

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: 41300

050 35424

Rating Year: 01/07/2020 - 30/06/2021

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

Date Issued: 22/07/2020

Date Due: 26 August 2020

Full Amount Due: \$2,808.70

Rates and Charges Due

Item	Charge	Arrears	Amount Due
Emergency Services Levy			
1 Commercial	41300 @ 1.4839c/\$		\$612.85
Improved Business Rates	41300 @ 5.2442c/\$		\$2,165.85
Service Charge - Security	1 @ 30.00		\$30.00
Total			\$2,808.70

Payment Options

Option	Due	Amount
Option 1	26/08/2020	\$2,808.70
Option 2		
Instalment 1	26/08/2020	\$1,404.70
Instalment 2	11/11/2020	\$1,404.00
Total \$2,808.70 (cost of option \$0.00)		
Option 3		
Instalment 1	26/08/2020	\$702.70
Instalment 2	11/11/2020	\$702.00
Instalment 3	13/01/2021	\$702.00
Instalment 4	17/03/2021	\$702.00
Total \$2,808.70 (cost of option \$0.00)		

Payments made after 1 July 2020 may not be reflected on this account.

To qualify for instalments, the **Exact Amount** shown as Instalment 1 on your Rate Notice must be received in one payment by 26 August 2020.

Rate Smoothing Direct Debit

Option	Due	Amount
Weekly	26/08/2020	\$66.87
Total \$2,808.70 (Cost of Option: \$0.00)		
42 Payments		
Fortnightly	26/08/2020	\$133.75
Total \$2,808.70 (Cost of Option: \$0.00)		
21 Payments		
Monthly	26/08/2020	\$280.87
Total \$2,808.70 (Cost of Option: \$0.00)		
10 Payments		

COVID-19 Recovery

Given the severe and sustained impacts of COVID-19 on the community, we know many households and businesses are doing it tough. Our immediate response has been to re-direct services and resources to support those most in need but we recognise the community recovery process may take months or years for some.

In response to this the City of Stirling Council has adopted an Economic Stimulus and

Community Recovery Package to help alleviate financial burdens on households and businesses as a result of the COVID-19 pandemic. A key component of this package was to maintain rates at 2019/20 levels for all residential and business ratepayers, with this initiative resulting in a concession for some ratepayers which is identified on this rate notice.

The package also included the removal of any future interest, instalment or arrangement fees on overdue rates accounts and the suspension of debt collection activity.

As a result of this recovery package, the City will not be running a rates prize draw in 2020/21. We will instead focus our efforts and resources on minimising the impact for community members experiencing hardship due to the pandemic.

We look forward to working in partnership with ratepayers and the community to navigate the recovery process together. In the meantime, remember to reach out to the City if you need support as we are here to help.



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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 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.

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.

5. 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

6. 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.

7. 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 2020.

8. 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.

9. Overdue accounts

The City of Stirling Council has adopted an Economic Stimulus and Community Recovery Package to help alleviate financial burdens on households and businesses as a result of the COVID-19 pandemic. This includes the removal of any interest, instalment or arrangement fees on overdue rates accounts and the suspension of debt collection activity.

Please contact the City's Rates Teams immediately if you are experiencing difficulty in paying this account and our qualified team will discuss the alternative arrangements available to you.

Telephone Payment Line 1 300 661 144 | Rates Enquiries (08) 9205 8555


Payment can be made by presenting this Rate Notice intact at any Australia Post Office. Please note that Australia Post will not accept credit card payments. **Cash, cheque or debit card only.**



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Billpay 

Use the City's Telephone Payment Line 1300 661 144 to make a credit card payment (Visa and MasterCard only, limit of \$100,000).

Telephone 


Payment can be made by cash, cheque, EFTPOS (different limits apply per transaction) or credit card (Visa and MasterCard only, limit of \$100,000). Complete the remittance slip on the back of this notice and pay at:

City of Stirling Administration Centre
8:30am to 5:00pm, Monday to Friday.
All Stirling Libraries (EFTPOS payments only)
9:00am to 4:30pm, Monday to Friday.
Visit www.stirling.wa.gov.au/findmylibrary for locations.


In person 

Call your financial institution or visit their website to make a payment from your nominated bank account. **Billier Code: 5231**

Payment Reference Number: 1022 7394 64


BPAY  **BPAY No.: 5231**

Access the City's website www.stirling.wa.gov.au/rates and select 'Pay your Rates' (from bank accounts only).


Direct Debit 

To pay by post, complete the Payment by Post or in Person remittance slip on the back of this Rate Notice and post with your cheque to:
PO Box 1533
Osborne Park WA 6916

Cheques made payable to the City of Stirling.

By Post 

Access the City of Stirling's website www.stirling.wa.gov.au/rates and select 'Pay your rates'. Acceptable cards: MasterCard or Visa. Credit card transaction limit of \$100,000.

Online 

1022 7394 64

Payment Reference Number

Payment Methods