

RATES REMISSION POLICIES

The following are summaries of our remission, postponement and rates relief policies. The full policies are available from our website (under policies) and Customer Services.

Community, sporting and other organisations

This policy applies to land occupied by a Not for Profit organisation, which is mainly used for sporting, recreation, or community purposes. The policy does not apply to organisations operated for private profit, or which charge fees of any kind (membership subscriptions are not regarded as fees).

Building consent refusal

This remission applies if we don't allow you to build on your property.

Very low value properties

If you own multiple properties you may apply for remission of all or part of the Uniform Annual General Charges on properties with a CV of less than \$6,001.

High capital value industrial properties

This remission applies to properties with a Land Use classification "Industrial" with a CV/LV ratio greater than 8.88. A 50% remission on the General Rate and Rounding Rate components will apply.

Natural heritage

We will grant rating remissions for identified natural heritage values.

Permanent crops

All horticultural blocks no matter where they are located in the district are automatically eligible for a partial rates remission if the value of the permanent crops is included in the valuation of the rating unit.

General land in exceptional circumstances

This remission applies where land has become unusable because of severe erosion, land formation changes such as slips or where ownership has become indeterminate (such as when a club becomes defunct)

Penalties

Remission of the penalties will be considered where payment has been late due to significant family disruption.

Penalties suppression

We will allow penalties not to be charged if there is an agreement to pay the full amount of rates owing by regular weekly/fortnightly/monthly payments, by the end of the current rating year and the agreement terms are kept to by the ratepayer.

Uniform Annual General Charges (UAGC): Contiguity

In certain circumstances, we will consider the remission of Uniform Charges on nearby properties used for a common purpose.

Multiple residential properties

In the case where a rating unit contains several residential dwelling units, flats, apartments or self-contained sleeping accommodation, we may apply a discretionary remission of one or more UAGC charges and/or Pan Charges, Water Rates or Refuse Collection Rates.

This remission will apply where:

- there are multiple dwellings recorded but they are not used as dwellings
- where multiple dwellings are used by direct family members or caregivers
- in certain instances accommodation on the same rating unit as a business where the dwelling is essential to the running of the business (such as Motels).

Applications for remission must be made on the prescribed form available from Customer Service.

Remissions on Maori land

This policy applies to Maori land which is not eligible for the Whenua Rahui Policy. Schedule 11 (of the Local Government Act 2002) procedures must have been undertaken, but are not able to be progressed for a range of technical or economic reasons.

Fragmented or uneconomic rural land

Where:

- rural land has a valuation in excess of its economic use (i.e. where the land is valued based on its coastal value, but is used for grazing purposes)
- where multiple rating assessments which can each support a housing site are used for grazing purposes, application can be made to have all subject assessments valued as if they were one contiguous farm property.

Extreme Financial Circumstances / Hardship

We will consider remitting or postponing rates where severe hardship can be proven.

Even if rates are postponed, as a general rule you will be required to pay the first \$500 of the rate account.

Whenua Rahui

The criteria to determine eligibility for applications to the Whenua Rahui Register are as follows:

- The land listed on the application must be Maori Land or Maori Freehold Land as defined in the Te Ture Whenua Maori Land Act 1993.
- The land must be "unoccupied" by any persons - no dwellings or any other use made of the land.
- The land must be of historical, ancestral or cultural significance. If the land has been purchased instead of being inherited then it must be purchased for its ancestral or cultural significance and not as a saleable asset.

Burden of proof for eligibility is on the owner(s) of the property.

The full policies are available on our website under policies or from Customer Services. Application for remission must be made on the form available on our website or Customer Services.

RATING INFORMATION DATABASE

Inspection and objection

As a ratepayer you have the right to inspect our Rating Information Database and rates records. They are available for inspection at Fitzherbert Street and Te Puia Springs. Ratepayers have the right to object to any of the information included in the Rating Information Database and rates records as set out in the Local Government (Rating) Act 2002. We will determine all objections.

Request to withhold your name and address

As an owner your name and address details are included on the Rating Information Database. You may request that we make your name and/or postal address confidential on the database. Please provide in writing the details you want to be confidential - including names, address and the location of the property.



We are here to help.

Contact Customer Services

Ph: (06) 867 2049

15 Fitzherbert Street, Gisborne or Te Puia Springs

Email: service@gdc.govt.nz

www.gdc.govt.nz



Your rates

What you need to know

RATES ARE DUE FOR PAYMENT BY:

Instalment 1:	22 Aug 2011
Instalment 2:	21 Nov 2011
Instalment 3:	20 Feb 2012
Instalment 4:	21 May 2012

Pay your rates by these dates to avoid late payment fees. A 10% penalty will be added to any instalment amount not paid by 5pm on the due date.



July 2011



EASYPAY YOUR RATES

EasyPay is a direct debit system that Council organises. Your rates are paid in either:

- manageable monthly instalments or
- one payment each quarter on the due date.

Council will automatically review the payments if your rates increase or decrease. With EasyPay you will never have to worry about penalties being added to your rates account again.

To get your rates sorted simply download the EasyPay form from Council's website www.gdc.govt.nz or request one from Customer Services. Complete the form, sign and return it to Council.

Other ways to pay

Rates may also be paid by cash, cheque, EFTPOS, automatic payment, internet banking and telephone banking. Council's bank account number is 03-0638-0502288-00. Please quote your valuation number as the reference.

ARE YOUR RATES INCREASING?

This year Council will collect \$47M in rates. This is 3.5% more than we collected last year.

Your rates may not increase at all this year or they may increase by more than 3.5%.

How much you pay is dependant on 4 things:

1. the valuation of the property
2. how the land is used
3. where the property is located and what targeted rates apply
4. changes to the cost of Council's activities and services

You can use the rates comparison tool on Council's website to compare your rates for this year with what you paid last year www.gdc.govt.nz/rates-comparison-tool/

ARE YOU ELIGIBLE FOR A RATES REBATE?

The Department of Internal Affairs scheme can reduce your rates by up to \$580 this year if your household earns less than \$23,240.

If your household earns less than \$35,000 you may still qualify for a portion of the rates rebate.

If you received a rates rebate last year we have included an application form in with your rates invoice.

To apply

Customer Service staff will work out your 2011/2012 rate rebates for you. Please bring in your:

- application form
- current rates invoice
- accurate information about your before tax income for the year ending 31 March 2011
- accurate information about your partner or joint homeowner's before tax income for the year ending 31 March 2011.

If you receive national superannuation or a government benefit we already have these income amounts.

The last day you can apply for the rates rebate is **30 June 2012**.

More information about the rate rebate scheme is available from Customer Services or www.ratesrebates.govt.nz



OVER 65s RATES POSTPONEMENT

If you are retired, paying rates can be a huge burden. If you are 65 or over and own your own home, you can join Council's rates postponement scheme. The scheme will pay your rates until you either sell your home or your estate is settled. Contact Customer Services for more information. You may still be entitled to a rates rebate.

YOUR PROPERTY WILL BE REVALUED THIS YEAR

All Gisborne district properties will be revalued this year for rating purposes. The valuations will reflect the market levels as at 1 July 2011 and be available in December 2011. The revised valuations will be used to rate your property from 1 July 2012. Council's contracted rating valuer is Landmass Technology.

WATER RATES

If you are an extraordinary user or a rural domestic user you will be charged a water-by-meter rate of \$1 per cubic meter (+GST). This is based on how much water is consumed.

Water charges are invoiced on monthly, quarterly and annual cycles and are due on the 20th of the month. A 10% penalty will be added to any unpaid portion of the water charge not paid by 5pm on the due date.

Special reading fee

Unscheduled water meter reading, including final readings, will be charged \$50 (+GST)

HAVE YOU RECENTLY SOLD YOUR PROPERTY?

If you have and this rates notice is still in your name, it is likely we have not received notification of the sale. Please ask your solicitor to send this to Council as soon as possible.

RATE REFUNDS

Our process has changed. If you have overpaid your rates you will only get a refund when your annual rates are paid in full or when associated with a property sale.



SUMMARY OF OUR RATES POLICY

PENALTIES

Under Section 58 of the Local Government (Rating) Act 2002, a penalty of 10% will be added to all rates from previous years that remain unpaid on 1 July 2011.

A further 5% may be added on 4 January 2012 to rates from previous years that remain unpaid on that date.

UNIFORM ANNUAL GENERAL CHARGE (UAGC)

The uniform annual general charge is \$596.78 plus GST and is made up of the following rates:

Cemeteries	\$3.58
Civil Defence	\$13.15
Community & Consultation Process	\$93.98
Democratic Process	\$95.52
Economic Development & Tourism	\$6.49
Municipal Buildings	\$25.48
Landfills & Transfer Stations	\$42.00
Library	\$72.33
Litter Bins & Cleaning Public Areas	\$18.49
Planning & Regulatory Services	\$123.81
Public Conveniences	\$30.04
Roading	\$71.91