

Concessions on General Rate and Emergency Services Levy

Concessions on General Rates and Emergency Services Levies are currently available to persons eligible under the Rates and Charges (Rebates & Deferments) Act, 1992 (all other charges must be paid in full).

Eligibility Criteria - To be eligible for concessions under the Rates and Charges (Rebates and Deferments) Act 1992, an applicant must:

OWN AND OCCUPY THE PROPERTY ON THE 1ST JULY OF THE RATING YEAR AND EITHER:

Hold a Pensioner Concession Card or a State Concession Card. (This entitles the applicant to claim a rebate of up to 50% which is capped at a maximum of \$750 per annum or in certain circumstances to defer payment of Rates and ESL only).

OR

Hold a Commonwealth Seniors Health Card AND a WA Seniors Card. (This entitles the applicant to claim a rebate of up to 50% which is capped at a maximum of \$750 per annum or in certain circumstances to defer payment of Rates and ESL only).

OR

Hold a WA Seniors Card only. (This entitles the applicant to claim a rebate of up to 25% off the current year which is capped at a maximum amount of \$100 per annum. There is no option to defer payment).

REGISTRATION:

An applicant must register their entitlement with the Shire or the Water Corporation as soon as they receive their pensioner, state or seniors card/s as the rebate only applies from the date the application form has been received and verified.

IMPORTANT INFORMATION:

A pro-rata rebate may be available from the date of registration to persons who become eligible after 1st July of the rating year (i.e. are issued with a pensioner, state or seniors card after the 1st July of the rating year).

If you have rates and charges owing on your property you may be able to enter into an arrangement to pay the arrears owing. You may also register and be entitled to claim a rebate of up to 50% off the current year or in certain circumstances to defer payment.

If your circumstances change - particularly with respect to your ownership or occupation of the property, or your eligibility as a Senior or Pensioner - you must notify the Shire and the Water Corporation. Your registration will be cancelled or amended, as appropriate.

All other rates and charges must be paid within 35 days of the issue of the rate notices.

A rebate or deferment (where eligible) is available on only one property in any one rating year. (i.e. the property owned and occupied as at 1st July).

Where the deferment option is available, General Rates and Emergency Services Levies are deferred automatically if not paid by 30th June of the year to which the account relates. If the property is occupied by a Life tenant under the terms of a Will of a deceased estate, deferment is not allowed and the rebated amount must be paid by 30th June.

If the property is sold and another purchased a new application must be made for the new property.

REMINDER OF PREVIOUS CHANGES

A cap on Local Government Rates for pensioners came into effect from 2016-17. The State Government approved a \$750 cap for Local Government Rates applying to pensioner households as of the 1st July 2016. This means your Local Government Rates notice includes a concession that is the lesser of \$750 or 50 per cent of the rates payable.

A cap on Local Government Rates for seniors came into effect from 2017-18. The State Government approved a \$100 cap for Local Government rates applying to senior households as of the 1st July 2017. This means your Local Government rates notice includes a concession that is the lesser of \$100 or 25 per cent of the rates payable.

YOUR SHIRE COUNCILLORS

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Rates and Budget Information



Financial Year

1st July 2019 to 30th June 2020

2019/2020 Edition

Dear Ratepayer,

In accordance with the Local Government Act 1995, and the Waste Avoidance and Resources Recovery Act 2007, the Shire of Harvey has resolved that for the 2019/20 financial year the following Rates, Rubbish Charges, Fees, Penalties and Discounts be imposed.

SCHEDULE OF RATES, CHARGES, FEES AND DISCOUNTS

General Rate - Gross Rental Valuations (GRV)	8.5534 cents in \$ of Gross Rental Valuation
General Rate - Unimproved Valuations (UV)	0.5188 cents in \$ of Unimproved Valuation
Specified Area Rate - Kingston Landscaping	0.9252 cents in \$ of Gross Rental Valuation
Specified Area Rate - Galway Green Landscaping	0.9232 cents in \$ of Gross Rental Valuation
Specified Area Rate - Treendale Landscaping	1.3521 cents in \$ of Gross Rental Valuation
Specified Area Rate - Treendale District Centre Maintenance	0.8984 cents in \$ of Gross Rental Valuation
Minimum Rate	\$1,080
Rubbish Charge - 240 Litre General, Recycle & Organics Bin	\$308 per annum per service
Rubbish Charge - Industrial	\$194
Rubbish Charge - Additional	\$115 (including GST)
Rubbish Charge - Unimproved Valuation Area	\$105 per annum for Rural residences not serviced with a 240 litre mobile bin (including GST)
Swimming Pool Inspection Fee	\$15.50 per annum
Discount on General Rates	7% if paid by 4.00pm 6th September 2019
Discount on Interim Rates	7% if paid by the 35th day after date of issue of notice
Rate of Interest charged on late payment of accounts	10% calculated daily

OPTIONS FOR PAYMENT OF RATES NOTICE

DUE DATE

OPTION 1 - Prompt Payment

Subject to a 7% discount on current general rates

4.00pm 6th September 2019

OPTION 2 - Two Instalments

1st Instalment

4.00pm 6th September 2019

2nd Instalment

4.00pm 8th November 2019

Administration Charge

\$5.00

NOTE: NO DISCOUNT APPLICABLE TO OPTION 2

OPTION 3 - Four Instalments

1st Instalment

4.00pm 6th September 2019

2nd Instalment

4.00pm 8th November 2019

3rd Instalment

4.00pm 10th January 2020

4th Instalment

4.00pm 13th March 2020

Administration Charge

\$15.00

NOTE: NO DISCOUNT APPLICABLE TO OPTION 3

KEEP IN CONTACT WITH US

HARVEY OFFICE: 102 Uduc Road, Harvey, 6220 (PO Box 500)

Telephone: (08) 9729 0300

Cashier Hours: 9.00 a.m. to 4.00 p.m. Monday to Friday

AUSTRALIND OFFICE: 7 Mulgara Street, Australind, 6233

Telephone: (08) 9797 4500

Cashier Hours: 9.00 a.m. to 4.00 p.m. Monday to Friday

General Information

INTEREST CHARGED ON OVERDUE RATES, RUBBISH AND OTHER CHARGES

Rate of Interest - 10% per annum calculated on a simple interest basis for the number of days from the due date until the day before the day on which a payment is received.

Interest will continue to accrue on all arrears of General Rates, Interest Charges, Rubbish Charges and Instalment Administration Charges unpaid as at the 30th June 2019, from the 1st July 2019.

Where no election has been made to pay a rate notice by instalments, interest will be imposed on Rates, Charges and Fees levied for the 2019/20 financial year, that remain unpaid seven (7) days after the due date of a rate notice.

Where an election has been made to pay a rate notice by instalments, interest will be imposed on overdue instalments from the day after the due date of the instalment.

Entitled Pensioners are exempt from interest charges.

CONSEQUENCES OF DEFAULT IN PAYMENT OF RATES AND CHARGES

If any rates and/or charges remain unpaid after the 6th September 2019 and are not subject to one of the options for payment offered, the amount owing may be recovered, as well as the cost of proceedings, if any, for that recovery, in a court of competent jurisdiction.

ALTERNATIVE ARRANGEMENTS

Ratepayers experiencing difficulty in paying rates and charges should contact the Shire's Rates Department as soon as possible to discuss alternative arrangements.

COMMUNITY DIRECTORY

The Shire produces a Community Directory each year. If you are an absentee owner and would like to receive a copy please contact the Shire's Rates Department on 9729 0310 to arrange.

SPECIFIED AREA RATE – KINGSTON LANDSCAPING MAINTENANCE

A Specified Area Rate will apply to all subdivided lots within Kingston as at the 30th June 2019. The Specified Area Rate will raise an estimated amount of \$185,263 for the purpose of maintaining the landscape of the common areas of Kingston to a higher standard of presentation.

SPECIFIED AREA RATE – GALWAY GREEN LANDSCAPING MAINTENANCE

A Specified Area Rate will apply to all subdivided lots within Galway Green as at the 30th June 2019. The Specified Area Rate will raise an estimated amount of \$66,532 for the purpose of maintaining the landscape of the common areas of Galway Green to a higher standard of presentation.

SPECIFIED AREA RATE – TREENDALE LANDSCAPING MAINTENANCE

A Specified Area Rate will apply to all subdivided lots within Treendale as at the 30th June 2019. The Specified Area Rate will raise an estimated amount of \$347,426 for the purpose of maintaining the landscape of the common areas of Treendale to a higher standard of presentation.

SPECIFIED AREA RATE – TREENDALE DISTRICT CENTRE MAINTENANCE

A Specified Area Rate will apply to all subdivided lots within the Treendale District Centre as at the 30th June 2019. The Specified Area Rate will raise an estimated amount of \$39,998 for the purpose of maintaining the landscape of the common areas within the District Centre to a higher standard of presentation.

EMERGENCY SERVICES LEVY

The Emergency Services Levy is forwarded to DFES to fund the Career Fire and Rescue Service, Volunteer Fire and Rescue Service, Bush Fire Brigades, SES Units and DFES units throughout Western Australia.

For further information on the ESL visit the DFES website at www.dfes.wa.gov.au.

HOW DO I PAY MY RATES?

Your rates may be paid by using one of the following options:

IN PERSON

Personal payments to the Shire can be made at:

HARVEY OFFICE: 102 Uduc Road, Harvey, 9.00am to 4.00pm Monday to Friday.

AUSTRALIND OFFICE: 7 Mulgara Street, Australind, 9.00am to 4.00pm Monday to Friday.

Payment may be made by cash, money order, cheque, debit or credit card.

BURGOYNE'S OUT POST (BRUNSWICK POST OFFICE): Ommaney Road Brunswick, 8.30am to 5.00pm. Monday to Friday.

Personal payments up to 4.00pm on the 6th September 2019. **ONLY CHEQUE, MONEY ORDER OR CASH ACCEPTED.**

MAIL

Payments by Cheque/Money Order/Credit Card/Debit Card can be mailed to:

Shire of Harvey, PO Box 500, HARVEY WA 6220

BPAY

Your rate notice can be paid via telephone or internet banking from your Cheque, Savings or Credit Card Account.

BPOINT

Your rate notice can be paid via telephone or internet from your Credit Card Account Only. Online payments see below.

DIRECT DEBIT

The Shire offers direct debit facilities for payment of rates. For details and an application form please contact the Shire's Rates Department 9729 0310 or alternatively this form can be accessed from www.harvey.wa.gov.au - Forms and Fees under Finance/Rates Application Forms - select on Direct Debit Application Form 2019/20. Complete application, sign and return to Shire Rates Department, by post: PO BOX 500, HARVEY WA 6220 or email: shire@harvey.wa.gov.au.

Pay Your Rates Online

Please visit the Shire's website at www.harvey.wa.gov.au and select Online Payments to pay your outstanding account using BPOINT. MASTERCARD and VISA are accepted.

Basis of Rates

The basis of rates within the Shire is: -

- where the land is used predominantly for rural purposes, the Unimproved Value of the land; and
- where the land is used predominantly for non-rural purposes, the Gross Rental Value of the land.

How are my General Rates Calculated?

Your general rates are determined by multiplying the rate in the dollar by the Gross Rental Value (GRV) or the Unimproved Value (UV), as the case may be for your property:

eg. General Rate GRV \$19,500 x 0.085534 = General Rates \$1,667.91

General Rate UV \$400,000 x 0.005188 = General Rates \$2,075.20

Minimum Payment

The Shire imposes a minimum payment per rate assessment each year. Where the general rates calculation is below the minimum payment then the minimum payment applies.

Gross Rental Value (GRV)

Gross Rental Value is a value that reflects the annual rental value of land and is defined in the Valuation of Land Act as follows:

Gross Rental Value means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year, upon condition that the landlord were liable for all rates, taxes, insurance and other outgoings necessary to maintain the value of land.

Unimproved Value (UV)

A new Unimproved Value is determined each year for all land and comes into effect from 1st July each year. Unimproved Value is:

- in relation to any land situated within a townsite, the site value;
- in relation to any land not included in any area referred to in paragraph (a) of this definition, (the definition also sets out a series of empirical bases to be applied to Crown Leases for lands outside townsite areas):
 - the capital amount that an estate in fee simple in the land, not including improvements, might reasonably be expected to realise upon sale; or
 - where the Unimproved Value cannot reasonably be determined on the basis in term (i) - the percentage of the capital amount that an estate in fee simple in the land might reasonably be expected to realise upon sale.

Group Values

Valuation principles and court precedent provide that parcels of land that are contiguous, held in the same ownership and used for the same purpose be valued as one holding for rating and taxing purposes. In order to have land valued as a Group Value ratepayers should write to their Local Government or the Valuer General's Office.

Objections to Valuations

Objections are only accepted from the owners of the property or his/her authorised agent. The objection must be lodged within sixty (60) days from the issue of a rating or taxing notice (where the valuation is used for the basis of calculation of the rate or tax), or notification of a General Valuation in the Government Gazette. While the Valuer General may accept objections outside this period it is more likely the matter will be treated as an informal query and appeal rights will be lost. The Valuer General may grant an extension of time in which to lodge a valid objection, however the onus is on the objector to establish reasonable cause for such an extension to be granted. Objections can be made in writing to the Valuer General's Office and should include:

- the full address of the property
- a description of the improvements (GRV only)
- the reference or assessment number
- the name of your local government
- the valuation to which you are objecting and not the amount of rates payable
- the detailed reasons in support of your grounds of objection

For Objection and Appeals, forms can be accessed from www.landgate.wa.gov.au/for-individuals/land-values/lodging-an-objection.

