to vote you must be:

- a resident; or
- on the City of Stirling Non-Resident Owners and Occupiers Roll.

The rolls close at 5.00pm Friday, 30 August 2019.

For more information on how to enrol visit

www.stirling.wa.gov.au/election2019

