

DELEGATION TO GENERAL PURPOSES

JULY 19/04

CITY CLERK

Dated: July 06, 2004

Fax: (604) 278-5139

Mrs. Fazal U Syed
11660 Thorpe Road
Richmond, B.C V6X 1J6

Mr. David Weber
Manager
Legislative Department's City Clerk
City of Richmond
Richmond, B.C V6Y 2C1

		INT.
	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

0925-13

Dear Sir,

Sub: Roll # 085-667-000 5 & A/C # 340 736
Ref: City of Richmond 2004 Tax Statement

In the year 2003, the City of Richmond sent me two tax statements, one of which was for 11800 Aztec Street property and the other one for 11660 Thorpe Road property. I was wondering about how they were mixed up and sent both tax statements on 11800 Aztec Street to my name instead of just one property at 11660 Thorpe Road. The Property on 11800 Aztec Street was already sold during the middle of 2002 and I owned only one house, not two, as the City of Richmond believes.

On June 26, 2003, while making the tax payment, I personally instructed the cashier to change my address to 11660 Thorpe Road, Richmond B.C V6X 1J6, as a permanent address for the 2004 Tax statement, as the other house on 11800 Aztec Street was already sold and transferred to a third party. She agreed and said the new statement would be forwarded to my new property at 11660 Thorpe Road.

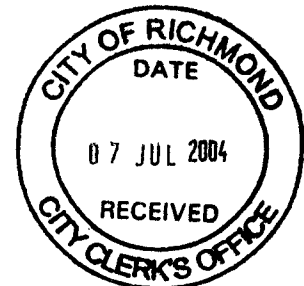
I was waiting for the 2004 Tax Statement; unfortunately, I did not receive it until we visited the City of Richmond on July 05, 2004 to find out what had happened. Even the Utility Bill was not sent to my 11660 Thorpe Road address.

Under these circumstances, I strongly believe that it is the mistake of the City of Richmond and I am not liable for the 5% penalties for the City's mistake.

I request you kindly to waive the unnecessary 5% penalty from my account and refund also the amount of \$102.00, which I paid on July 05, 2004 for the utility bill.

Yours truly

(Fazal U Syed)



CITY OF RICHMOND 2004 TAX STATEMENT

8011 NO. 3 ROAD, RICHMOND, B.C. V6Y 2C1
804-278-4145 TAX DEPT. 804-278-2088 TAX INFO LINE

11660 Thorpe Rd
W1/2 15 SEC 36 BLK5N RG6W PL 2146

ROLL NO. 085-667-000 5
ACCOUNT 340736
MORTGAGE CO. & NO. 0

NAME & ADDRESS OF OWNER(S) (IF PROPERTY HAS BEEN SOLD PLEASE FORWARD NOTICE TO PURCHASER)

Fazal U Syed
11800 Aztec St
RICHMOND BC V6X 1H8

← REFER THE ADDRESS

Subscriber #805710

DUE DATE
JULY 2
2004

PENALTIES & INTEREST

ADD 5% TO CURRENT UNPAID TAXES AFTER JULY 2, 2004 AND AN ADDITIONAL 5% AFTER SEPT. 2, 2004 INTEREST ON ARREARS AND DELINQUENT TAXES CALCULATED FROM JANUARY 1, 2004

2004-07-05 15-0062878 TAX \$4,100.87 R06 \$240.00

TAXABLE ASSESSED VALUES	CLASS	LAND	IMPROVEMENT	TOTAL TAXABLE VALUE
WEST REGIONAL SEWER DEBT	A	275,000	0	275,000
B C TRANSIT RESIDENTIAL	01	275,000	333,000	608,000
GENERAL RESIDENTIAL	01	275,000	333,000	608,000
SCHOOL RESIDENTIAL	01	275,000	333,000	608,000
HOSPITAL RESIDENTIAL	01	275,000	333,000	608,000

TAX LEVIES	RATE	TAXABLE VALUE	(1) 65 + YRS. AGE & OTHER	(2) UNDER 65 YRS. AGE	(3) NO GRANT
** SCHOOL LEVY **					
BASIC SCHOOL LEVY-LOCAL 1	3.0385	608,000	1,847.41	1,847.41	1,847.41
LESS HOME OWNER GRANT			-515.00	-240.00	
NET BASIC SCHOOL TAXES			1,332.41	1,607.41	1,847.41
** MUNICIPAL LEVIES **					
CITY POLICING 1	0.7595	608,000	461.78	461.78	461.78
FIRE & RESCUE 1	0.67735	608,000	411.83	411.83	411.83
GENERAL MUNICIPAL 1	1.94207	608,000	1,180.78	1,180.78	1,180.78
SEWER DEBT A	0.34767	275,000	95.61	95.61	95.61
STORM DRAINAGE 1	0.08641	608,000	52.54	52.54	52.54
TOTAL MUNICIPAL			2,202.54	2,202.54	2,202.54
** OTHER AGENCIES **					
BC ASSESSMENT AUTHORITY 1	0.1057	608,000	64.27	64.27	64.27
GTR VAN REGIONAL DIST 1	0.09727	608,000	59.14	59.14	59.14
MUNICIPAL FINANCE AUTH 1	0.0003	608,000	0.18	0.18	0.18
TRANSPORTATION IMPROVEME1	0.2752	608,000	167.32	167.32	167.32
TOTAL OTHER LEVY			290.91	290.91	290.91
TOTAL CURRENT TAXES			3,825.86	4,100.86	4,340.86
DELINQUENT			0.01	0.01	0.01
TOTAL PAYABLE			3,825.87	4,100.87	4,340.87

4317.91

Payment Provisions: Tax payments and/or home owner grant applications may be made up to and including the first due date at most financial institutions in Canada or Credit Unions in Richmond.

Payment by Mail: Postmarks will not be considered as date of payment, receipts will not be issued unless requested. Please consider your cancelled cheque as your receipt.

Make Cheques payable to "CITY OF RICHMOND"

IF APPLICABLE, APPLICATION BELOW MUST BE COMPLETED IN ORDER TO RECEIVE HOME OWNER GRANT.



City of Richmond

6911 NO. 3 ROAD, RICHMOND, BC V6Y 2C1
 Phone: (804) 276-4145

Residential Flat Rate Utility Bill

YOUR UTILITY BILL CAN BE PAID AT:
 • MOST CHARTERED BANKS
 • CREDIT UNIONS IN RICHMOND
 • CITY HALL KIOSK - DEBIT CARD ONLY

2004-07-05 13-0062677 FWS \$1,024.00

FAZAL U SYED
 11800 AZTEC ST
 RICHMOND BC V6X 1H8

REFER
 THE
 ADDRESS

Subscriber # 805710

POSTDATED CHEQUES ACCEPTED

FOR 24 HOUR INFORMATION CALL
 • UTILITY BILLING AND TAX INFORMATION - 276-2088
 • RECYCLING AND GARBAGE INFORMATION - 276-4010

CIVIC ADDRESS: 11660 Thorpe Rd

	01 JAN - 31 DEC 2004	AMOUNT
WATER SERVICE LARGE FAMILY	01 JAN - 31 DEC 2004	480.74
SEWER SERVICE LARGE FAMILY	01 JAN - 31 DEC 2004	317.25
SOLID WASTE MANAGEMENT	01 JAN - 31 DEC 2004	203.71
DRAINAGE SERVICE	01 JAN - 31 DEC 2004	22.30

SUBTOTAL 1,024.00

TOTAL 1,024.00

ROLL 085-667-000
 CONN 0003325 5
 ACCOUNT 216690

OFFICE USE

PAYMENT BY MAIL

Please submit office copy with your cheque. Your cancelled cheque is your receipt.

IN PERSON

Please bring your complete bill to the City Hall. Your copy of the bill will be stamped as proof of payment.

Postments will NOT be accepted as proof of payment.

NOTE: FLAT RATE WATER & SEWER IN REDUCED RATE IS IN EFFECT FOR PERSONS LIVING ALONE. INQUIRE AT THIS OFFICE FOR PARTICULARS.

For payment, drop boxes will be available at the following centres:
 Brighthouse Library, Senior Centre, Watermanis, Steveston, South Arm, West Richmond, Cambie & Hamilton Community Centres.

YOUR COPY



APPLICATION FOR HOME OWNER GRANT CITY OF RICHMOND



Due Date: July 2, 2003

Payable at most financial institutions in Canada

ROLL NUMBER: 085-667-000 5

The information on this form is collected under the authority of the Home Owner Grant Act, R.S.B.C. 1996, c. 194. The information provided will be used to process your Home Owner Grant claim. If you have any privacy concerns about how this information is used, contact the Home Owner Grant Administration Branch at 250-256-8004, of the Ministry of Provincial Revenue (the "Branch").

I am eligible for the additional grant for a reason which follows:

(a) I am or will be 65 or over during this calendar year, date of birth being

BIRTH YEAR MONTH DAY
6/26/2003 14-000

(b) I am in receipt of, am the spouse of a person who was, on the date of death, or was the spouse of a deceased person who was, on the date of death, in receipt of an allowance under the War Veterans Allowance Act (Canada) or the Children's War-related Benefits Act (Canada) or

(c) I am designated as a person with disabilities, and receiving disability assistance, through a residence of a support, under the BC Employment and Assistance for Persons with Disabilities Act; or

(d) I am a person with disabilities, or am the spouse or relative of a person with disabilities, and the person with disabilities resides with me, or I have provided the collector with the required Form B certificate, or

(e) I am the spouse or relative of an owner who passed away in the current year who would have been eligible under paragraph (a), (b), (c), or (d) and I occupied this eligible residence as my principal residence on the date of that owner's death.

I understand that the collector, and/or the Branch may require any documentation necessary to establish my eligibility for the grant. I also understand that the Branch may confirm my name and address with the Insurance Corporation of British Columbia.

IT IS AN OFFENCE (SUBJECT TO A PENALTY OF UP TO \$10,000) TO MAKE A FALSE APPLICATION FOR A HOME OWNER GRANT.

ENTER AMOUNT PAID	
Col 3 NO GRANT	4,244.62
Col 2 210.00	4,034.62
Col 1 485.00	3,759.62

REGISTERED OWNERS:

NAME Fazal U Syed

MAILING:

11600 Aztec Rd
RICHMOND BC V8X 1H8

CIVIC

11660 Thorpe Rd

340736

I, Fazal U Syed (print name in full) certify the following:

(a) I am an owner (or I am a spouse/relative of the deceased owner) of the property identified on this application form ("this Property") that is assessed and used for the current year.

(b) I am a permanent resident of British Columbia and I occupy as my principal residence the whole or part of the building(s) located on this Property.

(c) Neither I nor my spouse nor the deceased owner have applied for or received a home owner grant on this Property or any other property in the Province during this calendar year and, to the best of my knowledge, no other person has received a home owner grant on this Property during this calendar year.

Signature → Fazal U Syed
 Address → 11660 Thorpe Rd
 Telephone → (604) 278-7851
 Date → 26/06/2003

117645900

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To: Mayor and Council **Date:** July 15, 2004
From: Ivy Wong, CMA **File:**
Manager, Revenue & Property Taxes
Re: **Mailing Address to Roll # 085-667-000**

In response to Mrs. Fazal Syed's letter, I would like to present to Mayor and Council the following facts:

1. The property in question, 11660 Thorpe Road, was registered at Land Titles Office to Mr. & Mrs. Syed on December 17, 2002. At the time of registration, the mailing address to this property was 11800 Aztec Street. According to Land Titles, Mr. & Mrs. Syed also owned 11800 Aztec Street. Title did not change on this property until June 2nd, 2003.
2. When the City generated 2003 property tax bills in early May, the bills were sent to all property owners of record as of April 30th 2003. Since the Syeds were on title for both properties, they received a bill for each property.
3. City of Richmond cannot change mailing addresses for property owners. All requests for changes must be in made in writing and sent to BC Assessment for processing. When a request is made over the counter, staff will provide a change of address form for the property owner to complete. Completed forms will be forward to BC Assessment for their processing. In return, the City receives a monthly electronic file from BC Assessment to update our records. For the property in question, there were no instructions written on the homeowner grant received requesting an address change.
4. The City makes every effort to ensure that property owners are aware of the tax deadline. We advertise on local radio stations and the community newspaper of the impending due date. If the property owner has not received a bill, he is advised to contact the Tax Department immediately for another copy.

I hope this memo provides sufficient background information to the issues addressed in Mrs. Fazal Syed's letter.

Ivy Wong, CMA
Manager, Revenue & Property Taxes

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