



Combined Rate Invoice

For Period: 1 July 2024 to 30 June 2025

Instalment: 4 of 4

Anthony Keith Bruce Trilford
Julie Maree Trilford & another
86 High Street
Solway
Masterton 5810

THIS ACCOUNT IS SET UP TO BE PAID BY DIRECT DEBIT AS REQUESTED. NO OTHER PAYMENT IS REQUIRED.

Paying by Net/Tele Banking?
Pay into MDC Bank Account No: 03-0687-0271682-04
Use this reference: 1810038900 TRILFORD

VALUATION NUMBER. 18100-38900
PROPERTY NUMBER. 164806

TAX INVOICE & CREDIT/DEBIT NOTE

10 April 2025
GST Reg No 50-722-619

LEGAL DESCRIPTION:

LOT 2 DP 31047

PROPERTY LOCATION:

86 High Street, Masterton

PROPERTY DETAILS:

AREA: 1270 sq m
LAND VALUE: 275,000
CAPITAL VALUE: 750,000
DATE OF VALUATION: 01/09/23

RATING CATEGORY:

WARD: Urban
DIFFERENTIAL: Residential

FOR THIS INVOICE:

GST CONTENT FOR THIS INVOICE: 202.16
MAXIMUM PENALTY: 0.00
(If unpaid after:) 20/05/25
PAYMENTS RECEIVED DATE: 09/04/25

AMOUNT TO CLEAR RATES TO 30 June 2025 1,560.68

\*\*Includes GST of 203.57

Statement of Account

Table with 4 columns: Description, MDC, GWRC, Total. Rows include Opening Balance, Current years annual rates, Payments Received, Rebates Received, Penalties charged, Remissions, and Adjustments.

Balance remaining (to 30 June) 3,358.33 168.76 1,560.68

Current instalment 1,382.30 167.60 1,549.90

Amount Due by 20/05/25 \$1,560.68

Amount Due is made up of the current instalment plus any amount still unpaid from the previous invoice (including any late payment charges).

For those paying by weekly/fortnightly automatic payment etc, please note that this invoice only includes payments received up to the date displayed to the left.

The reverse of this invoice sets out information on instalment dates and payment options etc.

\*All Rates are GST Inclusive at the prevailing rate - except for any Penalties applied, as detailed above.



Please note any change of mailing address on reverse of this slip

Instalment 4 of 4

Anthony Keith Bruce Trilford
Julie Maree Trilford & another

VALUATION NUMBER: 18100-38900
PROPERTY NUMBER: 164806

Total Due:

(due by 20/05/25 )

\$1,560.68

Cash [ ]
Eftpos [ ]

Amount Enclosed:

Empty box for amount enclosed



# INFORMATION FOR RATEPAYERS

- email rates@mstn.govt.nz or, our website at www.mstn.govt.nz or phone 06 370 6300

## RATES INSTALMENT SYSTEM

The Masterton District Council (MDC) divides your annual rates into four instalments. The rates instalment shown overleaf is due and payable by you (as ratepayer) to the MDC, and must be paid on or before the Last Day for Payment to avoid the addition of the 10% late penalty. The relevant dates for each instalment are as follows:

INSTALMENT NO.	PERIOD COVERED	DUE DATE	LAST DAY FOR PAYMENT	DATE PENALTY APPLIED
1	1 Jul 2024 - 30 Sep 2024	1 Aug 2024	20 Aug 2024	21 Aug 2024
2	1 Oct 2024 - 31 Dec 2024	1 Nov 2024	20 Nov 2024	21 Nov 2024
3	1 Jan 2025 - 31 Mar 2025	1 Feb 2025	20 Feb 2025	21 Feb 2025
4	1 Apr 2025 - 30 Jun 2025	1 May 2025	20 May 2025	21 May 2025

## PAYMENT OF RATES

**MANUAL PAYMENT:** This invoice can be paid manually by **eftpos**, **credit card** or **cash** at the Treasury office of the MDC, 161 Queen Street, Masterton.

**BANK TRANSFERS:** MDC also accepts payments by automatic payment (direct credit), telephone transfers, Internet banking, and operates a direct debit system on a weekly, fortnightly, monthly, quarterly, and annual basis. When setting up an automatic payment etc, payment should be to MDC's Rates Account at the Masterton Branch of WestpacTrust, account number 03 0687 0271682 04, quoting your six digit property number as the reference. **If you own more than one property, a separate setup is required for each property.** Please note that it is your responsibility to ensure that the frequency and amount of your payments are sufficient to cover each instalment amount by the Last Day for Payment. Please note that the amount of your annual rates changes each year and therefore your payments need to be recalculated annually to ensure full payment by the due last day for payment.

*For direct debit or automatic payment forms, please phone (06) 370-6300 and ask for the Rates Department.*

**ONLINE PAYMENTS:** Online payments can also be made through the MDC website (www.mstn.govt.nz) go to "Pay Rates Online". You will need your valuation number which is on the front of this notice.

**RECEIPTS:** Are not issued unless payment is made at the counter, or they are specifically requested. Should you require a receipt when mailing your payment, please return the entire invoice and indicate clearly that "Receipt is Required" in the tick box on the remittance advice.

## ARREARS & PENALTY

**ARREARS:** You should not have rate arrears at any time. If you do have rate arrears, payments made will be receipted against the earliest outstanding amounts in accordance with recognised accounting procedures. Also, MDC may at any time list your arrears as a debt with a collection agency (affecting your credit rating for up to five years), contact any bank or person holding a mortgage over your property requesting immediate payment of arrears, or if warranted, may sell your property by rating sale to recover the arrears.

**PENALTY:** A 10% penalty will be charged on the penalty date (as detailed above) based on any portion of the current instalment remaining unpaid. To avoid this late payment penalty, payment must be made by the Last Day for Payment as detailed on your annual assessment notice and in the information above. A further 10% penalty will be charged on the 8th of July on the total of any prior years arrears outstanding on that date.

## SALE OF PROPERTY & SUBDIVISIONS

**HAS YOUR PROPERTY SOLD?** If you have sold your property you are liable for all rates due at the time notice of sale is given. If you receive an invoice still in your name after you've sold your property, it may mean that the Council has not yet received notification of sale. Please advise your solicitor to issue the appropriate notification as soon as possible and return this assessment to the Council. If you are selling and pay your rates by direct debit, automatic payment, Internet or telephone banking, please contact the rates department on (06) 370-6300 so that arrangements can be made to either cancel your current authority or to change it over to your new property.

**SUBDIVISION:** If your property is subdivided and any of the new lots sold off, you are required to pay rates until the end of the current rating year (30 June) for the entire property. The new owner will not receive either an annual assessment or invoice in their names until after the following 1st July (the next rating year).

## GREATER WELLINGTON REGIONAL COUNCIL RATES

MDC has an agency agreement to collect rates on the behalf of the Greater Wellington Regional Council. For more information about the work of the regional council or what their rates fund, please refer to the reverse of the GWRC annual assessment or contact: Greater Wellington Regional Council on (04) 384 5708, or email rates@gw.govt.nz, or look up their website at www.gw.govt.nz

If the mailing ADDRESS shown overleaf is incorrect or has changed, please write the new or corrected details below.

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**MASTERTON DISTRICT COUNCIL**  
 161 QUEEN STREET, MASTERTON.  
 PO BOX 444, MASTERTON  
 PH: (06) 370 6300  
 FAX: (06) 370 6277

# MASTERTON DISTRICT COUNCIL ANNUAL RATES ASSESSMENT

For Period: 1 July 2024 to 30 June 2025

Instalment: 4 of 4

**RATEPAYER:**

Anthony Keith Bruce Trifford  
 Julie Maree Trifford & another  
 86 High Street  
 Solway  
 Masterton 5810

**VALUATION NUMBER.** 18100-38900  
**PROPERTY NUMBER.** 164806

**LEGAL DESCRIPTION:**

LOT 2 DP 31047

**PROPERTY LOCATION:**

86 High Street, Masterton

**PROPERTY DETAILS:**

**AREA:** 1270 sq m  
**LAND VALUE:** 275,000  
**CAPITAL VALUE:** 750,000  
**DATE OF VALUATION:** 01/09/23

**RATING CATEGORY:**

**WARD:** Urban  
**DIFFERENTIAL:** Residential

Description	Based On	Factor	Value of Factor	Rate/Charge	Total Calculation
Roading rate	Location	Land Value	275,000	0.001273	350.10
Civic Amenities rate	Location	Capital Value	750,000	0.000663	497.30
Urban Wastewater rate	Location	Capital Value	750,000	0.000965	723.80
Sundry Facilities rate	Location	Capital Value	750,000	0.000487	365.30
Water rate	Location	Capital Value	750,000	0.000658	493.50
Annual charge	Separately Used	Annual Charge	2	545.00	1,090.00
Roading charge	Separately Used	Annual Charge	2	85.00	170.00
Recycling Collection charge	Availability	Annual Charge	2	105.00	210.00
Water Supply charge	Location & Use	Annual Charge	2	180.00	360.00
Urban Wastewater charge	Location & Use	Annual Charge	2	269.00	538.00
Representation & Development	Location	Capital Value	750,000	0.000418	313.50
Regulatory Services rate	Location	Capital Value	750,000	0.000557	417.80

**TOTAL RATES ASSESSMENT FOR 2024/25:**

**5,529.30**

Instalment Details:	Last Day For Payment:	Penalty Date:
Instalment 1	20 August 2024	21 August 2024
Instalment 2	20 November 2024	21 November 2024
Instalment 3	20 February 2025	21 February 2025
Instalment 4	20 May 2025	21 May 2025
Additional Penalty Date for prior years: 5 July 2024		
Penalty: Under section 57 and 58 (1) (b) of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of each instalment that remains unpaid on the day after the last day for payment, as shown in the table on the left. An additional 10% arrears penalty will be added on 5 July 2024 to any rates remaining unpaid from previous financial years.		
Please refer to the reverse side of this form for further important information on Council rating policies, payment options, and the rating information database.		

**Please do not pay on this annual assessment notice.**

Please refer to your quarterly combined tax invoice when making your payments.

## WHAT YOUR RATES ARE USED FOR:

### **Roading (land value rate):**

This funds the costs of the roading programme in the district after taking into account the contribution from the roading charge.

### **Representation & Development (capital value rate):**

This funds the costs of representation, community development, economic development and arts and culture.

### **Regulatory Services (capital value rate):**

This funds the net costs of the regulatory functions of Council.

### **Civic Amenities (Capital value rate):**

This funds the urban share of costs of parks, reserves, sports fields, Masterton airport, and cemeteries.

### **Urban Wastewater (capital value rate):**

This funds the costs of the Masterton sewerage reticulation system and sewage treatment & disposal after taking into account the contribution from the sewerage charge.

### **Water (capital value rate):**

This funds the costs of the Masterton urban water treatment and reticulation system, after taking account of the contribution from the water charge.

### **Sundry Facilities (capital value rate):**

This funds the net costs of the district buildings, public conveniences, other Council properties and solid waste, and also rural halls, water testing in the rural ward and stormwater, recycling, and composting in the urban ward.

### **Urban Wastewater (annual charge):**

Charged against each separately used or inhabited portion of a property which is serviced by the Council's urban sewerage system.

### **Water (annual charge):**

Charged against each separately used or inhabited portion of a property which is serviced by the Council's urban treated water supply system.

### **Targeted Annual Charge:**

Charged against each separately used or inhabited portion of a property and funds, in the urban ward, the net costs of the stadium & pools, district library, archive, and forestry. In the rural ward, the rural allocation for parks, reserves, sportsfields, stadium and pools, cemeteries, rural waste services, forestry, library and archives.

### **Roading (annual charge):**

Charged against each separately used or inhabited portion of a property to part fund the costs of the Council's roading network maintenance programme.

### **Kerbside Recycling (annual charge):**

Charged against each separately used or inhabited portion of a property (chiefly in the urban rating area) to which the Council is prepared to provide a weekly service for the collection of recyclable waste.

### **Rural Sewerage Treatment (annual charge):**

Charged per residential equivalent on rateable properties in the rural rating area which discharge liquid effluent to the Council's sewerage system.

### **Castlepoint Sewerage (annual charge):**

Charged based on assessed residential equivalent connections connected to the Castlepoint Sewerage Scheme.

### **Riverside Beach Sewerage (annual charge):**

Charged based on assessed Residential Equivalent connections to the scheme or being serviceable by the charge.

### **Riverside Beach Sewerage (capital contribution):**

Charged on those properties who have elected to pay off their contributions over time.

### **Tinui Sewerage (annual charge):**

Charged against each separately used or inhabited portion of a property connected to the Tinui sewerage system.

### **Beach Refuse & Recycling Collection (annual charge):**

Charged on each property at Riversdale Beach and Castlepoint to which the services are available.

### **Tinui Water Supply (annual charge):**

Charged against each separately used or inhabited portion of a property connected to the Tinui Tinui water supply scheme.

### **Opaki Water Race (land value):**

Charged for the purposes of maintaining the water race on each separately rateable property serviced by the race.

## RATING POLICIES SUMMARY:

### **Remission of Rate:**

Masterton District Council will consider remission of rates on rating units used for the following: community halls, sports and games, branches of the arts, community care, volunteer organisations; and land protected for natural, historical, or cultural conservation purposes.

### **Remission of Late Payment Penalties:**

Masterton District Council will consider remission of penalties in certain cases where Council is satisfied that it is fair and reasonable to do so or where a ratepayer has a good payment history.

### **Remission of Targeted Annual Charges on Non-Contiguous Land:**

Masterton District Council will consider partial remission of uniform annual charges on non-contiguous rating units that are owned by the same ratepayer in certain cases where the rating units are no more than 5 kilometres apart.

### **Remission of Targeted Annual Charges on Subdivided Land:**

Masterton District Council will consider remission of uniform annual charges on contiguous rating units that, after subdividing into residential lots, are held by the same owner in certain cases.

### **Rates Postponement:**

Masterton District Council will consider postponement of rates on a residential property where the owner can demonstrate extreme financial hardship.

### **Rates Remission and Postponement on Maori Freehold Land:**

Masterton District Council will consider remission or postponement of rates on Maori Freehold land where there are particular conditions, features, ownership structures, or other similar circumstances that make it appropriate to consider relief from rates.

*For further information on the rating policies outlined above, please refer to the Masterton District Council's Long Term Council Community Plan.*

### **Inspection of rating information database and rates records:**

The rating information database and rates records may be inspected at the Council's main office at 161 Queen Street, Masterton during the hours 8:00am to 4:00pm Monday to Friday.

### **Owners' right to withhold certain information from Public Rating Information Database**

You have the right under section 28C of the Local Government (Rating) Act 2002 to request that Masterton District Council withhold your name or postal address (or both) from the public rating information database.

### **Objections to the rating information database and rates records:**

Ratepayers may object to the information contained in these records by lodging a written objection to Masterton District Council, clearly setting out the reasons for the objection.

### **Payment Options:**

You can pay your rates by direct debit or automatic payment, telephone or internet banking, in person by cash, eftpos or credit card at the Council office at 161 Queen Street, Masterton between the hours 8:00am to 4:00pm Monday to Friday.

# GREATER WELLINGTON REGIONAL COUNCIL - Rates Assessment Notice

Greater Wellington Regional Council is the promotional name of the Wellington Regional Council. Any reference to Greater Wellington Regional Council on this assessment is deemed to be a reference to the Wellington Regional Council.

Anthony Keith Bruce Trilford  
Julie Maree Trilford & another  
86 High Street  
Solway  
Masterton 5810

Valuation Reference	18100-38900	Land Value	275,000
		Capital Value	750,000
Account Number	164806	Land Area	1270 sq m
Property location and information	86 High Street, Masterton		
Legal Description	LOT 2 DP 31047		

This is the annual rates assessment for Greater Wellington Regional Council from 1 July 2024 to 30 June 2025

Rate type description	Matters for differentiation	Factor	Value of Factor	Rate per factor	TOTAL RATE
GWRC General	Urban	Capital Value	750,000	0.0005131	384.80
GWRC Public Transport	Urban	Capital Value	750,000	0.0003035	227.60
GWRC Wellington Regional Econo	Urban	Annual Charge	1	17.25	17.30
GWRC Te Kauru River Management	Location/provision of service	Capital Value	750,000	0.0000544	40.80
<b>TOTAL RATES ASSESSED FOR THE 2024/2025 YEAR (GST inclusive at the prevailing rate)</b>					<b>\$670.50</b>

## NO PAYMENT IS REQUIRED UNTIL YOU RECEIVE AN INVOICE

### How are Greater Wellington Regional Council's rates set and collected?

The Greater Wellington Regional Council sets its own rates which are invoiced and collected by the relevant city or district council in the Wellington region, being the Masterton District Council for the above property. Such combined collection arrangements are more cost efficient and convenient for ratepayers.

You will receive a separate assessment notice for both the Masterton District Council and Greater Wellington Regional Council at the start of each rating year. A combined rates invoice will be sent for each instalment showing the amount due for both Masterton District Council and Greater Wellington Regional Council. Each invoice will clearly show where and when payment is due.

### Inspection of the rating information database and rate records

Under sections 28 and 38 of the Local Government (Rating) Act 2002, the rating information database and rate records may be inspected at the Masterton District Council situated at 161 Queen Street, Masterton, from 8.30am to 4.30pm Monday to Friday, or Greater Wellington Regional Council, situated at Shed 39, 2 Fryatt Quay, Pipitea, Wellington or 34 Chapel Street, Masterton from 8.30am to 4.30pm, Monday to Friday.

### Owners' right to withhold certain information from Public Rating Information Database

You have the right under section 28C of the Local Government (Rating) Act 2002 to request that Greater Wellington Regional Council withhold your name or postal address (or both) from the public rating information database.

### Objections to the rating information database and rate records

Under sections 29 and 39 of the Local Government (Rating) Act 2002, ratepayers may object to the information contained in these records by lodging a written objection to either Masterton District Council or Greater Wellington Regional Council, clearly setting out the reasons for the objection.

## ACTIVITIES OR GROUPS OF ACTIVITIES THAT ARE FUNDED BY THESE RATES

<b>General rate</b>	The general rate is set to fund activities that reflect "public good" across the Wellington region. It is distinct from targeted rates, which are intended to recover costs of particular activities from particular groups (see "Targeted rates" below). The general rate is spread across the whole region and funds activities such as managing resources, emergencies, harbours, regional parks and recreation areas, and environmental education. It is used to help fund all of Greater Wellington Regional Council's groups of activities, the Wellington Regional Strategy, water supply, public transport, Warm Greater Wellington and the regional stadium.
<b>Targeted rates:</b>	
<b>Public transport</b>	This rate funds Greater Wellington Regional Council's expenditure for the region's public transport services and transport infrastructure.
<b>River management</b>	This rate funds local community contributions to river maintenance and flood protection improvements.
<b>Economic Development</b>	This rate funds the Wellington Regional Strategy including, the committee, projects and part funding of the region's economic development agency (Grow Wellington).
<b>Warm Greater Wellington</b>	This rate is set on those properties that utilise the Warm Greater Wellington assistance to help install clean heat or insulation in their homes.
<b>Wairarapa schemes</b>	These are rates set on specific properties within about 30 river management, catchment and drainage schemes in the Wairarapa constituency. These schemes fund local community contributions to river maintenance, flood protection and land management activities within these areas.

### RATING POLICIES

#### Remission of penalties

Greater Wellington Regional Council may remit a penalty where it considers that it is fair and equitable to do so upon receipt of an application from ratepayers.

#### Rates postponement policy

Greater Wellington Regional Council will postpone its rates where ratepayers have applied in writing and can demonstrate they are experiencing extreme financial circumstances which affect their ability to pay rates and the ratepayer has had rates postponed in part or full by the Masterton District Council. If granted, the annual rates will be postponed for one year. The postponement must be reapplied for annually.

#### Remission of rates in special circumstances

Greater Wellington Regional Council may remit its rates in special circumstances where it considers it fair and equitable to do so. Applications under this policy must be made in writing.

#### Remission and postponement of rates on Maori freehold land

Greater Wellington Regional Council may grant an application for a remitting or postponing all or some of the rates on Maori freehold land provided the land is the subject of a Maori Land Court order stating that the rating unit is Maori freehold land. These applications should be in writing and be received by Greater Wellington Regional Council before the start of the rating year.

### PAYMENT OPTIONS

As Masterton District Council is the collecting agent for Greater Wellington Regional Council's rates, payments should be made at Masterton District Council situated at 161 Queen Street, Masterton. Rates may be paid by cash, eftpos, credit card, automatic payment, direct debit and telephone banking.

We encourage you to consider Direct Debit payments for your rates. This can be done to a schedule that suits you and will ensure no penalties are incurred for late payment.

Cheques should be made out to Masterton District Council and posted to Masterton District Council and posted to Masterton District Council, PO Box 444, Masterton 5440.

Rates may also be paid at Greater Wellington Regional Council's offices located at Shed 39, 2 Fryatt Quay, Pipitea, Wellington or 34 Chapel Street, Masterton from 8.30am to 4.30pm Monday to Friday.

### INSTALMENT AND PENALTY RATES

As Greater Wellington Regional Council's rates for the above property are invoiced and collected by Masterton District Council, the instalment dates, and penalty provisions of the Masterton District Council apply. These are listed below:

Instalment	Last Day For Payment
Instalment 1	20 August 2024
Instalment 2	20 November 2024
Instalment 3	20 February 2025
Instalment 4	20 May 2025

Under sections 57 and 58 of the Local Government (Rating) Act 2002, a 10% penalty will be added to any portion of the current instalment that remains unpaid after the due date as shown in the above table.

Additional Arrears Penalty
5 July 2024

Under sections 57 and 58 of the Local Government (Rating) Act 2002, a 10% penalty will be added on the above dates to any rates then remaining unpaid from previous financial years.

### GENERAL ENQUIRIES AND FURTHER INFORMATION

Further information on any of the information in this assessment notice can be found on Greater Wellington Regional Council's website ([www.gw.govt.nz](http://www.gw.govt.nz)), including the Long-Term Plan.

Valuation matters	Contact Quotable Value NZ Limited, Wellington on 0800 787 284
Policy enquiries	Contact Greater Wellington Regional Council on 04 384 5708 or email <a href="mailto:rates@gw.govt.nz">rates@gw.govt.nz</a>
Rating enquiries	Contact the Masterton District Council on 06 370 6300 or email <a href="mailto:rates@msn.govt.nz">rates@msn.govt.nz</a>