

# 2021-2022 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 next revaluation has been postponed to 2022/23.

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 2020, being effective 1 July 2021.

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.

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 \$840 for Agricultural Regional area, \$917 for Rural Small Holdings and \$968 for all other rates category's, per assessment will apply.

## Rate Charges

Rates in the dollar for the 2021 - 2022 financial year for each rating category are shown below.

Rate Category (GRV)	
Residential	10.2492
Northam Townsite Commercial, Industrial, Community	11.0866
Rate Category (UV)	
Agricultural Local	0.6224
Agricultural Regional	0.4913
Rural Small Holdings	0.9075

## Objections to Valuations

Property valuations are set by the Valuer General's Office and are used to determine the rates payable on each property. 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 visit Landgate's website [landgate.wa.gov.au/valuations](http://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.

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](http://www.dfes.wa.gov.au)

# 2021-2022 Rates Information

## Continued

### 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 are obtainable from the 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 Wednesday 29 September 2021.

### Option Two

Pay over two instalments due Wednesday 29 September 2021 and Monday 31 January 2022.

### Option Three

Pay over four instalments due on Wednesday 29 September 2021, Monday 29 November 2021, Monday 31 January 2022 and Thursday 31 March 2022.

### 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 2021/22 for you to be eligible to enter into the instalment options.

The cost of the instalment plans will comprise of interest of 3% 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.

The interest rate is 7% 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.

### 2021/22 SNAPSHOT

	2018/19	2019/20	2020/21	2021/22
<b>Total Rates Levied</b>	9,925,046	10,342,584	10,381,251	10,676,737
<b>GRV levied</b>	8,178,952	8,563,308	8,630,551	8,911,885
<b>UV levied</b>	1,746,094	1,779,421	1,750,700	1,764,851
<b>Minimums - GRV</b>	923	944	944	968
<b>Minimum UV</b>	923	944-874	944-874	968-840
<b>Valuations - GRV</b>	76,846,889	78,939,563	79,864,058	80,591,015
<b>Valuations UV</b>	295,457,629	296,962,450	288,447,823	298,315,336
<b>Average rates increase</b>	2.52%	2.25%	0%	2.56%
<b>Rates as a % of total revenue</b>	36.89%	37.48%	43.86%	37.97%