



HUON VALLEY COUNCIL

PO Box 210,
Huonville TAS 7109

Customer Service Centre
40 Main Street, Huonville
Phone 03 6264 0300
Fax 03 6264 0399

hvc@huonvalley.tas.gov.au
www.huonvalley.tas.gov.au
ABN 77 602 207 026

Executed and Sealed

RPP 4463900051003610676601 Tuesday 14th October 2025

Returned under protest and duress



NO Contract, No Consent

Mr A V Muresan and Mrs L A Muresan
23 Alans Road
PETCHEYS BAY TAS 7109

Notice of Rates and Charges for Financial Year July 2025 to 30 June 2026

Local Government Act 1993
Lachlan Kranz - Chief Executive Officer being
General Manager appointed under Section 61
of the Local Government Act 1993

Rebutted under duress and Protest



054
1002443
DLX1_5495

Rates Instalment Reminder Notice

See lawful rebuttal RPP 4463900051003610676601

Date of issue: 29 Sep 2025
Assessment No. 15795 8

Property Valuation Details

Property ID: 7202836
Location: 23 Alans Road, PETCHEYS BAY TAS 7109

Area: 13.428 ha
Land Value: 375,000
Capital Value: 870,000
Rateable Value: 870,000



House of Muresan
Improvements: DWELLING

Discharged in full

Amounts of rates and charges

Rate

Value for rating

Second Instalment Due: 31 Oct 2025
Amount Due: \$693.00
Amount Overdue: \$8,911.70



*Addressed to The legal Fiction MR. AV Muresan/ Mrs. LA Muresan
The living estate known as House of Muresan
does not recognise this demand.
All Rights Reserved - Selah Code 777*

*NULL and Void
discharged in full
\$0.00 balance*

Any payments made after 29 September 2025 will not be reflected on this notice.

Overdue	2nd Instalment	3rd Instalment	4th Instalment	Total Amount
\$8,911.70	\$693.00 31 Oct 2025	\$693.00 31 Jan 2026	\$693.00 30 Apr 2026	\$10,990.70 \$0.00

OVERDUE AMOUNT PAYABLE IMMEDIATELY

*Null and Void alin-Vasile
of The House of Muresan
0.00*

Second Instal. Amount: \$693.00
Second Instal. Due: 31 Oct 2025

Assess No. 15795 8

Property No. 7202836

Name: Mr A V Muresan and Mrs L A Muresan

*discharged
in full*



Bill Code: 959973
Ref No. 157958

BPAY® this payment via internet banking or phone banking
BPAY View® view and pay bills using internet banking
BPAY View registration No. 157958



*721 157958

0.00 balance



Register for emailed notices:
huonvalley.enotices.com.au
Reference No. 6F7561B3DR

*alin-Vasile
of The House of Muresan
Beneficiary Executor
living Trust.*

See overleaf for more payment options.

*Executed and Sealed
14th October 2025*

Basis of Assessment

Rates are charged on all rateable properties in accordance with Part 9 of the *Local Government Act 1993* (the Act). The Council uses the Capital Value (CV) as the valuation base in accordance with Section 49 of the *Valuation of Land Act 2001*.

The Office of the Valuer-General determines Adjustment Factors for all properties for this rating period. The Adjusted Factor Capital Value (ADJ CV) is used for the 2025/2026 rates calculation. These figures are shown as the Rateable Value on your notice. Rates and charges are calculated by the following method:

- General rates (including variations), are calculated by applying the Rateable Value of a property by a rate in the dollar, minimum rate charge applies
- Stormwater service charge within township catchment areas
- Kerbside refuse and recycling collection service charges apply if within the collection area and are based on the size and number of
- Fire service rate is determined by the State Fire Commission

You may object to this rates notice in writing to the Chief Executive Officer within 28 days after receipt of this notice only on the grounds stated in section 123 of the Act.



Rates Discounts

Ratepayers who own and occupy the property as their principal place of residence as at 1 July, and who hold either a PCC, HCC, TPI or DVA Concession card maybe entitled to a rates remission, providing they satisfy the State Revenue Office criteria. If you think you are eligible for a rates remission and have not received a Government rebate on your annual rates notice, please contact Council's Rates Office.

Payment of Rates

Rates and charges may be paid in full by the first instalment shown on this notice, or by instalments as shown on this notice and by the dates. Approved ratepayers may pay by weekly/ fortnightly or monthly deduction amounts. Please contact our Rates Office for details.

Arrears

Any arrears are required to be paid immediately, thus avoiding debt recovery/legal action.

Late Payments

If any rates or instalments are not paid on or before the date they fall due, a penalty of 8% will be imposed in accordance with section 128(1)(c) of the Act and further Council will charge interest at a rate of 10.3% p.a. in respect of the unpaid rates or instalment for the period during which it is unpaid.

Recovery of Rates

If any instalment is not paid on or before the due date the whole balance of rates and charges, together with accrued penalty and interest, becomes a debt due and payable and Council may take action to recover that debt. Where rates or charges are overdue beyond an acceptable level, debt recovery proceedings will be instigated in accordance with section 133 of the Act and the matter will be referred to Council's external debt recovery agency.

Having difficulty paying your rates?

Please contact our Rates Office (03) 6264 0300 to discuss alternative arrangements. These enquiries are treated confidentially.

Payment Methods



PAYMENT IN PERSON

Present this account intact when making your payment at the Council Office by the Payment Date shown.



CREDIT CARD PAYMENTS BY PHONE/INTERNET

Phone payments can be accepted for holders of Visa or MasterCard by either:

24 Hour Voice Response Line – call 1300 276 468

OR Council Office

– call (03) 6264 0300

OR online via www.huonvalley.tas.gov.au



FACILITIES FOR PAYMENT BY CREDIT CARDS AND EFTPOS

These are also available at the Council Office. Credit Cards accepted are Visa or MasterCard.



OR TELEPHONE & INTERNET BANKING - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or credit card. More info: www.bpay.com.au

Note: please have your rates notice ready when paying. Council's BPAY Biller Code is 959973, your reference number is the assessment no.

Managing bills with online banking has never been easier. We send your bills and statements straight to the secure online bank you use to pay them, saving you from shuffling paper.



PAYMENT BY MAIL

These should be addressed to: Chief Executive Officer, Huon Valley Council, PO Box 210, Huonville 7109.



CHEQUES

Cheques should be made payable to: 'Huon Valley Council' and crossed Not Negotiable.



PAYMENT BY DIRECT DEBIT

Approved ratepayers may pay by Direct Debit. Payment options are quarterly, debited on instalment due date or monthly instalments debited on the 15th of each month or weekly/ fortnightly debited on Thursday.



OR PAY BY AUSTRALIA POST

Payments may be made at Australia Post. Such payments must be made by the due date and this notice must be attached at time of payment.

Tuesday 14th October 2025

Please contact Council at hvc@huonvalley.tas.gov.au to advise of any changes to your address details, including email addresses for future rates notices, or visit our website at www.huonvalley.tas.gov.au/residents/rates/update-your-information/