



Rates and Charges Notice - for period 01 July 2019 to 30 June 2020

Hornsby Shire Council ABN: 20 706 996 972

296 Peats Ferry Road, Hornsby NSW 2077 | PO Box 37, Hornsby NSW 1630

☎ (02) 9847 6666 ✉ hsc@hornsby.nsw.gov.au 🌐 hornsby.nsw.gov.au

Rates: (02) 9847 6777 | **Waste:** (02) 9847 4856 | 8.30am - 5pm Monday to Friday



00009-
Jinja Pty Ltd
22 Cowan Road
MOUNT COLAH NSW 2079

Reference number

01483049

Amount due

Full Amount: **\$1,782.60** OR
First Instalment: **\$445.80**

Due date

31/08/2019

Property location and description
18 Cowan Road, MOUNT COLAH NSW 2079
Lot 10 Sec B DP 2052

CATEGORISATION Residential
VALUATION BASE DATE 01/07/16

PARTICULARS OF RATES AND CHARGES	RATE IN \$	RATEABLE VALUE	AMOUNT
Catchments Remediation (Res)	0.0000908	698,000	63.38
Residential - on Land Value	0.00093441	698,000	652.22
Residential - Base Amount			555.00
Domestic Waste Availability Charge			82.00
Domestic Waste Management Charge	430	1	430.00

PLEASE PAY ARREARS IMMEDIATELY

The due date for payment does not refer to rates and charges in arrears.

Posting Date 19/07/2019	1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT	Total of this Notice
DEDUCT ANY PAYMENTS MADE AFTER 11/07/19	\$445.80 31/08/19	\$445.60 30/11/19	\$445.60 28/02/20	\$445.60 31/05/20	\$1,782.60

Council's Domestic Waste Management Charge is increasing to cover the rising costs of waste collection, processing and disposal services. For any further queries please contact Waste Management on 9847 4856.



Name: Jinja Pty Ltd
Location: 18 Cowan Road, MOUNT COLAH NSW 2079
Reference No: 01483049

Total Amount
\$1,782.60

Or **1st Instalment**
\$445.80
Payment Due By
31.08.19

<p>Pay Online</p> <p>Go to hornsby.nsw.gov.au click pay my rates and follow the prompts</p>	<p>Phone Payment</p> <p>Call 1300 984 766 to make payment using MasterCard or Visa only</p>	<p>Direct Debit</p> <p>Download an authority form from hornsby.nsw.gov.au or contact Rates on 02 9847 6777</p>	<p>By Mail</p> <p>Make cheque payable to Hornsby Shire Council and post to PO Box 37, HORNSBY NSW 1630 with this slip attached</p>
<p>Bill Code: 7690 Ref No: 01483049</p> <p>Via internet or phone banking from cheque, savings or credit card (MasterCard or Visa only)</p>		<p>Pay in person at any Post Office with this notice</p> <p>*2000 1483049</p>	

4071658-Fun1-MLU2-000009

Last bill	Payments	Balance	This bill	Total amount due
\$219.88	\$219.88	\$0.00	\$218.67	\$218.67



JINJA PTY LTD
22 COWAN RD
MOUNT COLAH NSW 2079

Please pay by

01/08/19

Account number

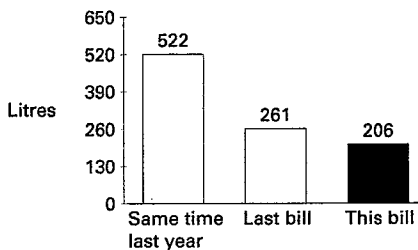
3150 773

Account for residential property

18 Cowan Rd Mount Colah

Fixed charges - GST free	1 Jul 19 - 30 Sep 19	\$
Water service		24.30
Wastewater (sewerage) service		154.76
Usage charges - GST free	11 Apr 19 - 11 Jul 19	
Water	11/04 - 30/06	16 kL at \$2.0800 a kL 33.28
	01/07 - 11/07	3 kL at \$2.1100 a kL <i>See over for details</i> 6.33
Total amount due		\$218.67

Your average daily usage



1000 litres
=
1 kilolitre

How much water did you use?

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 11 July 2019

Account for 18 Cowan Rd Mount Colah

- B PAY**: Internet or phone banking.
Bill code: 45435 Ref no.: 3150 773 0005
- Telephone payments: MasterCard or VISA.
Call **1300 12 34 58** (24 hour service)
- Direct Debit**: from your bank account or credit card.
Visit sydneywater.com.au/directdebit
- Internet payments: MasterCard, VISA or PayPal.
Visit sydneywater.com.au/pay

Online ID: 2840025

Card payments:
0.4% fee applies

Payment number

3150 773 0005

Please pay by

01/08/19

Total amount due

\$218.67

TRAN CODE: 831
USER CODE: 066859
CUSTOMER REFERENCE NUMBER: 000031507730005

Last bill	Payments	Balance	This bill	Total amount due
\$218.67	\$218.67	\$0.00	\$225.87	\$225.87



000018 000
 JINJA PTY LTD
 22 COWAN RD
 MOUNT COLAH NSW 2079

Please pay by

01/11/19

Account number

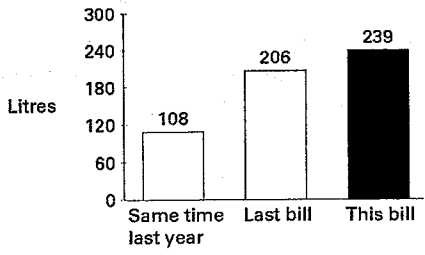
3150 773

Account for residential property

18 Cowan Rd Mount Colah

Fixed charges - GST free	1 Oct 19 - 31 Dec 19	\$
Water service		24.30
Wastewater (sewerage) service		154.76
Usage charges - GST free	12 Jul 19 - 11 Oct 19	
Water	12/07 - 30/09	19 kL at \$2.1100 a kL
	01/10 - 11/10	3 kL at \$2.2400 a kL <i>See over for details</i>
		40.09
		6.72
Total amount due		\$225.87

Your average daily usage



1000 litres = 1 kilolitre

How much water did you use?

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 11 October 2019

Account for 18 Cowan Rd Mount Colah



BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 3150 773 0005

Online ID: 2840025

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number

3150 773 0005



Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by

01/11/19



Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due


\$225.87

TRAN CODE: 831
 USER CODE: 066859
 CUSTOMER REFERENCE NUMBER: 000031507730005

<0000022587> <066859> <000031507730005> >

Last bill	Payments	Balance	This bill	Total amount due
\$225.87	\$225.87	\$0.00	\$230.88	\$230.88

00006-3 004



JINJA PTY LTD
 22 COWAN RD
 MOUNT COLAH NSW 2079

Please pay by
04/02/20

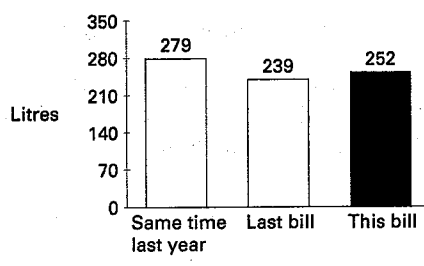
Account number
3150 773

Account for residential property

18 Cowan Rd Mount Colah

Fixed charges - GST free	1 Jan 20 - 31 Mar 20	\$
Water service		24.04
Wastewater (sewerage) service		153.08
Usage charges - GST free	12 Oct 19 - 14 Jan 20	
Water	12/10 - 14/01 24 kL at \$2.2400 a kL <i>See over for details</i>	53.76
Total amount due		\$230.88

Your average daily usage



1000 litres = 1 kilolitre

How much water did you use?

Continued over

SYDNEY WATER CORPORATION/ABN 49 776 225 038

TAX INVOICE

Date of issue 14 January 2020

Account for 18 Cowan Rd Mount Colah



BPAY®: Internet or phone banking
 Biller code: 45435 Ref no.: 3150 773 0005

Online ID: 2840025

Card payments:
 0.4% fee applies



Telephone payments: MasterCard or VISA
 Call **1300 12 34 58** (24 hour service)

Payment number

3150 773 0005



Direct Debit: from your bank account or credit card
 Visit sydneywater.com.au/directdebit

Please pay by

04/02/20



Internet payments: MasterCard, VISA or PayPal
 Visit sydneywater.com.au/pay


Total amount due

\$230.88

TRAN CODE: **831** USER CODE: **066859** CUSTOMER REFERENCE NUMBER: **000031507730005**

<0000023088> <066859> <00003 1507730005> >

Last bill	Payments	Balance	This bill	Total amount due
\$230.88	\$230.88	\$0.00	\$230.10	\$230.10

00015-3 004

 JINJA PTY LTD
 22 COWAN RD
 MOUNT COLAH NSW 2079

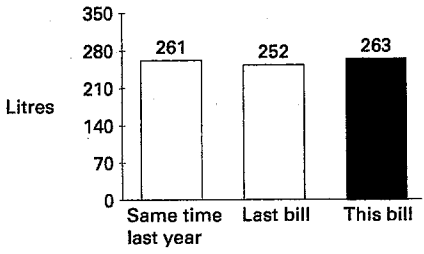
Please pay by
05/05/20
 Account number
3150 773

Account for residential property

18 Cowan Rd Mount Colah

Fixed charges - GST free	1 Apr 20 - 30 Jun 20	\$
Water service		24.04
Wastewater (sewerage) service		153.08
Usage charges - GST free	15 Jan 20 - 14 Apr 20	
Water	15/01 - 26/03	18 kL at \$2.2400 a kL
	27/03 - 14/04	6 kL at \$2.1100 a kL <i>See over for details</i>
		40.32
		12.66
Total amount due		\$230.10

Your average daily usage



1000 litres
=
1 kilolitre

How much water did you use?

Continued over

SYDNEY WATER CORPORATION ABN 49 776 225 038

TAX INVOICE

Date of issue 14 April 2020

Account for 18 Cowan Rd Mount Colah

BPAY®: Internet or phone banking.
 Biller code: 45435 Ref no.: 3150 773 0005

Online ID: 2840025

Card payments:
 0.4% fee applies

Telephone payments: MasterCard or VISA.
 Call **1300 12 34 58** (24 hour service)

Payment number
3150 773 0005

Direct Debit: from your bank account or credit card.
 Visit sydneywater.com.au/directdebit

Please pay by
05/05/20

Internet payments: MasterCard, VISA or PayPal.
 Visit sydneywater.com.au/pay

Total amount due

TRAN CODE USER CODE CUSTOMER REFERENCE NUMBER
831 066859 000031507730005

\$230.10

NOTICE OF VALUATION

Land value as at 01/07/2019



Valuer
General



Return to: PO Box 745, Bathurst NSW 2795

VALUATION DISTRICT HORNSBY

PROPERTY NUMBER 636359

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JINJA PTY LIMITED
22 COWAN RD
MOUNT COLAH NSW 2079

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
JINJA PTY LIMITED

ADDRESS OF PROPERTY 18 COWAN RD, MOUNT COLAH NSW 2079

DESCRIPTION OF LAND (Lot/Section/Plan)

10/B/2052

ZONE Low Density Residential

AREA 962.7 square metres

DIMENSIONS 20.12 x 47.85

Front boundary / back boundary x first side boundary / second side boundary (in metres)

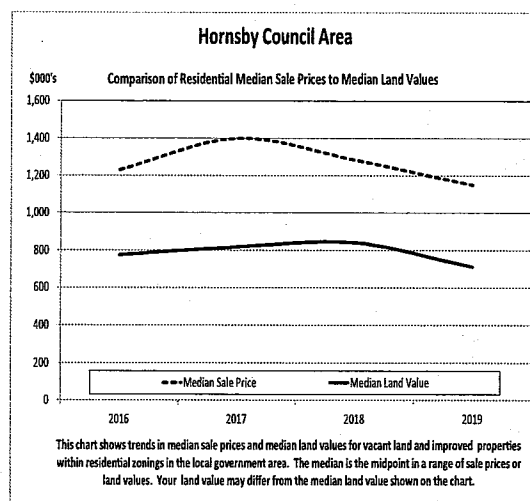
VALUATION DETAILS

Land value as at

01/07/2019

Land value

\$664,000



LAST DATE TO OBJECT 14/04/2020

BASIS FOR VALUATION

The land value is the freehold value of the land excluding any structural improvements.

This land value reflects the property market conditions as at 01/07/2019. The land value reflects the physical condition and the way in which the land could be used as at 09/08/2019.

David Parker, NSW Valuer General

The land value recorded on this Notice of Valuation has been determined under the Valuation of Land Act 1916 for rating and taxing purposes. Land values have regard to the requirements of rating and taxing legislation and should not be used for any other purpose without the specific agreement of the Valuer General.