



2017-2018 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 increasing the gross rental valuations.

All properties with the predominant land use of commercial, industrial or community purposes within the Northam shire raise an amount towards an advertising and marketing campaign.

GRV Phased In Rates

As all affected property owners where advised In 2015, around 1000 residential properties where changed from Unimproved Valuation (UV) to Gross Rental Valuation (GRV) effective 1 July 2016. For some land owners this may have a significant impact on the amount of rates levied so to ease the burden council has opted to phase in the new valuations over 3 years.

Phased rates will be charged at a rate of:

2016/17 Financial Year – 2/3 Unimproved Valuation and 1/3 Gross Rental Valuation

2017/18 Financial Year – 1/3 Unimproved Valuation and 2/3 Gross Rental Valuation

2018/19 Financial Year – 100% Gross Rental Value

Example 2017/18 Financial Year

Unimproved Value - \$900 divided 3. = \$300.

Gross Rental Value - \$1,200 divided 3.

Multiplied by 2. = \$800.

Total Rates Payable = \$1100

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 2016, being effective 30 June 2017.

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 \$905 per assessment will apply.



Rate Charges

Rates in the dollar for the 2017-2018 financial year for each rating category are shown below.

Rate Category (GRV)	
Townsites Residential	9.6004
Northam Townsite Commercial, Industrial, Community	10.5800

Rate Category (UV)	
Agricultural Local	0.5949
Agricultural Regional	0.5210
Rural Small Holdings	0.7404

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, 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.

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 \$22 per annum.

Waste Facilities

The Shire of Northam operates waste facilities at Old Quarry Road, Northam and at Inkpen. Tip passes are available to ratepayers of properties with a dwelling constructed on them for domestic waste. 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

Rates Incentive Competition

Pay your rates in full by 30 September 2016 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
- \$300 Weekend Stay at the Windsor Lodge Como
- \$250 Cash Prize from Bob Davey Real Estate Northam
- \$250 Cash Prize from Bendigo Bank Northam
- 2x \$170 Double Passes to the West Australian Symphony Orchestra
- \$100 Gift Voucher from Northam Travel and Cruise
- \$100 Gift Card From Autopro Northam
- Two \$50 Gift Vouchers from Wheatbelt Office Business Machines
- \$60 Cannon Pixma MG2560 from Country Copiers Northam
- \$50 Gift Card from Woolworths Northam
- \$50 Voucher from Quins Gourmet Butchers
- Four \$25 Gift Vouchers from Northam Liquor Barons



to pay your rates, as follows:

Option One

One lump sum payment due on Thursday 14 September 2017.

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 Thursday 14 September 2017 and Tuesday 14 November 2017.

Option Three

Pay over four instalments due on Thursday 14 September 2017, Tuesday 14 November 2017, Monday 15 January 2018 and Thursday 15 March 2018.

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 2017/18 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.