Shire of Northam
Heritage, Commerce and Lifestyle

2020-2021 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 2016. The revaluation scheduled for this year has been postponed.

All properties with the predominant land use of commercial, industrial or community purposes within the Northam Townsite and the Avon Industrial Park raise an amount to fund the Northam Chamber of Commerce for the purpose of promoting Northam Businesses.

Unimproved Value (UV)

Unimproved Values (UV's) of properties, provided by the Valuer General, are used as the basis for the levying of rates for rural properties. Annual revaluations apply for all rural land within the Shire. The valuation was undertaken 1 August 2019, being effective 1 July 2020.

The Agricultural Local Rate are properties that can be subject to further subdivision development, which is not available in the Agricultural Regional Areas. These areas are usually less arable and less productive than land in the Agricultural Regional area.

Council resolved to write off any increases caused by the yearly UV revaluation to keep levied rates consistent with 2019/20 rates.

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 Area.

The Rural Small Holdings Rate is land that has been rezoned to accommodate the rural 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 $874 for Agricultural Regional area and $944 for all other rates category's, per assessment will apply.

Rate Category (GRV)	
Residential	10.0200
Northam Townsite Commercial, Industrial, Community	10.8522
Rate Category (UV)	
Agricultural Local	0.6189
Agricultural Regional	0.5099
Rural Small Holdings	0.8372

Rate Charges

Rates in the dollar for the 2020 - 2021 financial year for each rating category are shown below. These figures have been frozen at their corresponding 2019/2020 rates.

Rate Category (GRV)

Residential 10.0200
Northam Townsite Commercial, Industrial, Community 10.8522

Rate Category (UV)

Agricultural Local 0.6189
Agricultural Regional 0.5099
Rural Small Holdings 0.8372

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. Council have written off any increases caused by this yearly UV revaluation.

If you have a query with your property valuation, or wish to object to a valuation given by the Valuer General's Office, please visit landgates website landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on +61 (08) 9273 7373

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, up to a maximum of $750 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 $100.

395 Fitzgerald St, PO Box 613 Northam WA 6401
Tel: 9622 6100 www.northam.wa.gov.au

Shire of Northam
Heritage, Commerce and Lifestyle

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

Pro-rata rebates may be offered. You must notify 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 $25 per annum.

Waste Facilities

The Shire of Northam operates waste facilities at Old Quarry Road, Northam and at Inkpen Road, Copley. Tip passes for domestic waste are available to ratepayers of properties with a dwelling constructed on them. Passes obtainable from nearest waste facility by showing rates notice or ID with address.

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 11 September 2020. Full payments by this date will allow you to **claim a 5% discount.**

Option Two

Pay over two instalments due on Friday 11 September 2020 and Monday 11 January 2021.

Option Three

Pay over four instalments due on Friday 11 September 2020, Wednesday 11 November 2020, Monday 11 January 2021, Thursday 11 March 2021

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
- Online at https://www.northam.wa.gov.au/services/online-services/rates-payment.aspx

Instalments

All arrears and interest still outstanding on your account need to be paid in full along with the first instalment for 2020/21 for you to be eligible to enter into the instalment options.

The cost of the instalment plans have been waived for the 2020/21 financial year.

Overdue Rates

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

Due to Covid-19 Council has put a temporarily hold on interest up to 1st February 2021. The interest rate is 8% pa, and this is calculated on a simple interest method. 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.

Rates Incentive Competition

Pay your rates in full by 11 September 2020 and you will be eligible to enter the draw to win one of the following fantastic prizes:

- Two $500 cash prizes from Bankwest Northam
- $500 cash prize from Toodyay Community Bank
- $500 Gift Voucher from Specialised Tree Service
- Two $188 2A reserve tickets for West Australian Symphony Orchestra
- $300 Balloon experience from Windward Balloon Adventures
- $250 Cift Voucher from Blackwell Plumbing and Gas
- $59 Canon Printer from Country Copiers Northam

bankwest

Blackwell PLUMBING & GAS PTY LTD

Specialised TREE SERVICE

Bendigo Bank

WINDWARD BALLOON ADVENTURES

WASO West Australian Symphony Orchestra