

CITY OF BELMONT RATE NOTICE

1 July 2025 – 30 June 2026



See reverse side for important information

The back of the notice provides more in depth information regarding your rates.

Unique number to identify the rated land for this notice.



049 03440

John and Jill Hill
215 Wright Street
CLOVERDALE WA 6105

GRV (calculated by Landgate) represents the gross rental value that this property might reasonably be expected to earn annually if rented.

ESL - Emergency Services Levy - This is a State Govt charge on all property rates and remitted to Dept of Fire & Emergency Services(DFES).

Assessment Number	241387
Due Date	DD July XXXX
Date of issue	DD July XXXX
Ward	West
GRV	\$22,360
Minimum Rate	\$880.00
Rate (Cents in \$)	0.06317100
EsI Category/Property Use	1 / Residential
EsI Minimum Rate	\$103.00
EsI Rate (Cents in \$)	0.014555

DESCRIPTION OF RATED LAND
215 Wright Street, Cloverdale 6105
Lot PIXXXX

DETAILS	ARREARS	CURRENT	TOTAL
Residential Rate		\$1,412.50	\$1,412.50
Full Service Residential 1 @ \$337.00		\$337.00	\$337.00
Emergency Services Levy		\$325.45	\$325.45
GST amount included in total \$0.00			
Total			\$2,074.95

This represents the total account balance and does NOT include the 5% discount. Refer to Option 1 for the discounted total.

5% Discount applies to the Residential/ Industrial and Commercial rate only

The discount has already been deducted from this amount. Pay this amount by the due date on your rate notice.

Please note that payments received after 19 July 2024 will not be shown on this rate notice.

If you wish to take advantage of the **discount offered**, refer to the **Option 1** total shown below.

Option 1 - Discounted Total	\$2,004.32	Option 2 - Payment by Four Instalments
Discount of \$70.63 if payment is received by close of business on DD September YYYY		1st Instalment due DD September YYYY \$518.70
		2nd Instalment due DD November 2025 \$518.70
		3rd Instalment due DD January YYYY \$518.70
		4th Instalment due DD March YYYY \$518.85

SmoothRates (Online application - available for current rates due only)

	Amount	Start Date	End Date
Fortnightly	\$103.77	30/08/2024	23/05/2025
Monthly	\$207.54	30/08/2024	30/05/2025

Applications cannot be processed if not received by the date shown here

Submit application by 16/08/2025 for direct debit implementation

If there are arrears on this account, please refer to other payment options shown on the back of your rate notice.

If you haven't already gone digital visit our website at www.belmont.wa.gov.au/rates to find out more

Assessment number 123456
Property address 215 Wright Street, Cloverdale 6105

A surcharge applies to a credit card payment of \$100,000 or more.
Please tear off this section and submit with payment.

Payment Due Date	This is the discounted total due	X September X
<input type="checkbox"/> Option 1 - Pay in Full	\$2,004.32	<input type="checkbox"/> Option 2 - 1st Instalment \$518.70

These payment types are available 24 hours a day, 7 days a week.

No receipts will be issued by the City for the 24/7 payment methods as you will automatically be provided a receipt upon payment.



Pay online - visit belmont.wa.gov.au and follow the links to pay with Mastercard or Visa.



Biller Code: 8821
Ref: 241387

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



Pay by Phone
Call 1300 276 468
anytime to pay with Mastercard or Visa. Biller Code: 8821



Pay in Person at Civic Centre:
215 Wright Street, Cloverdale 6105
8:30am – 4:30pm - Mon - Fri
(excluding Public Holidays)

Postal Remittances: Cheque payable to City of Belmont, Locked Bag 379, CLOVERDALE WA 6985 – No receipts will be issued.

08 9477 7222 rates@belmont.wa.gov.au belmont.wa.gov.au ABN 417 687 52077

NOTICE OF VALUATION AND RATE - IMPORTANT INFORMATION
This notice is for the financial year 1 July 2024 to 30 June 2025. Notice is hereby given that the City of Belmont has ordered and directed that the land as described overleaf of which you are the owner (or occupier) is valued and rated as herein specified. *Local Government Act 1995*, Section 67/68 of the *Waste Avoidance and Resource Recovery Act 2007* and the *Department of Fire and Emergency Services Act 1998*.

Rates and services are payable within 35 days of the date of issue of this notice. Please refer to the front of this notice for the due date.

Pensioner and Seniors Rebate information

Please refer to the information provided in the enclosed Rates Brochure

Four instalment option

This option is provided in accordance with the *Local Government Act 1995*. To be eligible, the required payment **must be received by the due date** shown on the front of this rate notice. If you have any queries about payment options, contact the City’s rates team.

SmoothRates

SmoothRates lets you pay your current year rates in smaller, regular amounts throughout the year either fortnightly or monthly via direct debit. Register online and chose one of the options shown on the front of this rate notice. Payments will be deducted from your account accordingly. You **must apply within the required timeframe** to be eligible. No administration or instalment fees will be charged using this option. Penalties will be levied on overdue amounts. (Registered pensioners/seniors are exempt)

If you have arrears, please refer below.

Financial Hardship

The City has approved a Financial Hardship policy for residential owner/occupied properties where ratepayers are experiencing financial hardship. If you are currently experiencing financial hardship, please contact the City’s rates team to discuss your account or refer to our website at belmont.wa.gov.au/rates for eligibility. If you fit the criteria, complete the application form on the above website or alternatively, a paper copy is available at the City’s Civic Centre.

Other alternative payment arrangements

As per City’s Collection of Rates policy, all alternative arrangement requests must be submitted in writing. You will need to provide as much information as possible so that an informed decision can be made. Your request can be mailed or sent via email. An application form is available on our website under rates and at the rates counter at the City’s Civic Centre. Please ensure your assessment number is shown on your application.

An administration fee will be incurred on all alternative arrangements. Penalties will be applicable until the account has been finalised. (Registered pensioners/seniors are exempt.)

Interest on overdue rates and charges

Under the provisions of Section 6.51 of the *Local Government Act 1995* the City may charge interest on the overdue rates outstanding until paid in full. The rate set by the City for the 2024-25 financial year is 11% pa calculated daily. This will apply to all outstanding rates where there is no approved alternative arrangement with the City. Please ensure if you have set up your own payment arrangement method, that you make application for the City to acknowledge and approve this arrangement to avoid penalties. (Registered pensioners/seniors are exempt.)

Instalment option - Interest shall begin to accrue daily on any instalment that remains unpaid after the due date and will continue to accrue until such time as the instalment is paid. (Registered pensioners/seniors are exempt.)

No instalment option taken – Unless you are on an approved alternative arrangement with the City, interest shall begin to accrue on current rates and/or charges that remain unpaid after the due date. Arrears will continue to accrue penalties until paid in full. (Registered pensioners/seniors are exempt.)

Arrears / legal action

This account is due and payable either in full, via the options as shown on this notice, or by an approved alternative arrangement with the City within 35 days from the issue date on this notice. If your account is outstanding and does not have approval for any of these payment methods mentioned, any balances due after the due date can be recovered by legal action. Costs of legal action will be added to your account. Once a General Procedure Claim (GPC) has been registered, it can affect your credit rating for five years.

If payment is allowed to fall into arrears for a period of three years or more the City may:

- Sell the land
- Take the land and let or lease the property
- Have the land vested in the Municipality
- Have the land vested in the Crown.

Change of ownership

Under the provisions of Section 9.68 of the *Local Government Act 1995* notice must be given in writing to the City within 21 days, whenever any person sells or otherwise disposes of any rateable land. Details of the description of the land and the name and address of the purchaser must be stated. A form is also available on the City’s website at belmont.wa.gov.au/rates.

Change of address

All change of mailing address notifications should be in writing to City. The assessment number is required to be quoted on all correspondence. A form is also available on our website at belmont.wa.gov.au/rates.

Register for eRates

Please refer to the information provided in the enclosed Rates Brochure

Swimming pool levy

Please refer to the information provided in the enclosed Rates Brochure

Bush Fire information

It is important that the provisions of the *Bush Fires Act 1954* are observed. Details of your responsibility are outlined in the enclosed brochure. Any further queries please visit the web site belmont.wa.gov.au/bushfires

Emergency Services Levy (ESL) – a WA State Government charge

Please refer to the information provided in the enclosed Rates Brochure.

In accordance with the *Department of Fire and Emergency Services Act 1998*, outstanding ESL levies will attract 11% pa calculated daily.

Objections and Appeal Provisions – Your VEN number is: 123456

Valuations - Your valuation (GRV) is only one factor used to calculate your rates notice.

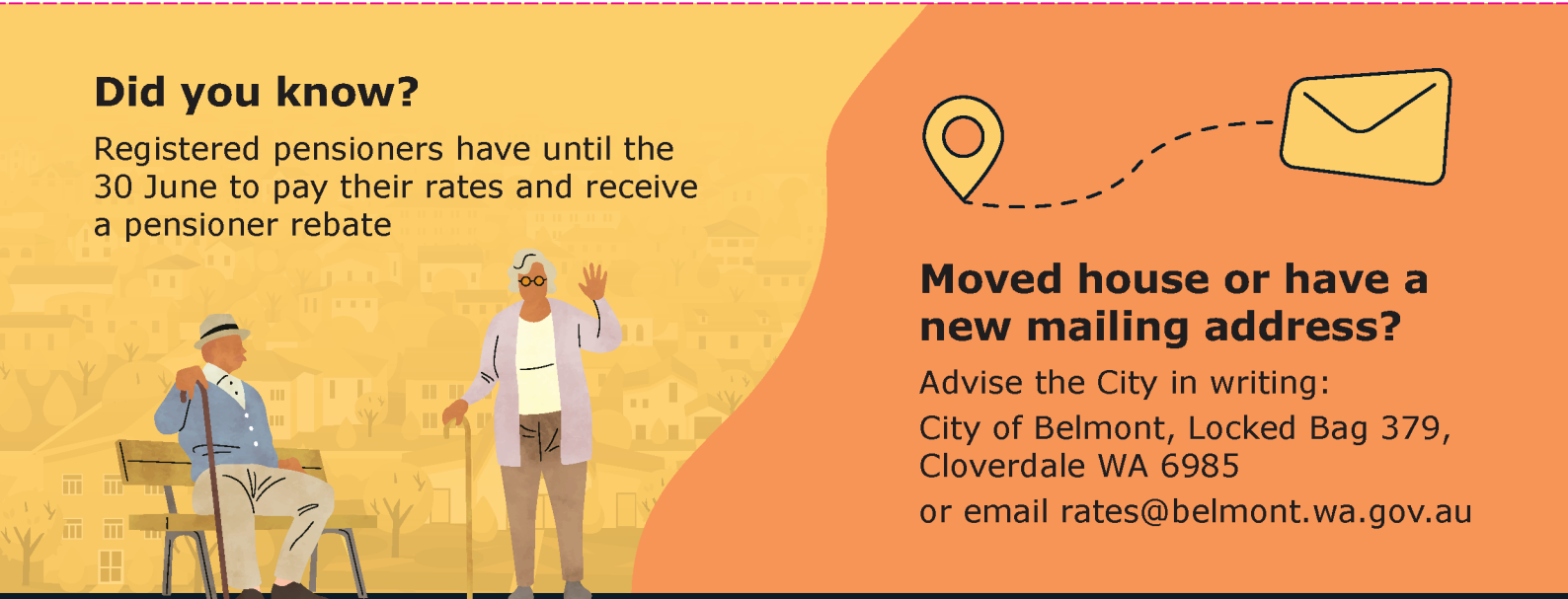
1. The Valuation of *Land Act 1978* (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, visit Landgate’s website landgate.wa.gov.au/valuations or alternatively, phone Landgate Customer Service on +61 (08) 9273 7373.
2. 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 City within 42 days of the date of issue of a rates notice.

Section 6.81 of the *Local Government Act 1995* states 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.

Rates Team Contact Details
Phone: (08) 9477 7485
Email: rates@belmont.wa.gov.au

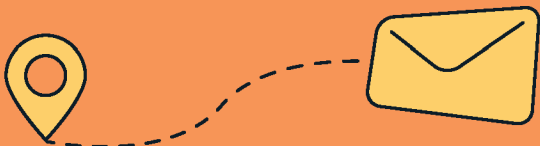
24 Hour a day services available – reference required is your assessment number 241387

Pay Online – belmont.wa.gov.au
Pay by Phone - Telephone 1300 276 468 – Biller Code 8821
BPay - Contact your financial institution to arrange payment from your cheque or savings account - Biller Code 8821
Pay by Post - Cheques payable to City of Belmont and posted to City of Belmont, Locked Bag 379, Cloverdale WA 6985 No receipt will be issued – Please allow adequate time for mail delivery.
Pay in Person – City Civic Centre - 215 Wright Street, Cloverdale – Cashier hours 8:30am – 4:30pm excluding public holidays.
A surcharge applies to a Credit card payment of \$100,000 or more.



Did you know?

Registered pensioners have until the 30 June to pay their rates and receive a pensioner rebate



Moved house or have a new mailing address?

Advise the City in writing:
City of Belmont, Locked Bag 379, Cloverdale WA 6985
or email rates@belmont.wa.gov.au