

2023/2024 Rate Notice Additional Information



Payment Due Dates

Council has resolved to offer ratepayers the opportunity to pay by one of the following methods:



Option 1

Payment in full, with 5% discount if paid by 4:00pm, 22 September 2023.

Option 2

Payment by 4 instalments with any arrears included in the first instalment.

Instalment Due Dates

1 st	Instalment	22/09/2023
2 nd	Instalment	22/11/2023
3 rd	Instalment	22/01/2024
4 th	Instalment	22/03/2024

Discount For Prompt Payment



Council has resolved that a discount of 5% will be allowed on current rates if payment for all rates and charges is received by **4:00pm on 22 September 2023**.

It is **YOUR** responsibility to ensure that full payment is received at the Shire by the due date to claim the discount.

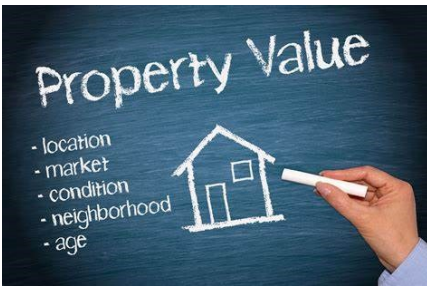
Under no circumstances will a discount be considered for payment received after 4:00pm on 22 September 2023.

Rates Calculations

Your property will be rated as one of two rating methods:

Unimproved Value (**UV**) is used for primary producers whose main source of income is derived from the land, with activities such as farming and horticulture. This valuation is based on the unimproved capital value of the land.

Gross Rental Value (**GRV**) is used for all other properties. Improved property valuations are based on a gross annual rental that the land might reasonably expect to realise if let on a tenancy, including outgoings such as rates and other property expenses. Many factors are taken into consideration when assessing the valuation, such as location, age of the premises and size of the improvements (ie how many bedrooms, bathrooms, living areas and floor space for commercial properties). As most commercial rentals are negotiated net of outgoings, these need to be added to the net rental and if rental payments are subject to GST, they are included in the GRV. If the land is vacant and has a residential zoning, the valuation will be 3 per cent of the capital land value. Vacant land that is not zoned residential (eg industrial or rural) will be valued at 5 percent of the capital land value.



Council has resolved to impose the below rates for the 2023/24 financial year.

Rate Category	Cents in the Dollar
GRV	9.2480
UV	0.5439
Minimum Rates Charges	
General Minimum (GRV)	\$1,090.00
Lesser Minimum (GRV)	\$822.00
Badgingarra & Dandaragan	
UV Minimum	\$607.00



Payment Options

Ratepayers must choose to utilise the payment options shown on the front of the rate notice or make alternative arrangements.

Payment of the first instalment shall include all arrears outstanding from previous years.

Instalment options will not be available if arrears and any interest accrued to the date of issue of the notice are not included with the first instalment.

Payment may not be made by instalments where the total amount of rates (excluding arrears) is less than \$200.00. Where failure to make the second or subsequent instalment payment occurs Council may elect to remove the right of a ratepayer to continue to pay their rates by instalments.

Should none of the payment options be suitable, ratepayers are welcome to approach the Shire with an alternative payment plan by contacting the Rates Department on (08) 9652 0800 or rates@dandaragan.wa.gov.au. This plan must be agreed upon by the Shire.

Pensioners and Seniors

Pensioners and Seniors who meet certain criteria are entitled to claim a concession funded by the Government of Western Australia to a capped maximum amount off the current rates or a deferment of Council rates. Only pensioners who are entitled to receive a full 50% rebate are entitled to defer their rates.

To be eligible for a rebate, applicants must, as at 1st July of the current year, be the owner and reside at that property, and be in receipt of one (1) of the below cards;



Pensioner Concession Card

OR

State Concession Card

or, hold **both** of the below cards;



Seniors Card issued by the Office of Seniors Interests

AND

Commonwealth Seniors Health Card

or, if a Senior, hold the below card.



Seniors Card issued by the Office of Seniors Interest

Note: Applicants will receive a pro-rata rebate from the date of application.

Rebate refers to current rates only. Service charges must be paid in full within 35 days unless paying by instalments.

Where the rebated rates amount has not been received prior to June 30 no rebate will be granted.

Under the Rates and Charges (Rebates and Deferments) Act 1992 when an entitled pensioner ceases to be entitled to a concession i.e. no longer resides or owns the property or is not in receipt of a concession card stated above, that person shall notify Council and the registration shall be cancelled.

Any person who wilfully makes a false statement in an application or remains registered as an entitled pensioner knowing they are not eligible is guilty of an offence, penalty \$1,000.00.

Register by phone on 1300 659 951 or online at watercorporation.com.au.

eRates



To receive your annual rate notices and instalment reminders by email, you must register online through our website. Please ensure you have your reference number handy. This can be found on the top right of your rate notice and starts with a 9*****.

Once you register, a verification email will be sent as a part of the registration process. It is essential that you activate your registration.

If you own more than one property, you will need to register separately for each property.

Please note that interim rate notices, final notices and other correspondence will be issued by post.

The registration process will automatically close fourteen (14) days prior to the issue date of any rate notice.

For more information or to register, go to dandaragan.wa.gov.au.

Interest on Overdue Rates and Payment Arrangements

Council will charge penalty interest of 5% per annum, added to all rates levied on ratepayer's participating in the formal rate instalment program.

On all overdue rates instalments and on rates outstanding, whether subject to either a formal or informal instalment program or not, Council will charge penalty interest of 10% per annum.

Eligible Pensioners & Seniors are exempt.

Payments and Recovery

Rates and Service Charges are due and payable, either in full, through the instalment options or by special arrangements made within 35 days from the date of issue of the rate notice. Any unpaid balance after the due date may be recovered by legal action, the cost of which is borne by the ratepayer. Please note that once a General Procedure Claim has been registered, it can affect your credit rating.

If payment is allowed to fall into arrears for a period of 3 years or more the Council may; a) lease the land, b) sell the land, c) have the land transferred to the Crown, or d) have the land transferred to Council.

Objection and Appeal Provisions

Valuations - Your valuation (GRV or UV) is only one factor used to calculate your rates notice. The Valuation of Land Act 1978 (as amended) Part IV sets out how valuation objections may be lodged. A property owner may lodge an objection against the valuation of a property within 60 days of the date of issue of a rates notice. For information on how your values are calculated and how to lodge an objection, please visit Landgate's website Landgate.wa.gov.au/valuations, or alternatively call Landgate Customer Service on +61 (08) 9273 7373.

Rates assessments are required to be paid by the due date, irrespective of whether an objection or appeal has been lodged. In the event of a successful objection or appeal, the rates will be adjusted, and you will be advised accordingly.

Change of Address

Please advise Council promptly in writing of any change in your mailing address. There is a statutory obligation for property owners to ensure that Council has the correct address for service of notices. The assessment number should be quoted on all such correspondence. Advice can be provided either by emailing the information to council@dandaragan.wa.gov.au or using the online form on our website at dandaragan.wa.gov.au.



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PO Box 676, Jurien Bay WA 6516
Phone: 08 9652 0800
Office Hours: 9.00am - 4.00pm Mon - Fri
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dandaragan.wa.gov.au
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