

Rate Notice

2021-2022 - 1st Instalment

ABN 58 758 236 361

Enquiries

City of Prospect

Phone : (08) 8269 5355

Email : admin@prospect.sa.gov.au

www.prospect.sa.gov.au



047-5091 (6570)

Duffman Bare Pty. Ltd. ATF Duffman SMSF
13 St Helens Street
BANKSIA PARK SA 5091

Assessment Number

216341

Arrears Due Immediately

\$0.00

Quarterly Payment Due (includes arrears)

\$334.06

Quarterly Payment Due Date

01/09/2021

Please Note : Pay by this date or fines apply

Total Annual Payment

\$1,327.06

IMPORTANT :

Should the name or address shown on this notice be incorrect, please contact us.

Property Details	Date of Notice	Valuation No	Assessment Adopted/Rate Declared
	20/07/2021	0527475299	216341
Owner: Duffman Bare Pty. Ltd. ATF Duffman SMSF			
Location: 10 Irish Harp Lane PROSPECT SA 5082		Ward: North	Rates Declared: 29/06/2021
Description: LOT 52 SEC 0 DP 124309 CT 6240/68			

Particulars of Rates and Charges	Capital Value	Rate in \$	Rates Raised
Residential	\$425,000	0.00302250	\$1,287.00
Landscape Levy	\$425,000	0.00009425	\$40.06
Minimum Rate (If applicable)		\$1,287.00	
Total Annual Rates:			\$1,327.06
Less: Rebate			\$0.00
Add: Arrears/Credit as at 01/07/2021			\$0.00
Fines/Interest Adjustments			\$0.00
Other Adjustments			\$0.00
Less: Payments Received			\$0.00
FULL YEAR'S BALANCE			\$1,327.06

PAID IN FULL
\$1,327.06
2/8/21
CBA BPA1

No GST is payable on council rates

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
\$334.06	\$331.00	\$331.00	\$331.00
Due Date 1/09/2021	Due Date 1/12/2021	Due Date 1/03/2022	Due Date 1/06/2022

Assessment No: 216341
Property Details : 10 Irish Harp Lane PROSPECT SA 5082



*2847 216341

Post Billpay Code : 2847

Reference No: **216341**



Biller Code : 170753

Reference No: **216341**

Payment Methods - see back for full details



Full Years Balance	Quarterly Payment Due	Quarterly Payment Due Date	Arrears Due Immediately	Total Annual Payment
\$1,327.06	\$334.06	01/09/2021	\$0.00	\$1,327.06



Information for Ratepayers

A summary of Council's Annual Business Plan and Budget is sent out with the first rates notices each financial year.

The full version is available at www.prospect.sa.gov.au

Have you moved?

It is your responsibility to advise Council if your postal address or contact details have changed. This **must** be done in writing, via email to admin@prospect.sa.gov.au or posted to PO Box 171, Prospect SA 5082; or handed in to Customer Service at 128 Prospect Road, Prospect. Please note that the address for the service of this rate notice may be different to the address(es) used for other Council business, e.g. building applications and other Council services. Therefore, you must specifically request an alteration to the mailing address for the rate notice for each property you own when your personal details change.

Payment of Rates

Rates are payable in four quarterly instalments. You may elect to pay your rates in advance. If you choose to pay quarterly, we will send you further notices for each quarter. If the amount due remains unpaid after the due date, the arrears balance, along with any accrued penalties may be recovered using Council's debt recovery process.

Default in Payment

Rates will be overdue if they have not been paid by the due date shown on the front of this notice. After this date, the following additional charges will be applied in accordance with the *Local Government Act 1999*:

- a fine of 2% of the amount due will be immediately added to the arrears; and
- at the end of each month thereafter, interest (at the rate prescribed in the *Local Government Act 1999*) will be added on any balance, including arrears, not then paid.

Recovery

Where default in payment of rates occurs, Council may without further notice commence proceedings for recovery of all amounts due. Recovery options include but are not limited to proceedings in a court of competent jurisdiction.

If your account has been referred to Council's debt collection agency Credit Clear Credit Solutions, feel free to contact them directly on 1300 137 325.

Service of this notice does not invalidate or vary any previous demands for payment.

Having difficulty paying your rates?

If you are currently experiencing difficulty in paying your rates, please contact Council's Rates Team to discuss payment options. Council is happy to consider flexible payment options and hardship provisions specific to your circumstances. All enquiries will be considered on a case-by-case basis and treated in confidence.

Council Rebates

Certain properties may be eligible for a rebate, for example: community groups, health and education organisations etc. Please contact Council for more information.

Postponement of Rates - Seniors

Ratepayers who hold a current State Seniors Card (or who are eligible to hold one or have applied for one) are able to apply to Council to postpone payment of their rates on their principal place of residence. Rates postponed under this arrangement still remain as a charge on the land and are not required to be paid to Council until the property is sold, transferred or disposed of. Eligibility criteria does apply and interested applicants are encouraged to contact Council for further information.

Have your views been heard?

Council has undertaken community consultation on the draft annual business plan (ABP). To find out more about your Council and how rates revenue is used, please access the adopted version report at www.prospect.sa.gov.au.

A summary ABP brochure is sent out with the first instalment rates notice each financial year.

Voters Roll

Persons on the State House of Assembly Electoral Roll are automatically included in the Council Voters Roll and entitled to vote in Council elections. Others who are ratepayers may also be entitled to be enrolled on the Council Voters Roll and will need to apply for enrolment. Contact Council for further information.

Office of the Valuer-General

Council uses the **capital value** of a property to calculate annual rates. This capital value is set by the Valuer-General: an independent authority whose role is to determine fair and equitable valuations for all properties in the State. Council plays no part in determining this capital value, which encompasses the value of the land, plus buildings/improvements/assets on the property. Valuations are provided to Councils each financial year for the purpose of applying rates to that property.

Revaluation Initiative

The way in which the Valuer-General determines property valuations across the State has become more specialised over recent years. This more analytical and research-based approach uses filtering and testing to determine valuations on a more individual basis and is known as the **Revaluation Initiative**. The purpose of this initiative is to provide more accurate and therefore, more fair and equitable valuations for all properties in South Australia. More information, including fact sheets, can be found online at www.valuergeneral.sa.gov.au

Objection to Valuation

If you do not agree with the capital value listed on the front of this notice, you may lodge a formal objection to the Valuer-General within 60 days after the service of the first instalment rates notice.

Please Note:

- if you have previously received a notice or notices under the *Local Government Act 1999* referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after the service of the first such notice;
- you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The 'Objection to a Property Valuation' form can be accessed online at www.valuergeneral.sa.gov.au or by phoning 1300 653 346. This form must be completed in full either online or in hardcopy and provide a detailed statement of the grounds for objection. Failure to meet this requirement will result in you being contacted to provide further information. **Rates are still due and payable by the due date even if an objection to valuation has been lodged.**

The Valuer-General may extend the 60 day objection period where it be shown that there is a reasonable cause to do so by a person entitled to make an objection to a valuation. A request for an extension is required in writing.

Objections are to be submitted via:

Email: OVGobjections@sa.gov.au

Post: Office of the Valuer-General, GPO Box 1354, Adelaide SA 5001

Objection to Land Use

Differential rates imposed by Council are based on various **Land Use Categories**, i.e. residential, commercial, vacant etc. If you believe that the Land Use Category applied to your rates assessment is incorrect, you may lodge a written objection to Council using the prescribed form and outlining the grounds upon which your objection is based. In order for the change to come into effect for the current rateable year, objections must be submitted to Council within 60 days after the service of the first instalment rates notice for that financial year. Contact Council via email admin@prospect.sa.gov.au or phone 8269 5355 to obtain a copy of the form. **Rates are still due and payable by the due date even if an objection to land use has been lodged.**

Regional Landscape Levy (formerly NRM Levy)

The Regional Landscape Levy is a State tax. Councils are required under the *Landscape South Australia Act 2019* to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources. City of Prospect collects the levy on behalf of the Green Adelaide Board. Further information regarding this levy can be found online at www.greenadelaide.sa.gov.au

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1. Go online to prospect.ezybill.com.au
2. Create your account
3. Register your property



BPAY

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment, quoting **Bill Code 170753** and the Reference Number shown next to the BPAY logo on the front of this rates notice. Payment can be made from your savings, cheque, debit transaction or credit card account. More info : www.bpay.com.au



POST BILLPAY

You may make payments (cash, cheque, money order, VISA or Mastercard) by presenting your Rate Notice at any Post Office. The Post Office will provide a receipt for you to retain as proof of payment. Telephone payment may also be made through Post Billpay Service, please phone **13 18 16**. Follow the recorded directions, quoting **Billpay Code 2847** and the reference number shown under the Billpay symbol on the front of this rate notice.



DIRECT DEBIT

To arrange payments debited from either your cheque or savings account, please visit www.prospect.sa.gov.au/live/residents/rates to download the application form.



INTERNET

Visit www.prospect.sa.gov.au and select the 'Make a Payment' option. Please quote your reference number as located on the front of this rate notice.



PAY BY PHONE

Payments by phone may be made with your MasterCard or Visa using our automated phone service. Dial 1300 140 306 ensuring you have your assessment number (located on the front of this notice), your credit card details and the amount you wish to pay (minimum \$20.00).



IN PERSON

You may pay by EFTPOS (Mastercard or Visa) or Cheque by presenting this Rate Notice to the cashier at:

Payinthi
128 Prospect Road
Prospect



BY MAIL

The address for payment of Council rates by mail is:
PO Box 171, Prospect SA 5082
Payments by mail should be made by cheque only and payable to 'City of Prospect'.
Cheques should be crossed 'Not Negotiable'