



2015-2016 Rates Information



Council rates are a contribution each property owner makes towards the cost of providing facilities and services in the Shire of Northam.

Gross Rental Value (GRV)

The rates are levied based on the values of the rateable properties as provided by the Valuer General. Gross Rental Values (GRVs) are used for urban properties, and these are re-assessed once every four (4) years. The current values are based on the revaluation effective 1 July 2011 and since then the GRV valuation has increased by 4.11%. The next revaluation was due in 2015, this has been delayed and will now be effective 1 July 2016.

All properties with the predominant land use of commercial, industrial or community purposes within the Northam townsite raise an amount of \$60,000 for the Northam Chamber of Commerce, towards a marketing campaign.

Unimproved Value (UV)

Unimproved Values (UV's) of properties, provided by the Valuer General, are used as the basis for the levy of rates for rural properties. Annual revaluations apply for all rural land within the Shire. The valuation was undertaken 1 August 2014, being effective 30 June 2015. There has been a negligible impact this year in the level of unimproved values effecting rural land within the Shire.

The Agricultural Local Rate are properties that can be subject to special small holding development, which is not available in the Agricultural Regional Zone. These areas are usually less arable and less productive than land in the Agricultural Regional Zone.

The Agricultural Regional Rate accommodates the broad acre farming land in the Shire that is not subject

to the sub-division potential of the Agricultural Local Zone.

The Rural Small Holdings Rate is land that has been rezoned to accommodate the rural residential lifestyle. They are usually fully serviced by power, water and bitumen roads, and are generally located in close proximity to townsites.

Minimum Rates

Council believes that in view of the level of service and facilities available to all ratepayers, the minimum rates are the minimum contributions which should be made by owners of all rateable land, regardless of the value of the property. A minimum rate of \$865 per assessment will apply.

Rate Charges

Rates in the dollar for the 2015-2016 financial year for each rating category are shown below.

Rate Category (GRV)	
Townsites Residential	10.5571
Northam Townsite Commercial, Industrial, Community	11.6252
Rate Category (UV)	
Agricultural Local	0.5679
Agricultural Regional	0.4706
Rural Small Holdings	0.6474

Objections to Valuations

Property valuations are set by the Valuer General's Office and are used to determine the rates payable on each property. A revaluation of properties in

the UV area is undertaken annually, and quadrennially in the GRV area. As such, a change in your property valuation may have an impact on your annual rates.

If you have a query with your property valuation, or wish to object to a valuation given by the Valuer General's Office, please contact our office to obtain an *Objection to Valuation* form and a *Rates and Taxing Values* brochure.

Pensioner and Senior Discounts

If you are a Pensioner or Senior, you may be able to apply for a rebate for your Council Rates, Emergency Services Levy and annual Water Corporation Rates. Please note that rubbish and pool fees are not subject to a concession.

To be eligible for a concession, an applicant must be:

- the owner and reside at the property on 1 July of the rates year; *and*
- in receipt of a pension or hold a Pensioner Concession Card or State Concession Card; or
- in receipt of a Senior's Card or Commonwealth Seniors Health Card

Eligible pensioners are entitled to claim a rebate of 50% of the current year's rates or may apply to defer those rates. Seniors who meet the eligibility criteria are entitled to claim a rebate of 25% of the current year's rates, up to a maximum of \$284.71

Concessions apply after eligible ratepayers have registered their entitlement with either the Shire or the Water Corporation.

Pro-rata rebates may be offered. You must notify the Shire or the Water Corporation if you change your circumstances in relation to your pension, ownership of the property or whether you continue to occupy the property.

Emergency Services Levy

All local governments are required to collect the Emergency Services Levy (ESL) for the Department of Fire and Emergency Services Authority (DFES) for further information about the ESL Levy, visit the website:

www.dfes.wa.gov.au

Pool Inspections

Under the Building Regulations, the Shire is required to check swimming pool fencing within its district at least once every 4 years. Provision is made in the Regulations for pool owners to cover this cost, which for convenience will be paid in annual instalments of \$13.75 per annum rather than the quadrennial charge of \$55.

Waste Facilities

The Shire of Northam operates waste facilities at Old Quarry Road, Northam and at Inkpen. Your tip pass is available at your nearest waste facility, which will allow for ten general waste entries and unlimited loads of green waste at the landfill sites.

Rates Payment Options

Your rates notice is enclosed with this brochure. If you believe any of the details are incorrect please let us know.

You have a choice about how and when to pay your rates, as follows:

Option One

One lump sum payment due on Friday 25 September 2015.

WIN! Ratepayers choosing option one will automatically go in the draw to win a share of over \$2,000 in prizes Donated by local businesses as part of the Shire of Northam's Rates Incentive Competition.

Option Two

Pay over two instalments due on Friday 25 September 2015 and Wednesday 25 November 2015.

Option Three

Pay over four instalments due on 25 September 2015, Wednesday 25 November 2015, Monday 25 January 2016 and Tuesday 29 March 2016.

Rates Incentive Competition

Pay your rates in full by 25 September 2015 and you will be eligible to enter the draw to win one of the following fantastic prizes:

- Two \$500 cash prizes from Bankwest – Northam
- \$560 - 2 Night Weekend stay - Perth Ambassador Hotel
- \$250 Cash Prize from Bendigo Bank Toodyay & Districts Northam Agency
- \$250 cash prize from Bob Davey Real Estate
- \$200 cash prize from Avon Valley Advocate
- \$ 185 1 Night Stay Friday or Saturday - Windsor Lodge Como
- Two \$170 double passes to the West Australian Symphony Orchestra
- \$100 Gift Voucher from Cadds Fashion Surf & Sport
- \$79 Cannon MX396 Printer from Country Copiers Northam
- \$50 Lunch for Two from the Rivers Edge Café
- \$50 Voucher from Quins Gourmet Butchers



How to Pay Your Rates

Your rates can be paid:

- In person at the Shire of Northam Administration Centre between 8.30am and 4.30pm
- Over the phone using your credit card between 8.30am and 4.30pm
- By mailing a cheque or money order payable to the Shire of Northam or providing MasterCard or Visa details
- Internet BPay

If you think you may have trouble paying your rates by the due date, please contact the Shire of Northam's Rates Officer to discuss alternative payment arrangements.

Instalments

All arrears and interest still outstanding on your account need to be paid in full along with the first instalment for 2015/16 for you to be eligible to enter into the instalment options.

The cost of the instalment plans will comprise of interest of 5.5% pa calculated from the date the first instalment is due, together with an administration fee of \$10.00 for each instalment notice. Please note that these charges are only incurred after the first instalment.

Overdue Rates

Don't be late! Rates that are not paid by the due date will incur a daily interest charge.

Interest will be applied to instalments outstanding past the due date, or where the instalment option is not in place 35 days after the date the rate notice was issued. The interest rate is 11% pa, and this is calculated on a simple interest method.