

CURRENT RATES OVERVIEW

The total rateable values of all GRV and UV properties within the Shire have increased significantly compared to last year, at an average rate of 4.94% and 29.61% respectively, reflecting current market conditions. With this in mind, Council has set the rate in the dollar to 16.6315 cents for GRV properties (up 6.8% from 15.5660 cents in 2023/24) and 0.8203 cents for UV properties (down 17.9% from 0.9676 in 2023/24).

Accordingly, the minimum rates for 2024/25 have been set at \$924 for GRV properties (up 10% from \$840 in 2023/24) and \$1,389 for UV properties (up 10% from \$1,263 in 2023/24). These minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of Shire services and facilities.

FY24/25 Budget

The total Rates Revenue budgeted for the 2024/25 year equates to \$2,686,134 (including concessions, back rates, interim rates and ex-gratia payments) and represents an increase of around 10% over the actual rates raised in 2023/24. Council has approved this increase as a 5% general rates increase, and 5% for the road improvement program.

OTHER FEES & CHARGES

Waste Management

The Shire of Mingenew's annual sanitation charge for town site waste management has increased by around 5% to \$453 (up from \$431 in 2023/24). This charge covers your weekly refuse bin collection and includes the disposal of non-recycled waste from all these collections, and maintenance of the Mingenew Transfer Station. There is currently no charge to the Shire of Mingenew residents for use of the Transfer Station, while the revenue received for waste management only covers around 50% of the costs for this service.

Emergency Services Levy

The Emergency Services Levy (ESL) on your rates notice is collected on behalf of the Department of Fire and Emergency Services (DFES), not the Shire of Mingenew. This levy funds emergency services locally and across the State. This year's fee is \$103 per property (up from \$98 last year) as the Shire remains a Category 5 municipality. For more information, visit www.dfes.wa.gov.au/esl.

Pool Inspection Fee

As per the Building Regulations 2012, section 53A the Pool Inspection Fee has increased to \$78 per annum. This increase only covers approximately 70% of the actual cost to the Shire for conducting inspections.

PAYMENT OF RATES

Payment in Full

Rates can be paid in full by making payment by 4pm on Friday 23 August 2024.

Instalment Plan

You can choose to pay your rates notice in either two (2) or four (4) instalments as outlined below. Your first instalment is due by Friday, 23 August 2024. Failure to pay by this date may make you ineligible for the instalment program.

TWO INSTALMENT OPTION

Instalment 1 due 23 Aug 2024
Instalment 2 due 25 Oct 2024

FOUR INSTALMENT OPTION

Instalment 1 due 23 Aug 2024
Instalment 2 due 25 Oct 2024
Instalment 3 due 10 Jan 2025
Instalment 4 due 14 Mar 2025

Please be aware that all Instalment Plans will incur additional fees and charges:

- **Administration Fee**
\$17.00 per instalment after the first, to a maximum of \$51.00. This fee remains unchanged from the previous year.
- **Plan Interest**
Interest on the balance of your rates (i.e. the amount still owing on your Assessment Notice after 23 August 2024) will be charged at a rate of 5.5% per annum, accruing daily. This rate remains unchanged from 2023/24.
- **Overdue Penalty Interest**
Please be advised that any overdue rates will attract penalty interest at a rate of 11% per annum, accruing daily. This penalty will apply to all Assessment Notices that have not been paid in full by 23 August 2024, and also to the balance owing on any Instalment Plans where subsequent instalments are not paid on time or in full. This rate remains unchanged from 2023/24.



PAYMENT OPTIONS

- **Online Banking (BPAY):** Use the BPAY biller code and customer reference number on your rates notice.
- **In Person:** at the Shire Office using EFTPOS, cash, or cheque.
- **By Post:** Send a cheque or money order to PO Box 120, Mingenew WA 6522. Please allow sufficient time for delivery and processing.
- **Over the Phone:** Call (08) 9928 1102 to pay with your credit card. Your card information will not be stored.

IMPORTANT INFORMATION

Difficulty in paying your Rates

The Shire has a Financial Hardship Policy if you are experiencing difficulty paying your rates, or anticipate problems meeting the instalment deadlines. The policy can be accessed through our office or via our website. We encourage you to contact the Shire before the due date to discuss individual payment options.

Pensioner and Senior Concessions

If you have a valid Concession Card, you may qualify for a rebate or a deferment on a portion of your rates. Please contact the Shire's Rates Officer if you require assistance determining your eligibility.

Rates Notices

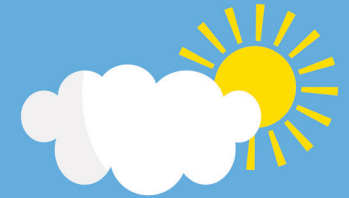
Rates Notices will be emailed to Ratepayers whenever possible. If you do not have an email address, your Rates Notice will still be sent via post. To receive your rate notice and attachments electronically, please email rates@mingenew.wa.gov.au. You are still able to receive a hardcopy of the rate notice, if required, for the current period.



QUERIES & FURTHER INFORMATION

The Shire is always looking at ways to support our community. If you have any queries, concerns, or suggestions, please contact our Rates Officer for assistance:

- **In Person:** Visit us at 21 Victoria Road during business hours.
- **By Post:** Write to PO Box 120, Mingenew WA 6522.
- **Over the Phone:** Call 9928 1102 during business hours.
- **By Email:** Email rates@mingenew.wa.gov.au or our general mailbox at enquiries@mingenew.wa.gov.au



RATES INFORMATION FY24/25



HOW RATES ARE CALCULATED

Your rates are calculated based on one of two values:

1. **Gross Rental Value (GRV)** applies to residential, commercial, industrial, and other developed properties. It estimates the annual rental value of your property. Vacant residential land is valued at 3% of its resale value, while commercial or industrial land is valued at 5% of its resale value.
2. **Unimproved Value (UV)** applies to rural and undeveloped properties, representing the site value without improvements.

Both of these values are determined at the State Government level, and are periodically reviewed and provided to the Shire by the Valuer General.

Appeals

Property owners have the right to appeal their assessed property value with the Valuer General's Office within 60 days of the issue of their rates notice. For more info visit www.landgate.wa.gov.au/valuations/valuations-for-rates-and-taxes

Rate Setting

Once rateable values have been confirmed, Council then sets a "rate in the dollar" for the different rating categories, to determine how much will be charged to ratepayers. In this way, your rates are calculated as a percentage of the value of your property.

Example

A property has a GRV of \$10,400. The rate in the dollar for GRV properties has been set at \$0.166315. The owner's rates for the 2024/25 year would be **GRV x Rate = \$1,729**