

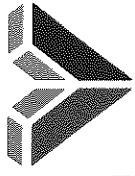


TOWN OF
VICTORIA PARK

Administration Centre
99 Shepperton Road
Victoria Park WA 6100

Locked Bag No. 437
Victoria Park WA 6979
ABN 77 284 859 739

Ph (08) 9311 8111
Fx (08) 9311 8181



Cashier office hours
Monday to Friday - 8.30am to 4.30pm

victoriapark.wa.gov.au
admin@vicpark.wa.gov.au

rate notice

FINANCIAL YEAR 2021/2022

tax invoice

049 11153

ASSESSMENT NUMBER

28902

FOR IMPORTANT
INFORMATION SEE
REVERSE SIDE OF
THIS NOTICE

Ms M M Zacharia
C/- Ray White Urban Springs
PO Box 276
CLOVERDALE WA 6985

DATE OF ISSUE

24 August 2021

DUE DATE

2 October 2021

PROPERTY ADDRESS: 308/69-71 King George Street VICTORIA PARK WA 6100
LOT 51 STRATA 6021

WARD: Jarrah

MINIMUM RATE	VEN NUMBER	VALUATION	RATE: Cents in \$	ESL Category and Usage	ESL: Cents in \$
\$1,159	278794	GRV \$9,048	9.880	Category 1 - Residential	1,5497
DETAILS					
Residential Rates				CURRENT	TOTAL
UGP Victoria Park West				\$1,146.00	\$1,146.00
ESL Category 1 - Residential				\$1,339.00	\$1,339.00
				\$140.22	\$140.22
Total GST: \$0.00				TOTAL DUE	\$2,625.22

PAYMENT OPTIONS

Option 1 - Payment in Full	Due By 2 October 2021	Total Option 1	\$2,625.22
Option 2 - Pay in Four Instalments	Instalment 1 Due By 2 October 2021 Instalment 2 Due By 10 December 2021 Instalment 3 Due By 25 February 2022 Instalment 4 Due By 28 April 2022		\$665.16 \$665.16 \$665.16 \$665.14
Cost of Instalment Option: \$35.40		Total Option 2	\$2,660.62

Option 3 - Payment arrangement - Please contact the rates department to discuss this option if unable to pay in full or by instalments.

Please Note: INTEREST IS ACCRUING ON ARREARS BALANCES.

Penalty interest will accrue on balances not received by the Due Date at 4% pa applied daily. (Excluding fully entitled pensioners/seniors)

rate notice

**ARE YOU INTERESTED IN
RECEIVING YOUR RATES
NOTICE VIA EMAIL?**

Register here

victoriapark.wa.gov.au/rates

THE COMPANIES ALL PROPERTIES

Pursuant to Section 33 of the Bush Fires Act 1954, all property owners or occupiers of land in the Town of Victoria Park are required to comply with fire break and inflammable material requirements between 1 November and 30 April each year. For further information, please search *Fire Prevention* on the Town's website (victoriapark.wa.gov.au), phone **9311 8111** or email admin@vicpark.wa.gov.au

The maximum penalty for non-compliance is \$5,000.

payment methods



REF #: **28902**

Pay online at victoriapark.wa.gov.au
MASTERCARD & VISA ONLY



BPAY BILLER CODE: 1876

REF #: **28902**



*617 00000028902

NOTE: \$10,000 credit card maximum

CUSTOMER
REFERENCE NUMBER

28902

PROPERTY ADDRESS

308/69-71 King George Street VICTORIA PARK WA 6100

AMOUNT DUE
(PAYMENT IN FULL)

\$2,625.22 Due 2 October 2021

1. Payment by instalment

Ratepayers may elect to pay this account in four instalments. Full details of due dates and the instalment amounts are displayed on the front of this notice. The payments of any arrears and interest accrued must be included with the first instalment. Ratepayers will not be eligible for the instalment option if any arrears are outstanding. Ratepayers will not be eligible for the instalment option if payment is received after the due date on this notice. Where the instalment option is taken, rate accounts will be levied with an additional administration fee and instalment interest, the cost of which is shown on the front of this notice. Should there be any reason why payment cannot be made by the due date, please contact the Town IMMEDIATELY to discuss a payment arrangement.

2. Payment arrangement option

A payment arrangement is to be made if you are unable to pay in full or by instalments. Please contact the Rates Team to discuss this option. An administration fee will apply.

3. Late payment penalty interest applies

This will accrue daily at the rate detailed on the front of the notice for unpaid amounts as follows:

No instalment option taken – interest shall begin to accrue on rates and/or service charges that remain unpaid after the due date on this notice and continue to accrue until the balance is paid. Eligible pensioners / seniors are exempt.

Instalment option taken – interest shall begin to accrue daily on any instalment payment that remains unpaid after the due date and continue to accrue until paid. Eligible pensioners / seniors are exempt.

Arrears – interest shall begin to accrue at 1 July on all rates and/or charges, including previous interest charges that remain in arrears. Eligible pensioners / seniors are exempt.

4. Recovery

Where no election has been made to pay by instalment or alternative payment arrangements made, and where rates and service charges remain outstanding after the due date legal action may be taken for their recovery without further notice. Costs associated with the legal action are recoverable from the ratepayer and will be added to the account. If payment falls into arrears for a period of three years or more the Town may – (a) take the land and let it on lease, (b) sell the land, (c) have the land vested in the municipality, or (d) have the land vested in the Crown.

5. Pensioners/seniors

• **Applicable to RATES and EMERGENCY SERVICES LEVY 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% where the rebate is limited to a maximum amount, or may defer payment of those rates. Persons who hold a Seniors Card, issued by the Office of Seniors Interests, and a Commonwealth Seniors Health Card are entitled to the same level of concession as a pensioner.

Life tenants and pensioners in receipt of a proportionate rebate cannot defer their rates.

Seniors who meet the following eligibility criteria are entitled to claim a rebate of up to 25% where the rebate is limited to a maximum amount. Please note: **seniors cannot defer rates.**

- **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.
 - If a pensioner, either:
 - Be in receipt of a pension and hold a Pensioner Concession Card or State Concession Card, *or*
 - Hold both a Seniors Card, issued by the Office of Seniors Interests, and a Commonwealth Seniors Health Card, *or*
 - If a senior, hold a Seniors Card issued by the Office of Seniors Interests.

change of address

NAME(S) IN FULL:

PROPERTY ADDRESS:

NEW POSTAL ADDRESS:

Register your entitlement with Council (concessions only apply once your application is received and registered).

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.

- Please contact the Town when you have arrears outstanding on the property and you meet the eligibility criteria. You may be able to enter into an arrangement that enables you to a rebate or deferment.

- If your circumstances change, particularly with respect to your ownership or occupation of the property, or to your eligibility as a senior or pensioner, you must notify the Town and the Water Corporation. Your registration will be cancelled or amended, as appropriate. Any person who willfully makes a false statement in an application made pursuant to this section or who remains registered as an entitled pensioner / senior knowing that they are not eligible is guilty of an offence and may face a penalty of up to \$1000.

Rebates to pensioners and seniors under the *Rates and Charges (Rebates and Deferments) Act 1992* are funded by the Government of Western Australia.

- Payments received after the cut-off date may result in the loss of the rebate for that financial year and the full amount becomes payable (excluding any rebate).

6. Change of ownership

Under the provisions of the *Local Government Act 1995*, when a person (whether as principal or agent) sells or disposes of land, the principal or agent must advise the Town in writing within 21 days of the change in ownership and provide full details of the name and address of the purchaser.

7. Change of address

Please advise the Town promptly in writing of any change of address. **There is a statutory obligation for an owner to ensure that the Town has the correct address for service of notices.** You can change your address using the form below or online via the Town's website at victoriapark.wa.gov.au/rates

8. Objection and Appeal Provisions

Valuations – Your valuation (GRV or UV) is only one factor used to calculate your rates 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 landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on +61 (0)8 9273 7373, quoting your VEN Number (shown on front of notice).

Rates Record – Section 6.76 of the Local Government Act 1995 provides the grounds, time and the way individual objections and appeals to the Rates Record may be lodged. An objection to the Rate Book must be made in writing to the council 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.

9. Electoral roll

The electoral roll is compiled from the State Electoral Roll and Enrolment Eligibility Claim forms. Companies cannot appear on the roll as electors, however, names of up to two representatives may be submitted for inclusion as nominees. Should you have any queries as to your eligibility, please contact the Town's Governance department.

10. ESI

Local governments are now required to collect the Emergency Services Levy on behalf of the Department of Fire and Emergency Services (DFES). The levy will fund fire and rescue brigades, the State Emergency Service and multi-function DFES units. Further information can be obtained from DFES website at dfes.wa.gov.au or alternatively phone **1300 156 099**.

If your address has changed, complete the form below and return to the Town of Victoria Park or update your address online at victoriapark.wa.gov.au