



PAYMENT OF RATES & CHARGES

Rates are payable in 4 instalments as follows:-

1. 31st August 2019
2. 31st October 2019
3. 28th February 2020
4. 30th April 2020

or one lump sum by 31st August 2019.

A discount of 1.2% will apply where rates, including arrears, are paid in full on or before 31st August 2019.

Failure by the ratepayer to pay any instalment within 21 days of the due date may result in the ratepayer being required to pay the full amount of unpaid rates, charges and interest for the financial year. For example; if the ratepayer fails to pay the first instalment by 31st August 2019 then the whole balance (instalments 1, 2, 3 and 4) will become due and payable on 21st September 2019. **Debit interest will be charged from 1st September.**

Following default on payment of any instalment, legal proceedings may be instituted without any further notice.

A daily debit interest charge of 0.0222% (8.1% p.a.) applies to all instalments not paid by the due date and will continue to be charged until such time that payment is received. This is pursuant to Section 128 of the *Local Government Act 1993*.

Ratepayers will receive one notice for the financial year unless a Supplementary Notice is required due to changes to the property valuations.

PENSIONER RATES REMISSION

Pensioners are eligible for a remission if they hold a current pensioner concession card, HCC or Department of Veteran's Affairs gold card endorsed "TPI" or "war widow/widower" and are legally responsible for the payment of rates on the property which is their principal place of residence. Where the claimant is institutionalised, the spouse may be entitled to a remission. In the case of joint ownership, at least one of the owners must meet the criteria. There is a limit of one remission per year per pensioner household.

Eligible pensioners who have not had a pension remission deducted must claim their remission before 31st March 2020. Application forms are available from the Council Office. It is necessary that current concessions cards are presented to Council staff when submitting claim forms.

FOR FURTHER INFORMATION

For further information regarding your rates notice, please contact Council's Rates Officer on 6491 0200 or email rates@kentish.tas.gov.au

Office Business Hours:
Monday – Friday 8.00am to 4.30pm
(Public Holidays Excepted)



How your Rates are Calculated 2019/2020



Kentish Council
PO Box 63
SHEFFIELD TAS 7306
(69 High Street, Sheffield)

Phone (03) 6491 0200
council@kentish.tas.gov.au
www.kentish.tas.gov.au

RATES AND CHARGES POLICY

Council's Rates and Charges Policy is based on the following principles:

- (a) Rates constitute taxation for the purpose of local government, rather than a fee for service; and
- (b) The value of rateable land is an indicator of the capacity of the ratepayer to pay rates.

Council strives to achieve fairness and equity in applying the principles of taxation, and in particular the principles of;

- Capacity to pay – those with higher capacity to pay should pay more than those with a lesser capacity to pay
- Benefit – all who benefit from a service should contribute to the cost of the service.

Council's Rates and Charges Policy is available at the Council office, or at www.kentish.tas.gov.au.

HOW RATES ARE CALCULATED

Council's general rates are charged in two parts;

1. a fixed charge of \$377 per rateable property; and
2. an amount of cents for each dollar of a property's Assessed Annual Value (AAV) – see table on following page for listing of differential rates.

What is the AAV?

The Assessed Annual Value (AAV) of your property is the amount of rent, as judged by the State Government's Valuers, that you would receive in a year from a tenant renting your property.

The AAV is determined by the State Government's Valuers. If you do not agree with the AAV of your property you have the right to take the matter up with the Office of the Valuer General

A guide to objections can be found at:

<http://dpiwve.tas.gov.au/Documents/Objection-to-Valuation.pdf>

For further information regarding property valuations and objections, phone (03) 6165 4444 (Option 2)

Differential Rates – cents in the dollar

Property Type	Cents per dollar of AAV
Residential	5.831
Recreation	5.831
Rural Residential	6.414
Primary Production	6.414
Commercial	9.33
Industrial	12.362
Mining	12.362
Public/Community Services	11.08
Vacant Residential	5.831

For full details you can view a copy of the rates resolution at appendix C of Council's 2019/2020 Annual Plan and Budget at www.kentish.tas.gov.au or request a copy from the Kentish Council office.

Properties that are exempt from general rates by statute will still be levied with service rates for the provision of the applicable services.

The general rate is levied to cover the cost of all indirect services such as roads, parks, planning, tourism and recreation.

Waste Management Service Charges

Service charges apply for waste management in respect of all land to which Council makes available a waste removal service as follows:

Service/Bin Type	Charge per service
Garbage - small (140 litre) bin	\$190.91
Garbage - large (240 litre) bin	\$252.00
Recycling	\$60.00

Transfer station access fees apply as follows:

Property Type	Transfer Station Access Fee
Properties with access to waste removal service	\$28.36
Properties without access to waste removal service	\$104.73
Rural vacant land without access to waste removal service	\$28.36
Commercial and Industrial Properties	\$232.37

Fire Service Contribution

Pursuant to Section 93A of the *Local Government Act 1993*, Council makes a service rate in respect of fire service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area of Kentish as follows:

Property Type	Cents in dollar of AAV	Minimum Payable
Urban	0.38913	\$41
Rural	0.35108	\$41

Additional information on how rates are calculated is available in appendix C and D of Council's Annual Plan and Budget available at www.kentish.tas.gov.au.

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A discount of 1.2% will apply where rates, including arrears are paid in full before 31st August 2019

A 2.8% rate increase cap has been applied to most properties