



RATE NOTICE

1 July 2022 - 30 June 2023
CEO: T BRUN



*481 02 00000175 1160276596



SEE
REVERSE
SIDE FOR
IMPORTANT
NOTICES



051 0044533

PA Custodians Pty Ltd
13 Leschenault Boulevard
LAKE COOGEE WA 6166

Property No. 6027659

Due Date 26 August 2022

Issue Date: 22 July 2022
Ward: Central
VEN Number: 1983782
Valuation GRV: 13662
Rate in Dollar: \$0.08592
Minimum Rate: \$822.00
ESL Rate in Dollar: \$0.016213
ESL Category: 1
ESL Property Use: Industrial
Property Type: Industrial Strata Unit

Description of rated land

9/59 Simper Road YANGEBUP WA 6164
Lot: 9 S 70273 Vol: 2905 Fol: 640 Area: 174.000000 m2

DETAILS

Improved Industrial
Rubbish Service @ 1

ARREARS

CURRENT

TOTAL

City of Cockburn Rates & Charges

\$1,173.84
\$458.00

\$1,173.84
\$458.00

\$1,631.84

State Government Levy: Emergency Services Levy

\$221.50 **\$221.50**

TOTAL PAYABLE

\$1,853.34

Payments received after 06/07/2022 may not be included in this notice.

If you specifically have queries regarding the Gross Rental Value please refer to Landgate's website at www.landgate.wa.gov.au or call Landgate direct on 9273 7373 quoting your VEN number.

PAYMENT OPTION 1: FULL PAYMENT by 4.30pm (WST) PAYMENT OPTION 2: PAY IN FOUR INSTALMENTS

Due 26/08/2022	TOTAL OPTION 1	\$1,853.34	1st Instalment Due 26/08/2022	\$464.80
			2nd Instalment Due 28/10/2022	\$466.00
			3rd Instalment Due 06/01/2023	\$466.00
			4th Instalment Due 10/03/2023	\$466.00
			Cost of Option \$9.46	
			TOTAL OPTION 2	\$1,862.80

Printed instalment reminder will be charged at \$2.50 per notice.
(Eligible Pensioners & Seniors are excluded)

SMARTRATES DIRECT DEBIT PAYMENT OPTION (ONLINE APPLICATION)

	Cost of Option	Amount	Start Date	End Date
Weekly	\$16.81	\$43.49	26/08/2022	16/06/2023
Fortnightly	\$16.40	\$84.99	26/08/2022	16/06/2023
Four Weekly	\$14.85	\$169.84	26/08/2022	02/06/2023

Submit application by 24/08/2022 for direct debit implementation.

S018033Q01 018033 #83998

Online Services - REGISTER TODAY!

Register to access your Rates and property information ONLINE.

To register for this service, please follow the link to <https://www.cockburn.wa.gov.au/Online-Services/eProperty> and **Register** today.

REMITTANCE ADVICE



*481 02 00000175 1160276596

Property number 6027659

Name PA Custodians Pty Ltd

Property address 9/59 Simper Road YANGEBUP WA 6164

Payment Due Date 26/08/2022

Option 1: Pay in Full \$1,853.34

Option 2: 1st Instalment \$464.80



Pay by Phone
Call 1300 085 035
anytime to pay with
Mastercard or Visa.
Press 1 - 'Rates'.



Pay by Internet
Visit cockburn.wa.gov.au
and follow the links to pay
with Mastercard or Visa.



Direct Debit
Obtain a form from City of
Cockburn Offices or email
rates@cockburn.wa.gov.au



Billers Code: 16212
Ref: 1160276596

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

IMPORTANT INFORMATION

ACCOUNT ENQUIRIES

Call 08 9411 3444 between 8.30 am to 5 pm

Visit Administration Office between 8.30 am to 4.30 pm

RUBBISH SERVICE CHARGES

All identifiable units, either rural, commercial or industrial are to be charged if a service is provided. Service charges can be found in the enclosed Rates Brochure.

STATE GOVERNMENT REBATE ENTITLEMENTS – REBATES & DEFERMENTS

Rebates paid to Pensioners and eligible Seniors are provided by the State Government. (Applicable to RATES and ESL only, all other charges to be paid in full).

Pensioners who meet the eligibility criteria below are entitled to claim a rebate of up to 50% off the current year's rates and ESL charges (subject to a maximum amount), or may defer payment of those rates and ESL charges. Part pensioners are not entitled to defer.

Seniors who meet the eligibility criteria below are entitled to claim a rebate of up to 25% (subject to a maximum amount). Seniors are not entitled to defer.

Eligibility Criteria – to be eligible for concessions under the Rates and Charges (Rebates and Deferments Act 1992), an applicant must be the owner and reside in the property on 1 July of the rating year **AND**

If they are a pensioner they must hold a:

- Pensioner Concession Card; or
- State Concession Card; or
- Commonwealth Seniors Health Card and a WA Seniors Card;

If they are a senior they must hold a:

- WA Seniors Card

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

You must register with the Water Corporation as concessions only apply once your application is received by them. **Please note even if you are not a Water Corporation client, you must contact them to register for a concession on your current rates and ESL charges.**

If your circumstances change, particularly with respect to your ownership or occupancy of the property, or your eligibility as a senior or pensioner, you must notify the Water Corporation. Your registration will be cancelled or amended, as appropriate.

REGISTER CONCESSIONS ON LINE - Ratepayers can now register for their concession www.watercorporation.com.au or apply over the phone on 1300 659 951.

INTERIM RATES

The City may be required to issue interim rates during the course of the financial year.

Reasons for the issue can include subdivision or amalgamation of land, correction to valuation, completion of new building, additions to existing buildings (including swimming pools) or demolition of 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 the Valuer General, the City is required to reassess the rates for the current year and in some cases for a previous year.

PROVISIONS FOR A VALUATION ENQUIRY

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. Visit Landgate's website at www.landgate.wa.gov.au or call direct on 08 9273 7373. Please note the date of valuation which values must be supported. 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. Each rate notice details the property status (vacant or improved). If you believe that the property status is incorrectly shown, please advise the City of Cockburn's Rates Service team.

Last date for valuation objections is 20 September 2022.

ALTERNATIVE PAYMENT ARRANGEMENTS

If you are finding it difficult to pay your rates by the due date you must contact the City to discuss an alternative arrangement on 08 9411 3467. Payment is by Direct Debit only and will incur penalty interest.

PAYMENT BY SMARTRATES DIRECT DEBIT

Weekly, fortnightly and four weekly direct debit payment options are available. Interest of 3% is applicable (registered pensioner/seniors excluded). Completed application forms must be returned to the City by the specified date. Payments will be ongoing until the City is notified in writing (even if payment in full is received). The application form and terms and conditions can be accessed: www.cockburn.wa.gov.au/paymyrates

PAYMENT BY INSTALMENTS

Ratepayers may elect to pay this account by four instalments. Failure to pay the first instalment (inclusive of any arrears) by the due date will forfeit your option to pay by instalments. An interest charge on instalments of 3% p.a. per property applies. A \$2.50 administration fee per instalment is applicable for notices via mail. Notices issued via eRates do not attract an administration fee. Eligible pensioners and seniors are excluded from instalment charges.

PAYMENT BY DIRECT DEBIT

Payment can be made from a cheque or savings account. You can choose the option to pay in FULL, INSTALMENTS (as stated on this notice) or SPECIAL ARRANGEMENT. Payments are deducted on Fridays only. An application form can be obtained from www.cockburn.wa.gov.au or by emailing rates@cockburn.wa.gov.au or calling 08 9411 3467.

ARREARS / LEGAL RECOVERY

Rates and Service Charges are due and payable, either in full, through the instalment options (as stated on this notice) or by special arrangements made within 35 days from the date of issue of the rate notice. Any unpaid balance after the due date on this notice will be recovered by legal action, the cost of which is borne by the ratepayer. Please note that once a General Procedure Claim has been registered, it can affect your credit rating.

If payment is allowed to fall into arrears for a period of three or more years, Council may:-

- a) Sell the land;
- b) Take the land and let or lease the property
- c) Have the land vested in the local government
- d) Have the land vested in the crown.

CHANGE OF OWNERSHIP

Under the provision of Section 9.68 of the Local Government Act 1995, notice must be given in writing to the City within 21 days, whenever a person sells or disposes of any rateable land. Details of the description of the land and the name and address of the purchaser must be stated.

CHANGE OF POSTAL ADDRESS

Please advise the City in writing (by email, form, fax or post) of any change in your mailing address. There is an obligation for property owners to ensure that the City has the correct address for service of notices. Email: rates@cockburn.wa.gov.au.

INTEREST ON RATES & CHARGES

Under the provisions of Section 6.45 of the Local Government Act 1995 the City will charge interest of 3% p.a., added to all rates and charges levied on ratepayers participating in the formal rate instalment program (eligible pensioners and seniors are excluded). Under the provisions of Section 6.51 of the Local Government Act 1995 the City will charge interest of 6% p.a. on a daily basis, on all overdue rates and charges (eligible pensioners and seniors are excluded).

INTEREST ON EMERGENCY SERVICES LEVY (ESL)

Late payment penalty interest on Emergency Services Levy (ESL) will be charged at 7% p.a. on a daily basis, on overdue levy (eligible pensioners and seniors are excluded).

BUSH FIRE ACT

It is important that the provisions of the Bush Fires Act be observed. Details of your responsibilities may be obtained from the brochure or from the City Administration.

OBJECTION & APPEAL PROVISIONS (Your VEN is 1983782)

Valuations – your valuation (GRV or UV) is only one factor used to calculate your rate notice. The Valuation of Land ACT 1978 (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, please visit Landgate's website www.landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on 08 9273 7373.

Rates Record – Section 6.76 of the Local Government Act 1995 provides the grounds, time and way an individual objections and appeals to the Rates Record may be lodged. An objection to the Rate Book must be made in writing to the City within 42 days of the date of issue of a rates notice.

Section 6.81 of the Local Government Act 1995 refers that rates assessments are required to be paid by the due date, irrespective of whether an objection or appeal has been lodged. In the event of a successful objection or appeal, the rates will be adjusted, and you will be advised accordingly. Credit balances may be refunded on request.

OBJECTS & REASONS

The City of Cockburn's Objects and Reasons for imposing differential rates can be found in the accompanying rates brochure or viewed online at www.cockburn.wa.gov.au/City-and-Council/Rates/Rates-FAQs

How to pay your rates



Phone: Call 1300 085 035 to pay with Mastercard or Visa. Press 1 - 'Rates'.



Visit www.cockburn.wa.gov.au to pay with Mastercard or Visa.



Billers Code: 16212
Ref: 1160276596

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



Direct Debit: Complete the direct debit form found at the City's Administration Office or by emailing rates@cockburn.wa.gov.au



Pay in Person: Present this notice INTACT to the cashier at the City's Administration Office, 9 Coleville Crescent, Spearwood WA between 8.30am to 4.30pm Monday to Friday. Payments by credit card or EFTPOS accepted.



Australia POST: Pay your account in person at any post office. No credit cards.

This pass is intentionally blank due to the property being unimproved and not entitled to a trailer pass. Trailer passes are issued to properties with a residential dwelling only. If you live at the property and feel that you are entitled to a trailer pass or if your property has recently changed from vacant land

please ring: Customer Service **9411 3444**

Having difficulty paying your rates?

Contact the City on 08 9411 3444 to discuss alternative payment options.

Moved house or new mailing address?

You must advise the City in writing: City of Cockburn, PO Box 1215, Bibra Lake DC WA 6965, or email rates@cockburn.wa.gov.au