

TO: CITY MANAGER  
FROM: DIRECTOR FINANCE  
SUBJECT: MAHOVLICH STILL CREEK WAREHOUSES  
PURPOSE: To provide information regarding the property tax penalties applied to 5279 Still Creek Avenue (Mahovlich Marble & Granite Dist. Ltd.)

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1996 SEPTEMBER 04  
File: T5-6

RECOMMENDATION:

1. **THAT** Council receive this report for information.

**REPORT**

Scheduled to appear as a delegation on 1996 September 09 is Mrs. Katie Mahovlich representing Mahovlich Marble & Granite Dist. Ltd. located at Units B4 and B5 - 5279 Still Creek Avenue. The issue being presented is in regard to penalties assessed against the properties for the late payment of 1995 property taxes.

The mailing address of the two business properties has been #201, 15135 - 101st Avenue, Surrey. The 1995 utility billing, 1995 tax billing, three follow up billings in 1995 and the 1996 utility and tax billings were mailed by the City, for both properties, to the Surrey address. Only the last billing, the 1996 property tax billing, was returned by the Post Office on 1996 June 03.

With the return of the 1996 tax billing the Tax Office searched our records and contacted the management company to discover that the mailing address had been changed to the Still Creek location. Staff submitted a change of address to the B.C. Assessment Authority and the property tax bills were remailed to the new address on June 06. On June 11, Mrs. Mahovlich requested that the interest and penalties be waived.

Unless notified to the contrary, Burnaby sends the utility and property tax billings to the address of the property owner as specified by the Land Title Office. The City had not been requested to change the mailing address for the property; of the fourteen billings sent, only the last set were returned, and the current mailing address as specified on the property title by the Land Title Office remains the Surrey address.

Burnaby receives two to three thousand bills returned by the Post Office each year. Each returned item is researched in order to make every effort to ensure the property owner receives the tax billing. In addition, the utility and tax due dates are published in the Burnaby Now, the Burnaby Newsleader, the Province and the Sun newspapers informing owners that the bills have been mailed and that if they do not receive their notice to contact the Tax Office.

The penalties on the Mahovlich Marble & Granite Dist. Ltd. business property have been applied in accordance with the Municipal Act. The Municipal Act stipulates how and when penalties are to be added to outstanding property taxes and prohibits staff and/or Council from waiving the penalties.

This information has been discussed with Mrs. Mahovlich and is provided for the information of Council.



Rick Earle  
DIRECTOR FINANCE

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