

**RATES & CHARGES NOTICE
01/07/2022 TO 30/06/2023**

ABN 96 149 391 332
TAX INVOICE

Notice is given that the below mentioned rates & charges have been made and levied on the land described hereunder by virtue of S546 of the Local Government Act 1993.



R02

Tank Safe Property Nominee Pty Ltd
17 Bradey Avenue
HAMMONDVILLE NSW 2170

PO BOX 156, MUDGEES NSW 2850
PH: (02) 6378 2850 | 1300 765 002
FAX: (02) 6378 2815
EMAIL: council@midwestern.nsw.gov.au
WEBSITE: www.midwestern.nsw.gov.au

Property Number
12383

Property Location and Description

7/51 Cox Street, MUDGEES NSW 2850
Lot 7 SP 62539

Valuation Base Date
01/07/2019

Interest Rate
6.0% p.a.

Issue Date
15/07/2022

Due Date
31/08/2022

Particulars of Rates and Charges

	Rate in \$	Rateable Value	Amount
Residential Urban	MINIMUM	47000	713.74
Sewer Access Residential Charge	\$944.00 PER SERVICE	1	944.00
Water Access Charge - 20mm Service	\$173.00 PER SERVICE	1	173.00
General Waste Disposal Charge	\$238.00 PER SERVICE	1	238.00
Domestic Waste Management Charge	\$315.00 PER SERVICE	1	315.00
* GST			0.00



First Instalment	Second Instalment	Third Instalment	Fourth Instalment	Please deduct any payments since	TOTAL AMOUNT DUE
\$596.04 31/08/2022	\$595.90 30/11/2022	\$595.90 28/02/2023	\$595.90 31/05/2023	08/07/2022	\$2,383.74

4083615-RunB-ASA001-000845

PAYMENT OPTIONS

Property No.: 12383

Instalment Amount Due: \$596.04

RATES

IN PERSON



Mudgee Administrative Services Centre
86 Market St, Mudgee: 8.00am - 4.30pm

Gulgong Service Centre
109 Herbert St, Gulgong: 8.00am-1.00pm & 1.45pm-4.30pm

Rylstone Service Centre
77 Louee St, Rylstone: 8.00am-1.00pm & 2.00pm-4.30pm

MAIL



Send your payment to PO Box 156, Mudgee NSW 2850.

Payment can be made by cheque or money order.

DIRECT DEBIT

Contact Council for an application form.



PAY BY WEB

Visit www.midwestern.nsw.gov.au and follow the links to pay using Visa or Mastercard.



TELEPHONE & INTERNET BANKING: BPAY
this payment via internet or phone banking.



Receive your notice electronically via BPay View.



DIRECT DEBIT IN PLACE
First Instalment due 31/08/2022

PAY BY PHONE

Call **1300 133 369** anytime to make payments using Visa or Mastercard.



Customer Ref:
2182 7280 2599 4

POSTBILLPAY Present this notice intact to make your payment by cash or cheque at any Australia Post Office.



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IMPORTANT INFORMATION

PAYMENT OF RATES BY INSTALMENTS

The rates and charges may be paid by the due date shown on this notice, with the exception of any arrears, which are due immediately. Council will send notices prior to the due dates of the remaining instalments. Should payment not be received for any instalment by the due date, interest will accrue on a daily basis and recovery action may be taken (Section 562 Local Government Act, 1993). Should you be unable to pay this account by the due date, please contact Council.

PERIODICAL PAYMENT OF RATES & CHARGES

If you are experiencing difficulties paying your rates, please contact Council immediately to discuss payment options outside of instalment dates, subject to terms and conditions as set by Council (Section 564 Local Government Act 1993).

INTEREST CHARGES

Interest accrues on rates and charges that remain unpaid after they become due and payable. Interest accrues on a daily basis. Council may write-off interest in certain circumstances (Section 566 & 567 Local Government Act 1993).

ALLOCATION OF MONIES

Money paid to Council in respect of rates and charges levied on land will be applied towards payment of those rates and charges, including interest and legal costs, in the order in which they became due (Section 568 Local Government Act 1993).

PENSION REBATES

Ratepayers who are eligible pensioners may be entitled to a rebate for rates and charges. A pro-rata rebate may apply should you become a pensioner after issue of this notice. However, should eligibility cease for any reason, a writeback of all or part of any rebate granted may occur (Section 575 - 584 Local Government Act 1993).

RATE EXEMPTIONS

Certain lands are exempt from specific rates and charges e.g. vacant Crown lands, churches and schools. Exemption details can be provided by Council (Sections 555, 556, 557 and 558 Local Government Act 1993).

APPEALS ON QUESTION OF WHETHER LAND IS RATEABLE

Any ratepayer who believes their property is not rateable, not rateable to a particular ordinary rate or a particular charge may appeal against its rating to the Land and Environment Court within 30 days of the service of this rate notice (Section 574 Local Government Act 1993).

POSTPONED RATES

If you have a single dwelling on land that could be subdivided or developed, the rateable value of your land may be more than is usual for a single dwelling. If this is the case, you may be able to apply to postpone part of your rates (Section 585 & 591 Local Government Act 1993).

MIXED DEVELOPMENT

If your property use is a combination of business and residential, your rate levy may be able to be changed to reflect this mixed use (Section 518B Local Government Act 1993).

CHANGE OF ADDRESS AND OTHER CONTACT DETAILS

Please notify Council immediately of a change of address or other contact details via the change of details form which can be found here: <http://www.midwestern.nsw.gov.au/council/council-documents/Forms2/change-of-details/>

CATEGORISATION

Council is required to categorise land into four categories - a) Farmland, b) Residential, c) Business, d) Mining. The parcels of land described in this notice have been rated on the basis of the category declared by Council. A rateable person may apply to Council at any time for a review of the category. Application forms may be obtained from Council. If unsuccessful, a rateable person may, within 30 days, appeal to the Land and Environment Court. If usage of the property changes (e.g. Residential to Business) you must notify Council within 30 days of any such change (Sections 514-519, 524-526 Local Government Act 1993).

The category/sub-category for this property has been declared to be Residential - Residential Urban from 1/7/2022. The type of rate applied to the category/sub-category is shown on the front of the notice.

FURTHER INFORMATION

For further information on any rating matter, or if you need help understanding this document, please contact Council via phone or email.

HSCC R 22/23

WHAT'S NEWS...

RECEIVE YOUR RATES NOTICE VIA EMAIL

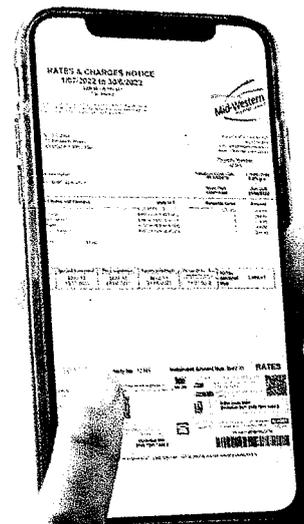
Rates notices can now be emailed direct. Council has partnered with Payreq Mybills to electronically deliver your rates notices. Sign up via Council's website, or create a free Payreq Mybills account to view your bills archive and deliver your notices to your preferred online banking or accounting software.

What are the benefits of electronic notices?

- ❑ Paper free, hassle free
- ❑ Easier to track and manage
- ❑ Easier to share with others
- ❑ For businesses: easier to reconcile
- ❑ Easier to pay

How to sign up

- 1 VISIT** the link below and sign up to receive your notices electronically. You'll need: The BPAY View Registration Number (located on the front page of this notice) and the customer name that appears on the notice.
- 2 GET NOTIFIED** each time a new bill arrives and never miss a bill.
midwestern.nsw.gov.au/rates-sign-up



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