



Contact and connect

02 6670 2400

[tweed.nsw.gov.au](http://tweed.nsw.gov.au)

[tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)

PO Box 816 Murwillumbah NSW 2484

ABN: 90 178 732 496



Date of issue:

19/07/2024

Valuation base date:

1/07/2022

Rating category:

Residential

**Rating period** 1 July 2024 to 30 June 2025  
**Property details** 93 Grass Tree Circuit, BOGANGAR NSW 2488  
Lot 288 DP 851308

## Rates notice

**Property identifier:** 36892

**If paying in full:** \$4,472.40

**Due date:** 31/08/2024

	First instalment	Second instalment	Third instalment	Fourth instalment
<b>If paying by instalments:</b>	\$1,118.10 31/08/2024	\$1,118.10 30/11/2024	\$1,118.10 28/02/2025	\$1,118.10 31/05/2025

Summary of rates and charges	Cents in \$	Rateable value	Amount
DOMESTIC WASTE ADMIN CHARGE	Annual Charge	1	\$81.60
LANDFILL BIN SERVICE CHARGE 240lt FN	Red (Landfill)	1	\$270.40
ORGANICS BIN SERVICE 240LT	Green (Organic)	2	\$250.00
LANDFILL MANAGEMENT CHARGE	Annual Charge	0	\$65.00
RECYCLING BIN SERVICE CHARGE 240lt F/N	Yellow (Recycle)	1	\$88.50
RESIDENTIAL RATE	0.002666	955000	\$2,546.00
SEWERAGE ACCESS RESIDENTIAL	Annual Charge	1	\$961.30
WATER ACCESS RESIDENTIAL	Annual charge	1	\$209.60

Please note: Interest is charged on overdue rates at 10.5% per annum accruing daily.

### Quarterly instalments must be paid by the due dates or interest charges apply

**To the owner:** You are hereby notified that such land has been rated by Tweed Shire Council as shown in this rates notice.

**Please note:** The due date for payment does not apply to rates and charges in arrears. If there are rates and/or charges arrears shown, although they are included in the first instalment amount, they are overdue and should be paid immediately. Rates and charges may be paid outside instalment dates, subject to terms and conditions set by Council. Each unpaid instalment amount becomes a recoverable amount after its due date. If no payment arrangement has been made with Council, debt recovery action will commence if payment is not received by due date. Payment arrangements can be registered online via [tweed.nsw.gov.au/payment-plan](http://tweed.nsw.gov.au/payment-plan) or phone 02 6670 2400.

**Amount due if paying in full:** \$4,472.40

**First instalment amount (if paying by instalments):** \$1,118.10

**Deduct payments since:** 19/07/2024

## Payment slip – rates

See overleaf for ways to pay



\*575 80272784



Bill Code: 131284  
Ref: 80272784



Billpay Code: 0575  
Ref: 80272784

BPAY® telephone and internet banking. Contact your bank to make this payment from your cheque, savings, debit, credit card or transaction account.

Credit card payments can be made in person at any Council office, online at [postbillpay.com.au](http://postbillpay.com.au) or by calling 13 18 16. A surcharge applies to all credit card payments.

**Name**

**Location** 93 Grass Tree Circuit BOGANGAR  
NSW 2488

**Property identifier** 36892

**Amount due if paying in full** \$4,472.40

**Amount due if paying by instalments** \$1,118.10

**Go paperless** [tweed.nsw.gov.au/go-paperless-enotices](http://tweed.nsw.gov.au/go-paperless-enotices)



# Rates notice

## Important information

### General inquiries

If you have any questions about your rates notice please contact Tweed Shire Council on 02 6670 2400 or email [tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)

### If you pay your rates by instalments

You can pay your rates and charges by instalments. Any outstanding amounts owing from the previous rate period will be added to the first instalment. Daily interest is charged on instalment amounts that are not paid by the due date. Interest builds on amounts that are in arrears.

### If you pay your rates in full

If you want to pay your rates and charges in full, your payment must be received by Council before midnight on 31 August to avoid daily interest on the first instalment amount of the total amount due.

### Waste service charge (if applicable)

Waste service charges only cover the base cost of these services. If the costs of these services increase, Council may charge an additional fee that applies from the date where the increased costs occurred.

### Liability for rates

If you sell or transfer land, you must still pay a rate or charge for that land if the rate or charge was raised either (a) before the estate was transferred or (b) after the estate was transferred but before notice of the transfer was given to Council as required by the *Local Government Act 1993*.

### Appeals against valuation

The valuation of land adopted in the rates notice has been made under the *Valuation of Land Act 1916* by the Valuer General and a Government officer. Council does not have the power to receive or consider any appeal relating to the value placed on land. Appeals should be made through the process outlined on the Notice of Valuation, which is issued by the Valuer General when the valuation is made.

### Postponement of rates

In situations where the Valuer General has valued land above what would normally apply if it was used as a single dwelling, Council provides some relief for impacted ratepayers. For further details contact Council's Revenue and Recovery Unit.

### Hardship due to increase in valuation

If you are suffering hardship resulting from a new property valuation, you can apply to have your rates increase waived, reduced or postponed. Contact our Revenue and Recovery Unit for assistance.

### Interest charges

Interest accumulates for overdue accounts on a daily basis, at the rate shown on the front of this notice. Council may write off the accumulated interest on rates and charges if, in Council's opinion, payment of the interest would cause the person hardship.

### Appeal on whether land is rateable

An appeal against applying a rate on land must be lodged with the Land and Environment Court within 30 days of this rates notice being issued.

### Exemption from rates

Some land is exempt from rates. Exemptions mainly apply to religious and charity organisations. For further details contact Council's Revenue and Recovery Unit.

### Outstanding rates balances

Annual rates notices are issued on 1 July each year. Any outstanding fees from the previous rating period will attract additional daily interest from 1 July.

### Rating categories (Farmland, Residential, Mining or Business)

If your rating category changes you must notify Council within 30 days of the change. If you believe your rating category is incorrect, you can provide a written application to Council for a change in category with details of your property and the category that you consider it should be. Council will notify you of its decision within 40 days. If you are unhappy with the decision you may appeal to the Land and Environment Court within 30 days of Council's decision.

### Payment plans

Council can provide a payment plan to support your financial situation. Please visit [tweed.nsw.gov.au/payment-plan](http://tweed.nsw.gov.au/payment-plan) or contact us to set up a payment plan. Daily interest will be charged on all overdue rates and charges.

### Pensioners (excluding those pensioners with rebate amount automatically deducted)

Concessions are available for eligible pensioners for any quarter after they become eligible pensioners. Please note the pensioner concession does not transfer to a new property. For further details about pensioner concessions please contact council or visit [tweed.nsw.gov.au/pensioner-rebates](http://tweed.nsw.gov.au/pensioner-rebates)

## Go paperless

[tweed.nsw.gov.au/go-paperless-enotices](http://tweed.nsw.gov.au/go-paperless-enotices)  
Reduce your carbon footprint and ensure you always have a copy of your notice anytime you need it by registering for one of Council's paperless options.

### Receive your notice by email

Complete the email registration at [tweed.nsw.gov.au/go-paperless-enotices](http://tweed.nsw.gov.au/go-paperless-enotices)



BPAY View®

[bpay.com.au/bpay-for-you](http://bpay.com.au/bpay-for-you)

## Payment options



**ePayment and Property Services:** This type of payment is via credit card, (a surcharge applies to all credit card payments).

[eproperty.tweed.nsw.gov.au](http://eproperty.tweed.nsw.gov.au)



**BPAY telephone and internet banking – BPAY®:** Contact your bank to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)

\* Registered to BPAY Pty Ltd ABN 69 079 137 518.



**Post billpay:** Visit [postbillpay.com.au](http://postbillpay.com.au) or phone 13 18 16 to pay with Visa or Mastercard.



**By mail:** Please make all cheques payable to Tweed Shire Council, crossed 'Not Negotiable' and mail to PO Box 816, Murwillumbah NSW 2484.



**Direct debit:** You can request a direct debit at [tweed.nsw.gov.au/ways-to-pay](http://tweed.nsw.gov.au/ways-to-pay) or contact your bank.



**In person at Council's offices:** Brett Street, Tweed Heads and Tumbulgum Road, Murwillumbah between 9 am and 4 pm Monday to Friday.

Council accepts payment by cash, cheque, money order, EFTPOS, Visa and Mastercard (a surcharge applies to credit card payments).



**In person at Australia Post:** Payments can be made by cash, cheque or EFTPOS.

**Payment plan:** You can request a payment plan at [tweed.nsw.gov.au/payment-plan](http://tweed.nsw.gov.au/payment-plan)

**Change of address:** You can update your address at [tweed.nsw.gov.au/change-mailing-address](http://tweed.nsw.gov.au/change-mailing-address)



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PO Box 816 Murwillumbah NSW 2484

ABN: 90 178 732 496



Account number

70381389

Issue date

24/03/2025

Due date

**21/04/2025**

## Water notice

Property identifier:

**36892**

Amount due:

**\$164.15**

Property address

93 Grass Tree Circuit BOGANGAR NSW 2488

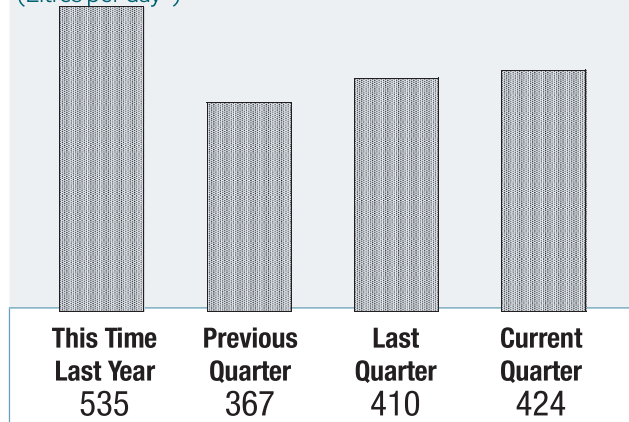
Property details

Lot 288 DP 851308

Rateable properties 1

### Average daily water use

(Litres per day\*)



\*1000 L = 1 kL

### Account summary

Outstanding charges -\$0.49

Current charges \$164.64

**Total charges \$164.15**

Deduct payments since 18/03/2025

**Total deductions (if applicable) \$0.00**

Amount due

**\$164.15**



091911 - 000074

## Payment slip – water

See overleaf for ways to pay



\*575 70381389



Billers Code: 131284  
Ref: 70381389



Billers Code: 0575  
Ref: 70381389

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Property identifier

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Issue date

24/03/2025

Total amount due

**\$164.15**

Payment due by

**21/04/2025**

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## Your water meter reading

Meter*	Start reading	Date	End reading	Date	Water use	Days
16W047236	2687 kL	03/12/2024	2729 kL	12/03/2025	42 kL	99 days

<b>Total</b>					<b>42 kL</b>	<b>99 days</b>
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\* Meters with *Water use* of 0 kL are not shown.

## Water charges

Charge category	Date	Cost per kL	Water use <sup>#</sup>	Charges
Consumption charges	03/12/2024 - 12/03/2025 (99 days)	\$3.92	42.00 kL	\$164.64
<b>Sub total</b>			<b>42.00 kL</b>	<b>\$164.64</b>

High consumption charges<sup>^</sup>  
Applies to *Water use* above 81.37 kL

<b>Sub total</b>			<b>0.00 kL</b>	<b>\$0.00</b>
<b>Total</b>			<b>42.00 kL</b>	<b>\$164.64</b>

<sup>#</sup> If checking your charges using the information provided above, the result may be slightly different. This is due to the rounding of the Water Use amounts to two decimal places. This rounding is needed so that these amounts can be shown on your Water Notice. However, to ensure charges are accurate and fair, these amounts are not rounded when calculating your charges.

### <sup>^</sup> What is considered High Water Consumption?

If your household is using more than 8219 litres of water a day on average (equivalent to 300 kL a year per rateable property) then high consumption charges apply. To calculate the point after which high consumption charges apply, multiply the number of days covered in the bill (provided above) by 0.8219 kL per day.

### Are my charges prorated?

If your bill crosses 2 financial years, your charges are prorated. This is to reflect the different rates applicable in each financial year.

### Who must pay this account?

By law, this account is issued in the name of the property owner(s).

If a property is being leased, then the private leasing agreement between the property owner and the tenant must determine who is responsible for paying for water charges. For legal purposes, Council is unable to discuss water bills with tenants.

Tweed Shire Council will not become involved in any disputes between property owners, body corporates or tenants around water bills.

### What do I do if I cannot pay this bill by the due date?

Phone Council on 02 6670 2400 before the payment due date to make a payment arrangement.

### How do I update my address with Council?

Phone 02 6670 2400 or or submit an online change of address request on Council's website at [tweed.nsw.gov.au/change-mailing-address](https://tweed.nsw.gov.au/change-mailing-address)

### Will I reach Target 160?



See how your household is tracking by dividing your average daily water use (shown on the graph on the front of this bill) by the number of people in your household. The aim is to have water use down to at least 160 litres per person per day.



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### BPAY View<sup>®</sup>

[bpay.com.au/bpay-for-you](https://bpay.com.au/bpay-for-you)



### Payment options – interest charges apply to late payments

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