

Postponement and/or Remission of Rates and Charges on Properties Affected by Fire or Natural Calamity

Policy 24/106

Applicant details

Owners Name _____

Postal Address _____

Contact number _____ Email _____

Property ID(s) for consideration _____

I have read the conditions and criteria on page 2 and apply for a postponement and or remission of rates and charges on the above property ID under Policy 24/106 for the following reasons;

Comments

Supporting documents attached

I declare that all the details provided are true and correct.

Signature _____ Date _____

Name (please print) _____

Office use only

Application Approved / Declined

Delegated officer's signature _____ Date _____

Policy 24/106 Postponement and/or Remission of Rates on Properties Affected by Fire or Natural Calamity

Objective of the Policy

This policy recognises that where a rating unit has been physically damaged to the extent that the land or buildings are irretrievably damaged, where it cannot be inhabited, used or otherwise occupied for an extended period, then the application of full rates could cause financial hardship.

The objective of the policy is to enable appropriate rate relief to be provided where the use that may be made of any land or buildings have been detrimentally affected by fire or natural calamity.

Criteria and conditions

Council may remit and/or postpone rates wholly, or in part, in respect of any land or buildings affected by fire or natural calamity, where it considers it fair and reasonable to do so.

Specifically:

1. The sewerage disposal rate and water supply charge will be remitted for the period that the rating unit cannot be inhabited, used or otherwise occupied.
2. The general rates may be postponed for the period that the rating unit cannot be inhabited, used or otherwise occupied. The general rates may be remitted if the property is irretrievably damaged and has a negligible land value e.g.\$1,000 after the value has been reassessed by the Council's valuation service provider in accordance with 6, below.
3. All rates that have been postponed and not remitted under this policy become due and payable immediately on:
 - a. the ratepayer(s) ceasing to be the owner or occupier of the rating unit; or
 - b. until a date specified by the council as determined by the council in any particular case.
4. Any application for rates relief due to fire will not be accepted if council has any reason to suspect, on reasonable grounds, that the fire was deliberately caused by owner, occupier or a related party.
5. To be considered for rates postponement and/or remission under this policy, the ratepayer must apply for rates postponement and/or remission under this policy, provide information in the prescribed form on how the relevant criteria and conditions are satisfied and complete any relevant statutory declarations as may be required by Council.
6. If an application is approved, Council may direct its valuation service provider to inspect the rating unit and prepare a valuation that will consider any factors that could affect the use of the land or buildings as a result of the fire or natural calamity. As there are no statutory rights of objection or appeal for valuations of this nature then the valuation service provider's decision will be final. The value-based general rates will be calculated at the new value from the next rating year.

Delegations

Decisions on remission and/or postponement of rates under this policy will be delegated to officers as set out in Council's delegation manual.