

Combined Rates Assessment and Tax Invoice

WN Roberts & Mainston Trustee Limited
12B Couldry Street
Eden Terrace
Auckland 1021



Billing period:	1.	2.	3.	4.	Total rates assessed
1 July 2023 to	\$719.90	\$719.90	\$719.90	\$719.86	2023/2024
30 June 2024	31 Aug 2023	30 Nov 2023	28 Feb 2024	31 May 2024	(including GST)
					\$2,879.56

Your details

[PAY ONLINE NOW](#)

Rates assessment number: 12342974846	Date: 1 November 2023	Valuation number: 00007-00400080300
Land value: \$540,000	Capital value: \$1,040,000	myAUCKLAND PIN: 2773
Legal description: UNIT B 1/2SH AU 1 UP 205301		
Location of rating unit: 12B Couldry Street Eden Terrace Auckland 1021		

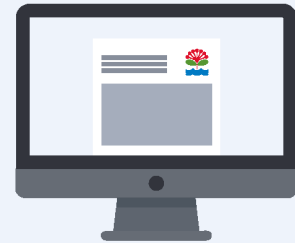
Your summary

Balance as at 01 July 2023:	-\$0.05
Previous instalments charged:	\$719.90
Payments made by 20 Oct 2023 (includes rebates/refunds):	-\$924.30
Total instalment 2 of 4 (including GST):	\$719.90
Payment due by 30 November 2023	\$515.45

As you pay by direct debit, this invoice is for your records only. Your payment schedule is listed below.

Not yet receiving your rates bill by email?

It's easy to switch.



Visit aucklandcouncil.govt.nz/erates to sign up.

Emailed to: willstar64@gmail.com

Rates assessment number: 12342974846

Please do not pay this account as the rates are being paid by direct debit.

We have recorded your bank details as 02-0278-0313159-00. If they have changed, please phone 09 301 0101.

Payment schedule

Direct debit payments will be as follows:

20/11/2023 \$244.41 20/12/2023 \$244.41 20/01/2024 \$244.41

Direct debit payments which fall on public holidays or weekends will be processed the next business day.

Ways to pay



Online, direct debit or credit/debit card

Visit aucklandcouncil.govt.nz/payrates to set up a direct debit or pay online via Online EFTPOS, Account2Account (bank transfer) or credit/debit card. Visit your bank's website to pay by internet banking or automatic payment.

Payee: Auckland Council Rates **Account:** 12-3113-0131262-00

Particulars: WN Roberts **Code:** 12B Couldry

Ref: 12342974846 Please make separate payments for each property.



In person

For payment options, visit aucklandcouncil.govt.nz/payratesinperson

Please note - A 1.75% fee will apply for payments made via credit card. For overseas payments, see our website.



Need help? Contact us

Online: aucklandcouncil.govt.nz/rates **Call:** 09 301 0101, 24 hours, 7 days a week

Write: Auckland Council, Private Bag 92300, Victoria Street West, Auckland 1142.

Your local area

Parnell Festival of Roses

A free community event celebrating the Parnell Rose Garden in full bloom on Sunday 5 November from 11am-4pm at Dove-Myer Robinson Park.

Parnell Train Station

Thanks to board funding, a new pathway in Pukekawa / Auckland Domain creates a direct route through to Parnell Train Station. Read more at tinyurl.com/3ya88ynm

Stay connected

Keep up to date with local board news. Follow us at Facebook.com/Waitemata or sign up for e-newsletters at tinyurl.com/5n6fekpf

For more, visit ourauckland.nz

What else you need to know

Pay on time to avoid penalties

A 10 per cent penalty will be incurred on any amount of your current instalment remaining unpaid after the due date. You will be charged an additional 10 per cent penalty on any part (of your rates, infrastructure payments and penalties from previous years) that is unpaid on 7 July 2023, and again for amounts unpaid on 8 January 2024. Penalties will be added on 8 July 2023 and 9 January 2024, respectively. Any payments made will be credited to the oldest outstanding amount first. Similarly, if your account remains unpaid after 30 June 2024, a further 10 per cent penalty on the total balance outstanding may be charged in the new rating year.

Let us know if anything has changed

If you have sold the property this notice applies to, or are no longer its registered lessee, please ask your solicitor or conveyancer to forward us the new details as soon as possible. If you have changed your mailing address please let us know via email - enquiry@aucklandcouncil.govt.nz - or call us on 09 301 0101.

Your Assessment

Refer to separate page

Your assessment








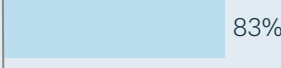







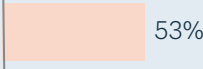





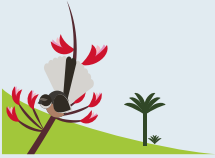
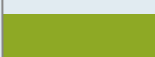






For more information on what your rates fund, see Funding Auckland Council Activities.

For details about council activities and expenditure visit aucklandcouncil.govt.nz/aboutcouncil

Type of Rate	Description of Rates and Activities Funded	Rate Calculation	Total Rate
Uniform Annual General Charge	A fixed charge for each separately used / inhabited part of a rating unit that funds general council activities including parks, pools, libraries and footpaths.	Number of separate parts Charge	1 \$529.00
General Rate - Urban Residential	A rate based on your rating unit's use and whether its location is urban or rural, that funds general council activities including parks, pools, libraries and footpaths.	Capital Value Rate	1,040,000 0.00180422 \$1,876.39
Waste Management - Food Scraps Service Auckland Central A	A targeted rate to help fund the food scraps collection service.	Number of separate parts Charge	1 64.33 \$64.33
Waste Management - Minimum Base Service	A targeted rate that funds inorganic collection, resource recovery centres & other regional waste services.	Number of separate parts Charge	1 59.39 \$59.39
Waste Management - Refuse Standard	A targeted rate that funds 120/140 litre bin (or equivalent) refuse collection.	Number of separate parts Charge	1 172.91 \$172.91
Waste Management - Standard Recycling	A targeted rate that funds recycling collection.	Number of separate parts Charge	1 96.18 \$96.18
Natural Environment Targeted Rate - Non Business	A targeted rate to help fund the capital and operating costs of investment to deliver enhanced environmental outcomes.	Capital Value Rate	1,040,000 0.00001666 \$17.33
Climate Action Transport Targeted Rate - Urban Residential	A targeted rate to help fund the capital and operational costs for reducing greenhouse gas emissions and adapting to the impact of climate change.	Capital Value Rate	1,040,000 0.00005010 \$52.10
Water Quality Targeted Rate - Non Business	A targeted rate to help fund the capital costs of investment in cleaning up Auckland's waterways.	Capital Value Rate	1,040,000 0.00001147 \$11.93
Total rates assessed for 2023/2024 (including GST)			\$2,879.56

Funding Auckland Council activities

The services that the council and our Council Controlled Organisations deliver on behalf of Aucklanders are funded through rates, fees and charges as well as investments and debt. Your rates help fund our operating spend and cover day-to-day operations and the services that benefit us all. These include things like collecting rubbish, managing our environment, our libraries, our transport network and economic development. We also build, maintain, replace and develop the city's assets (such as roads, libraries, parks and sports fields) to help us manage Auckland's rapid population growth.

Key areas of spend	How operating costs are funded	Value per \$100 
 <p>Transport We keep Auckland moving with well-planned transport networks, good-quality local roads and convenient, frequent public transport.</p>	<p>Rates  46%</p> <p>Non-Rates*  54%</p>	 <p>\$32</p>
 <p>Water, wastewater and stormwater We supply millions of litres of safe drinking water and treat millions of litres of wastewater every day.</p>	<p>Rates  17%</p> <p>Non-Rates*  83%</p>	 <p>\$8</p>
 <p>Parks and community We provide parks, libraries, pools, recreation centres, community halls and events that support strong communities.</p>	<p>Rates  89%</p> <p>Non-Rates*  11%</p>	 <p>\$31</p>
 <p>City centre and local development We help deliver vibrant town centres that support strong communities, a thriving economy and accommodate growth.</p>	<p>Rates  47%</p> <p>Non-Rates*  53%</p>	 <p>\$2</p>
 <p>Economic and cultural development We provide arts, natural environment, sport and live performance events that enrich lives of Aucklanders and visitors.</p>	<p>Rates  59%</p> <p>Non-Rates*  41%</p>	 <p>\$6</p>
 <p>Environmental management and regulation We nurture, look after and monitor Auckland's natural environment and protect it from a variety of natural and human-generated threats.</p>	<p>Rates  54%</p> <p>Non-Rates*  46%</p>	 <p>\$12</p>
 <p>Council support We provide a variety of administrative, management and support to functions that keep Auckland running.</p>	<p>Rates  36%</p> <p>Non-Rates*  64%</p>	 <p>\$9</p>

*Non-rate sources, including fees and charges.

Rates-related policies

Auckland Council has policies detailing when rates can be discounted, remitted or postponed, including for Māori freehold land. You can find full details at aucklandcouncil.govt.nz/rates

These policies do not apply to the Milldale Infrastructure Payment. For details visit infrastructurepayments.co.nz

Rates rebate

If you have high rates in relation to your income you may qualify for a government-funded rates rebate.

Rates remissions

The council has rates remission schemes applying to certain land or ratepayers in the following categories:

- to top up the rates rebate based on water and wastewater charges
- for rates penalties so council can act fairly and reasonably
- for miscellaneous purposes if the council considers it appropriate
- for uniform annual general charges and targeted rates assessed as fixed charges on rating units (car park, farm, Māori land and zero-rated land remission)
- Māori land:
 - that is undeveloped and unused
 - has a rateable value that does not reflect the actual potential for land to be developed
 - is used for non-commercial purposes that benefit Māori, such as community facilities
 - has historical rates arrears and penalties if the annual rates are paid for three years
 - is used for papakāinga housing under a licence to occupy agreement (depending on household's income)
 - is used for papakāinga housing on general title land where the land is protected from being sold out of Māori ownership and for the sole use of hapū/iwi

Rates postponements

In certain circumstances, Auckland Council can postpone the requirement for you to pay rates. This applies to residential properties where it is the ratepayer's residence and there is sufficient equity in the property.

Your rights and our policies

You have a right to inspect and, on certain grounds, to object to our rating information database and rates records. Your name and postal address are on the rating information database. You may write to the council asking for your name or postal address, or both, to be withheld from the database. Reasons do not need to be supplied.

For more information about our rating policies, visit aucklandcouncil.govt.nz



Need help?



Visit: aucklandcouncil.govt.nz



Enquire: aucklandcouncil.govt.nz/contactus



Phone: **09 301 0101**



Write: Auckland Council, Private Bag 92300
Victoria Street West, Auckland 1142 | DX CX 10032