



Contact and connect

02 6670 2400

tweed.nsw.gov.au

tsc@tweed.nsw.gov.au

PO Box 816 Murwillumbah NSW 2484

ABN: 90 178 732 496



Date of issue

18/07/2025

Valuation base date

01/07/2024

Rating category

Residential



041

9 Birnam Avenue  
BANORA POINT NSW 2486

### Rating period

1 July 2025 to 30 June 2026

### Property details

9 Birnam Avenue BANORA POINT NSW 2486  
Lot 433 DP 749442

## Rates notice

Property identifier:

23305

If paying in full:

\$3082.65

Due date:

31/08/2025

	First instalment	Second instalment	Third instalment	Fourth instalment
If paying by instalments:	\$770.55 31/08/2025	\$770.70 30/11/2025	\$770.70 28/02/2026	\$770.70 31/05/2026

Summary of rates and charges	Cents in \$	Rateable value	Amount
DOMESTIC WASTE ADMIN CHARGE	Annual Charge	1	84.80
LANDFILL BIN SERVICE CHARGE 140lt FN	Red (Landfill)	1	216.40
ORGANICS BIN SERVICE 240LT	Green (Organic)	1	130.00
LANDFILL MANAGEMENT CHARGE	Annual Charge		67.60
RECYCLING BIN SERVICE CHARGE 240lt F/N	Yellow (Recycle)	1	92.00
RESIDENTIAL RATE	Minimum	456000	1274.05
SEWERAGE ACCESS RESIDENTIAL	Annual Charge	1	999.80
WATER ACCESS RESIDENTIAL	Annual charge	1	218.00

**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:	\$3082.65
First instalment amount (if paying by instalments):	\$770.55
Deduct payments since:	11/07/2025

## Payment slip – rates

See overleaf for ways to pay

Scan and pay this notice with your iPhone, iPad or Android device. Download the Australia Post mobile app today.

POST billpay



\*575 80178528

Name

Location

9 Birnam Avenue BANORA POINT NSW 2486

Property identifier

23305

Amount due if paying in full

\$3082.65

Amount due if paying  
by instalments

\$770.55



Billers Code: 131284  
Ref: 80178528



Billpay Code: 0575  
Ref: 80178528

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.

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)  
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**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)