

7 Orchard Avenue, Armadale
Western Australia 6112

Locked Bag No 2, Armadale
Western Australia 6992

www.armadale.wa.gov.au

ABN: 79 863 269 538

Rate Enquiries
(08) 9394 5788

General Enquiries
(08) 9394 5000

Waste Enquiries
(08) 9394 5124

EMAIL
info@armadale.wa.gov.au
OFFICE HOURS
8.15am to 4.45pm Monday to Friday
JOANNE ABBISS
CHIEF EXECUTIVE OFFICER
Facsimile
(08) 9394 5184

Should the name or address shown be incorrect, please advise council in writing

052 0034919

P F Thomson & P S Thomson
37-39 Owen Road
KELMSCOTT WA 6111

ASSESSMENT NUMBER

93257

DUE DATE

08 September 2022

Financial Year: 01/07/2022 to 30/06/2023
Issue Date: 01 August 2022
Valuation: \$36,988.00 - GRV
Minimum Payment: \$1,444.00
Ward: Heron
Lot/Location No: Lot: 79 D/P: 35371
ESL Usage: Industrial
ESL Valuation: \$36,988.00

PROPERTY ADDRESS:

39 Owen Road KELMSCOTT WA 6111

RECYCLING AREA

1

ESL CATEGORY

1

DETAILS	RATE IN \$ OR CHARGE PER SERVICE	CURRENT	Bal/FWD	TOTAL
GRV - Business Improved	9.85290	\$3,644.39	\$0.00	\$3,644.39
SAR Townscape Amenity C	0.17450	\$64.54	\$0.00	\$64.54
Emergency Services Levy	1.62130	\$599.69	\$0.00	\$599.69
		<u>\$4,308.62</u>		
	GST* Local Govt. Charge \$4,308.62	GST \$0.00	TOTAL DUE	\$4,308.62

Should you have any queries specifically regarding your Valuation for Gross Rental Value or Unimproved Value, please go to the Landgate Website www.landgate.wa.gov.au or telephone (08) 9273 7373.

PAYMENT OPTIONS

OPTION 1

Due 08/09/2022 \$4,308.62
Total Due \$4,308.62
Cost of Option \$0.00

OPTION 2

INSTALMENT OPTIONS

Due 08/09/2022 \$2,176.73
Due 16/01/2023 \$2,176.72
Total Due \$4,353.45
Cost of Option \$44.83

OPTION 3

INSTALMENT OPTIONS

Due 08/09/2022 \$1,097.75
Due 14/11/2022 \$1,097.75
Due 16/01/2023 \$1,097.75
Due 06/04/2023 \$1,097.73
Total Due \$4,390.98
Cost of Option \$82.36

OPTION 4

DIRECT DEBIT

These arrangements are to be made on or before 8 September 2022. Payments can be made weekly, fortnightly or monthly.
- Smarter Way to Pay your rates by continual Direct Debit.
No admin fee or penalty interest, reviewed in March each year*.
Please ring (08) 9394 5164 for further details and application forms.
*conditions apply

PLEASE NOTE:

To qualify for the instalment plan, the City must receive the CORRECT amount of the first instalment by 8 September 2022. The instalment plan will not be available after this date. Payments received on or after 11 July 2022 are not included on this notice.

PAYMENT METHODS

Please retain the top portion of this notice for your records, as NO Receipt will be issued for payments.



*611 93257



Pay in Person at any Post Office
Credit Card Phone 13 18 16 (MasterCard or Visa)
Visit postbillpay.com.au minimum payment \$90



Billpay Code: 0611
Ref No: 93257



Scan & Pay with iPhone, iPad or Android Device
Download the AusPost app, select 'Pay your bill', scan the barcode and enter your payment details.
*Internet connection required.



Pay Online
Visit www.armadale.wa.gov.au and follow the links to pay with MasterCard or Visa, minimum payment \$50



Pay By Direct Debit
Pay your account automatically weekly, fortnightly or monthly from your, cheque or savings account. Call (08) 9394 5164 for more information.



Bill Code: 5173
Ref: 93257

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



Pay In Person

Present this Notice INTACT to the cashier at the City of Armadale. Monday - Friday 8.15 am - 4.45 pm. Cash, Cheque or EFTPOS [Debit or Credit Cards (MasterCard or Visa)]



Pay By Mail

Post to City of Armadale, Locked Bag No. 2, Armadale 6992. Complete the details on the payment advice on the reverse side of this notice and insert together with cheque into envelope.

1. PAYMENTS AND RECOVERY

Rates and charges are due and payable, either in full, through a specified instalment option or by special payment arrangement made within 35 days from the date of issue of the rates notice. This due date is stated on this notice. Rates and charges unpaid after this date may be recovered by legal action, the cost of which is the responsibility of the land owner.

Section 6.55 to 6.68 Local Government Act 1995

If any rates or charges remain unpaid for a period of at least 3 years the Local Government, may; a) lease the land, b) sell the land, c) have the land transferred to the Crown or d) have the land transferred to Council as per section 6.64 of the *Local Government Act 1995*.

2. PAYMENT BY INSTALMENTS

Current rates and charges may be paid by two or four instalments. The amounts payable and the due dates are shown on the front of this rate notice. Payment in this manner will avoid recovery action as described above in Payments and Recovery.

- (a) The first instalment must include all arrears of rates and charges, otherwise payment by instalment is not available.
- (b) Total rates less than \$200.00 cannot be paid by instalment.
- (c) Instalment notices will be issued 30 days prior to the next due date. Please advise the City if you do not receive a notice.
- (d) Deferred Rates are not included in the instalment calculations.
- (e) Eligible Pensioners are not charged instalment costs.

3. ALTERNATIVE PAYMENT ARRANGEMENTS

Alternative payment arrangement under Section 6.49 of the *Local Government Act 1995* being outside of the Council adopted options, as listed on this rate notice may be considered when made in writing. Penalty interest at 7% calculated daily will accrue and an administration fee may be charged.

4. PENALTIES

Late payment interest at the rate of 7% will be charged on a daily basis on overdue amounts and will be applied in the following manner:

- (a) NO INSTALMENT OPTION TAKEN – Interest will be charged on a daily basis on Rates and/or Charges that remain unpaid after the due date.
- (b) INSTALMENT OPTION TAKEN – Interest will be charged on a daily basis on any instalment payment that remains unpaid after the due date of the instalment and continue to accrue until such time that the instalment is paid.
- (c) **ARREARS - Interest accrues from 1 July on all arrears of rates and charges that remain outstanding, including previous interest charges brought forward.**
- (d) PENSIONERS/SENIORS – Interest charges are not applicable to pensioners/seniors registered with the City.

5. PENSIONER/SENIORS

Complete this quiz and see if you qualify for a State Government Rebate.

- (a) Did you own and occupy your house as at 1 July and
- (b) Do you hold a current Pensioner Concession Card
- (c) Do you hold a current WA Seniors Card
- (d) Do you hold a current WA Seniors Card & Commonwealth Senior Health Care Card
- (e) Do you receive a pension (not allowance) from either Centrelink or Veterans Affairs

If you answered YES to any of the above then you may be eligible for a Pensioner Concession. Please contact the City's Rating Services on (08) 9394 5647 for further information.

If you are already registered with the City you do not need to re-register. However, if your circumstances have changed since your registration, or you are no longer eligible, you must notify the City immediately.

Pensioners and Seniors rebates under the *Rates and Charges (Rebates and Deferrals) Act 1992* are funded by the Government of Western Australia.

6. OBJECTIONS AND APPEALS

i. RATE 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.

ii. 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.

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 resulting from a successful appeal may be refunded on request in writing from the ratepayer. Each Rate Notice shows your property status (vacant or improved). If you believe that the property status is incorrectly shown, please advise the City's Rating Services.

iii. PENSIONER REBATES AND DEFERMENTS

The *Rates and Charges (Rebates and Deferrals) Act 1992* sets out the manner in which objections and appeals may be made as to eligibility for registration, rebates and deferrals. A person has (21) days from the issue date of this Rate Notice in which to request particulars of a determination made by Council and (21) days from the receipt of those particulars to request the Council to review the determination.

7. BUSH FIRES ACT 1954 – DATES YOU MUST REMEMBER

- i. Fire Breaks must be installed by 30 November and maintained until 31 March inclusive.
- ii. Burning permits required between 1 October to 30 November and 1 April to 31 May each year.
- iii. Burning prohibited 1 December to 31 March.
- iv. Refer to the City's website for more information.

8. DFES – EMERGENCY SERVICES LEVY (ESL)

This levy is a compulsory State Government Charge on all property owners in WA via annual Rate Notices. The City remits this money to the Department of Fire and Emergency Services. For further information contact DFES on 1300 136 099 or www.dfes.wa.gov.au.

9. CHANGE OF OWNERSHIP

Under the provisions of Section 9.68 *Local Government Act 1995*, when a person, whether as principal or agent, sells or otherwise disposes of rateable land in the district of a local government, the principal or the agent, is required to give the local government, within 21 days after the sale or disposal, written notice of the sale or disposal.

10. CHANGE OF ADDRESS

Please advise the City promptly in writing of any change of address. There is a responsibility for an owner to ensure that the City has the correct address for the service of notices. Prescribed forms can be located at www.armadale.wa.gov.au



CHANGE OF OWNERSHIP OR ADDRESS / PAYMENT ADVICE

PLEASE SHOW CURRENT DETAILS BELOW

NAME(S) IN FULL

ADDRESS

..... POSTCODE

DATE OF SALE PHONE No

SIGNED DATE
 ALL OWNERS TO SIGN

Assess No.	93257		
Payment Option	<input type="checkbox"/>	1	\$4,308.62
	<input type="checkbox"/>	2	\$2,176.73
	<input type="checkbox"/>	3	\$1,097.75