

ATTN: HARISH
 MANTRI PROPERTY PTY LTD
 6 SAMUEL WAY
 PEMULWUY NSW 2145

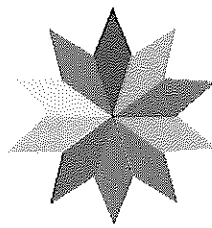
Account	MONI64
Statement number	2
Statement period	29 July 2021 - 30 August 2021
For property	64 Monica Av, Hassall Grove NSW
Current Tenancy	Chemima Robertson; Robertson , Penuel; Cameron Robertson; Paul, Ayiesha Rent: \$450.00 Weekly Paid to: 09/09/21

Balance Brought Forward \$0.00

Income	Credit
Chemima Robertson; Robertson , Penuel; Cameron Robertson; Paul, Ayiesha - RENT - 13/08/2021 to 09/09/2021	\$1,800.00
Total income: \$1,800.00	
Includes GST of: \$0.00	

Expenses	Debit
03/08/21 - Blacktown City Council - Council Rates 1st Instalment	\$403.00
30/08/21 - Rent Commission Fee to Agent (MONI64 - 64 Monica Av, Hassall Grove NSW)	\$118.80
30/08/21 - Statement to Agent (MONI64 - 64 Monica Av, Hassall Grove NSW)	\$2.20
Total expenses: \$524.00	
Includes GST of: \$11.00	

Payments to owner	
30/08/21	\$1,276.00
Total payments: Balance (\$0.00) + income (\$1,800.00) - expenses (\$524.00) - total held in trust (\$0.00) = \$1,276.00	



**Blacktown
City Council**

Administrative Centre
62 Flushcombe Road
PO Box 63
Blacktown 2148
Ck 8117

Telephone: 02 9839 6000
Facsimile: 02 9831 1961

Email: council@blacktown.nsw.gov.au

Telephone payments: 13 16 16
(24 hours 7 days a week)

ABN 18 153 831 768

**RATES AND CHARGES NOTICE
1 JUL 2021 to 30 JUN 2022**



Mantri Property Trust
C/- Starr Partners Wentworthville
55 Dunmore Street
WENTWORTHVILLE NSW 2145



005
1002001
R1_4491

Property ID	Ward
309159	Ward 5
Due date	
31/08/2021	
Notice total	\$ 1,603.00
Amount due this quarter	\$ 403.00

Land description

64 Monica Avenue, HASSALL GROVE NSW 2761
Lot 37 DP 811478
Land Value 374,000 Date of Effect 1 Jul 2019

Any arrears shown on this notice are due IMMEDIATELY unless subject to alternate arrangement

Ordinary Residential General	374,000 @ Minimum Levy	989.00
Environmental Stormwater Management Charge		25.00
Waste - Domestic 240Ltr Service	1 @ 589.00	589.00
Notice Total		1,603.00



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Receive your rates notices via email

Register now at blacktown.enotices.com.au
with eNotices reference number:



8B69653770



1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
\$403.00 31/08/2021	\$400.00 30/11/2021	\$400.00 28/02/2022	\$400.00 31/05/2022

6% p.a. extra (interest) charges accrue daily on overdue rates and charges
Deduct payments made since 05/07/2021

Your payment options

<p>BPAY Biller code: 727255 Ref: 3091590</p> <p>Telephone and internet banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au ©Registered to BPAY Pty Ltd ABN 69 079 137 518.</p>	<p>Payment online Payment can be made on Blacktown City Council's website at: https://www.blacktown.nsw.gov.au and click on 'Pay my Rates'</p>	<p>By mail Post your cheque made payable to Blacktown City Council along with this section of the notice to: PO Box 63 Blacktown NSW 2148</p> 
<p>Post Billpay Billpay code: 0280 Ref No: 3091590</p> <p>Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app</p>  *280 3091590	<p>Direct debit Pay your account automatically from a nominated account. Application forms are available at: https://www.blacktown.nsw.gov.au and click on 'Pay my Rates'</p>	<p>In person Payment can be made at Blacktown City Council's Information Centre located on Ground Floor of Council's Administration Centre, 62 Flushcombe Road, Blacktown</p>

Important information to ratepayers

Liability for rates

A person who disposes of an estate or interest in land continues to be liable to pay a rate or charge levied in respect of the land if the rate or charge was levied before the estate or interest was disposed of, or after the estate or interest was disposed of but before Notice of Transfer is given to Council.

Pensioners

If you have a Pensioner Concession Card and a rebate does not show on your Rates and Charges Notice, please contact our Rates section. Should you become a pensioner after the date of this Notice a partial rebate may apply.

Postponed rates

If you live in 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 postpone the payment of part of your rates.

Interest charges

Amounts not received by the due date are subject to daily interest charges. In cases of hardship, alternative arrangements for payment may be made, but interest charges may still apply.

Non-rateable claims

A property may be non-rateable if it is owned and used in relation to activities carried out by churches, schools, public hospitals, charities or public institutions.

Categorisation

The *Local Government Act 1993* requires all land to be categorised according to its dominant use. There are four categories: Residential, Business, Farmland and Mining. Under Section 525 of this Act, if you disagree with the category of your land, (shown on the initial Rate Notice) you may apply to Council at any time for a review, or a change to the category declared. Please contact our Rates section for the appropriate form.

If you are dissatisfied with Council's declaration of the category of your land after it has been reviewed, or the date the category of your land is to take effect, you may appeal to the Land and Environment Court within 30 days after the declaration is made, under Section 526 of the *Local Government Act 1993*.

Environmental stormwater management charge

The Environmental Stormwater Management charge is a levy for the management of the quantity and quality of stormwater that flows off land and re-use of stormwater while furthering environmental programs.

Land valuations

Every 3 years all properties in the Blacktown Local Government Area have the unimproved value of their land reviewed and re-determined by the NSW Valuer General.

Landowners seeking clarification in regards to their land valuations are encouraged to contact the NSW Valuer General.

Further enquiries

Please contact the Rates section on 9839 6000.



International Centre of Training Excellence



Blacktown Animal Rehoming Centre

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Warrick Lane redevelopment



ACU Main Street campus