

WHO PAYS LOCAL GOVERNMENT RATES AND THE EMERGENCY SERVICES LEVY (ESL)?

Anyone owning residential, vacant, industrial or commercial property in the City of Nedlands is a ratepayer and is required to pay rates and the Emergency Services Levy.

Some Government bodies, educational and registered charitable organisations are exempt from paying Council rates

All properties with a rubbish services pay rubbish service fees.

CAN I OBJECT TO PAYING MY RATES?

There are only 2 reasons under the Local Government Act 1995 which allows for an objection to rates.

- You are not the ratepayer of the land (eg not the owner of the rateable land)
- The land is non rateable as per Section 6.26 of the Local Government Act.

Unless either of these two criteria are met, there is a legal obligation to pay the debt.

WHAT ARE LOCAL GOVERNMENT RATES AND WHAT DO THEY PAY FOR?

Council rates are a contribution each ratepayer makes towards the cost of providing facilities and services to the community. How much you pay depends on the value of your property. These services include

- maintenance of parks, gardens and playground,
- street lighting and street trees,
- library services,
- infrastructure construction, maintenance and off road vehicle control,
- storm water drainage and emergency services support,
- health control ,
- animal control,
- sanitation and litter control,
- building control and environmental planning,
- community information and assistance to community groups,
- child care, recreational facilities and cultural planning and development.

HOW MUCH IS THE INCREASE THIS YEAR (2016-17)

Your council rates have increased by 4% this year and other fees and charges have increased on average by about 2%. Some charges have remained the same, for example, waste collection charges will remain at \$293 for a 120 litre bin and credit card surcharge has dropped from 0.6% to 0.5%.

WHAT IS GROSS RENTAL VALUE (GRV)?

GRV 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 is liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land.

The Gross Rental Value is calculated by multiplying the weekly rent, which is determined by the Valuer General, by the number of weeks in a year.

The Valuer General may determine that a brick and tiled house in Nedlands which contains 4 bedrooms, lounge, kitchen, bathrooms, laundry, and double carport could attract a rent after basic expenses of \$800 per week.

Rent of \$800 per week multiplied by 52 weeks per year gives an annual Gross Rental Value of \$41,600.

Note - Landgate Valuation Services determines the Gross Rental Value (GRV) of a property. GRV is based on the Landgate Valuation Services' estimate of the total rent (full year) that may be received from a given property

Every three years the Valuer General's office conducts revaluations on all land within the state. As required under the Valuation of Land Act, these new valuations are supplied to each local government for their district. Your valuation is shown on your rates notice as GRV (Gross Rental Value).

Where an annual rental cannot reasonably be determined, the GRV shall be the assessed value. Assessed value is defined in the *Valuation of Land Act 1978* as a set percentage of capital value, currently fixed by regulation at 3%.

For example, vacant residential land for which no rental value can be determined is currently valued on the basis of 3% of its total capital value.

CAN I OBJECT TO MY PROPERTY'S VALUATION?

Should you believe that the assessment of your GRV is too high, you may object to the Valuer General to have your property reassessed. However, it should be recognised that this may also result in your GRV increasing further. *Rates must still be paid by the due date and any adjustment would be made after Landgate Valuation Services have made their re-assessment.*

Appeals against valuations must be made in writing to the Valuer General and within 42 days of the receipt of the rate notice. Official forms and information are available at the Council Office or at www.vgo.wa.gov.au.

Where an objection to the Valuer Generals' Office (VGO) has been made, the full amount of rates is still due and payable 35 days from the date of issue of the rates notice. Any decision resulting from the objection or subsequent State Administrative Tribunal hearing will be retrospectively adjusted.

HOW ARE MY RATES AND ESL CALCULATED?

Rates are calculated by multiplying a property's Gross Rental Value (GRV) by the rate in the dollar set by Council.

Rates for each property are determined by multiplying the City's 'rate in the dollar' by the Gross Rental Value (GRV) of the property.

Rates = City of Nedlands Rate in the Dollar x Gross Rental Value

Rates = 0.047434 x \$41,600 = \$1,973.25

Gross Rental Value of \$41,600 multiplied by the rate in the dollar of 0.047434 gives the value of rates for the property of \$1,973.25.

The Emergency Services Levy (ESL) levied against that particular property would be:

ESL = \$41,600 x 0.012672 = \$375.00 (this is above the ESL maximum of \$375 for 2016/17).

Gross rental value of \$41,600 multiplied by the rate in the dollar of 0.012672 give the value of ESL for the property of \$375.00.

WHAT IS EMERGENCY SERVICE LEVY (ESL)?

All Local Governments since 2003/04 are required to collect the 'Emergency Services Levy' (ESL) for Department of Fires and Emergency Services (DFES). This levy is to fund the career Fire and Rescue Service, Volunteer and Rescue Service, Bush Fire Brigade, SES units and FESA units throughout Western Australia.

For more information about this levy please call DFES on 1300 136 099 or DFES website at

<http://www.dfes.wa.gov.au/emergencyserviceslevy/Pages/default.aspx>

WHAT IS THE MINIMUM RATES?

Section 6.35 of the Local Government Act allow the City to impose in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land. The purpose of the minimum payment is to ensure that every land owner makes a reasonable contribution to the overall rate burden.

The minimum rate for 2016/17 are set as follows: -

Residential \$1,373 Vacant Land \$1,810 Non Residential \$1,875

WHAT IS DIFFERENTIAL RATING?

The City of Nedlands has Differential Rating. This means that Residential & Non-residential properties are rated using their GRV and a different rate in the dollar

determined by Council. Check out our Reasons and Objects for more information on why we use Differential Rating.

WHAT ARE THE CITY'S RID (RATE IN THE DOLLAR)

Differential Rate	Minimum Rate Proposed	Rate in the Dollar (\$) Proposed	Minimum Rate 2015/16	Rate in the Dollar (\$) 2015/16
Residential	\$1,373	0.047434	\$1,320	0.04561
Vacant Land	\$1,810	0.067163	\$1,740	0.06458
Non-Residential	\$1,875	0.059166	\$1,802	0.05689

WHAT IS WASTE COLLECTION CHARGE?

A separate charge is levied for a Rubbish Service is \$293.00 for each rubbish service provided for the year. This covers both a weekly 120 litre household rubbish pick-up plus a fortnightly co-mingled recycling pick up.

WHAT IS SWIMMING POOL INSPECTION FEE?

A Swimming Pool fee of \$57 may appear on your notice if you have a swimming pool or spa.

DO I PAY GST ON MY RATE NOTICE?

GST is not payable on Rates.

WHY SHOULD I PAY BY THE FIRST DUE DATE?

To avoid being charged penalty interest (Pensioner's and Senior's are exempt from interest charges) and to register automatically for the instalment options if you choose to pay by instalments

WHAT ARE MY PAYMENT OPTIONS?

In accordance with the requirements of the Local Government Act 1995 and the Local Government (Financial Management Regulations) 1996, Council offers ratepayers a choice of payment of rates by either one or four instalments. To offset the cost of offering the instalment option the Local Government Act 1995 allows for the charging of an instalment cost of \$45.

To qualify for the instalment option the ratepayer must pay any arrears and the full amount of the first instalment by the first due date.

The payment must be received by the City by close of business on that date. No responsibility can be taken for any delays encountered in the delivery of the mail. The due dates for payment of rates by instalments for the 2016/2017 rating year are

Instalment Number	Due Date for Instalment
1st Instalment	25 August 2016
2nd Instalment	25 October 2016
3rd Instalment	23 January 2017
4th Instalment	27 March 2017

SPECIAL ARRANGEMENT TO PAY RATES

The City offers the opportunity to pay rates by special arrangement. Please contact the City's Rates Officer on 9273-3500 to have a confidential discussion. All payment arrangements are subject to interest at 11% and administration fees of \$35.

Options available are - Direct Debit – Fortnightly, Monthly or Annually or Payment arrangement – Weekly, Fortnightly, Monthly

INTEREST ON OVERDUE AMOUNTS

To ensure that the many ratepayers who pay their rates account to the City by the due dates are not disadvantaged, the City of Nedlands has resolved that it will charge interest on rates balances which remain unpaid after the due date.

Council has resolved for the 2016/2017 year to charge a daily interest rate of 11% pa calculated daily on outstanding rates. Penalty interest will not be charged on current and deferred rates of eligible pensioners.

Ratepayers who have elected to pay by instalments are also exempt from penalty interest providing that **all** instalment payments are made by the due dates.

WHAT ARE THE CITY OF NEDLANDS PAYMENT METHODS?

The City has endeavoured to provide a wide variety of convenient payment methods for its ratepayers.

Payment methods available for payment of rates include:



Pay online Available 24/7
MasterCard & Visa credit cards only.
Biller Code: 31435



Bpay via your Financial Institution
Available 24/7
Biller Code: 31435



Telephone via Post Billpay
Available 24/7 on 1300 276 468
Biller Code: 31435



Pay at the Post Office
Find your **local post office**



Postal Mail using Cheque or Money Order
Made payable to City of Nedlands, PO Box 9, Nedlands 6909
Please do not send cash in the mail



In person at the City of Nedlands Administration Centre
8:30am - 5:00pm, Monday - Friday

The City welcomes payment by Cash, Cheque or Money Order. We have EFTPOS facilities (No Cash Out) and accept Master Card & Visa Card but DOES NOT accept American Express or Diners Club.

Payment by credit card will attract a surcharge fee of 0.5%.

WHAT ARE INTERIM RATES? WHY HAVE I RECEIVED AN INTERIM RATES NOTICE?

Some ratepayers may receive amended rate notices during the year called Interim Rates Notices. These notices are required to be issued if Landgate Valuation Services considers that the Gross Rental Value (GRV) of a ratepayers' property has changed.

Typical events which could trigger a revaluation and the need to issue an Interim Rates Notice include:

- Subdivision / Strata of land or Amalgamation of land (creation of a new lot/s.)
- Improvements or additions to the property (building a new house, construction of a garage or carport or the addition of a bedroom)
- Demolition of improvements (demolition of a building)
- Additional rubbish service ordered

Your Interim Rates Notice will show the reason for the amendment and effective date of the valuation.

RECOVERY OF RATES

Rates and services are payable in full within 35 days of the date of issue or the original rates notice or if paid by instalments by the instalment dates shown. Any rates outstanding after these dates may be recovered by legal action. Legal **costs incurred** as a result of legal action will be **added to your account**.

If due to circumstances you are not able to pay your rates in full or by instalments, please contact the City's rates officer to make an alternative arrangement in accordance with section 6.49 of the Local Government Act. A special arrangement fee is applicable.

UPDATING YOUR DETAILS

To protect ratepayers against unauthorised changes of address in the City's records, we require all Changes of Address to be notified in writing with supporting documentation e.g. Certificates of Titles. In most cases where there has been a property sale your settlement agent will inform the City.

You can change your address by downloading the Change of Address form found on the City's website - <http://www.nedlands.wa.gov.au/rates-and-levies> and return the completed form via email to council@nedlands.wa.gov.au or by mail to City of Nedlands, PO Box 9, Nedlands WA 6909 or click this link to complete our online form [here](#).