

Pay online and
**WIN
\$500**
off your rates!
More information
inside*



your rates

1 July 2020 – 30 June 2021

All you need to know



westernbay.govt.nz/rates

Important dates to remember

25 September 2020

Last day for discount – pay your rates in full by 5pm on this date for a 3% discount.

23 October 2020

Final date for first instalment payment – last day to pay first instalment without incurring a 10% penalty fee.

1 January 2021

10% late payment penalty from this date on any outstanding amounts from the previous year 1 July 2019 – 30 June 2020.

26 March 2021

Final date for second instalment payment – last day to pay second instalment without incurring a 10% penalty fee.

Property Revaluations. What does this mean?

Every three years Council must undertake an independent revaluation of all Western Bay properties. The latest was undertaken late 2019.

The valuations provide a snapshot of the District as at 1 July 2019. They are used to set the rates and do not reflect the market value or sale price of properties.

A change in valuation does not necessarily relate to a change in rates for a property. This only happens if the new value has increased or decreased more than the average for the District.

The table below illustrates by category the typical rates movement for the median property across the District for the year 2020-2021.

	Urban Residential	Commercial /Industrial	Orchards	Dairy farms	Lifestyle block	Other rural
Waihi Beach	-1.1%	3.2%	0.4%	-14.6%	-1.1%	-1.9%
Katikati	-0.9%	2.7%	1.0%	-14.6%	-0.8%	-2.2%
Kaimai (Omokoroa)	-1.2%	3.5%	0.8%	-15.2%	-1.2%	-2.0%
Te Puke	-1.6%	2.8%	0.2%	-15.0%	-1.4%	-2.4%
Maketu	-1.5%	3.4%	0.4%	-14.9%	-1.1%	-2.3%

Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru

Pay now. Save money!

Pay your year's rates in full before 5pm, Friday 25 September 2020 and receive a **3% discount**.

How can I pay my rates?

At Council we want to make things easier for you. Our digital and online services give you more options when it comes to paying bills and rates.



Direct debit

The amount required to meet your property's rates is deducted from your bank account monthly, six-monthly or once a year. You can set up a direct debit via our website westernbay.govt.nz/rates.

*** Apply to pay your rates by Direct Debit and go into the draw to win \$500 off your 2020/21 annual rates bill.**
Entries close 5pm Wednesday 25 November, 2020.
Winner will be notified by Thursday 26 November.



Online credit card

You can pay your rates using MasterCard or Visa credit card through our website. *Please note that our bank charges you a convenience fee of 1.22% per transaction for this service.*



Cash, cheque, credit card or Eftpos

You can pay in person at any of our service centres across the District.



Automatic payment**

You can pay a fixed sum at regular intervals. Just make sure your total amount is paid before the penalty date. *Please make sure you set your automatic payment to clear your instalments before the penalty date.*



Telephone or internet banking**

You can arrange with your bank to pay your rates by telephone or internet banking.

***Please ensure the details you supply for both banking options are set out as:*

Bank: **ANZ Tauranga** Account: **01-0434-0180600-00**
Particulars: **Rates** Reference: **Insert your valuation number**
Name: **Insert your name here**

westernbay.govt.nz

Are you looking for something in particular?

Head online at www.westernbay.govt.nz. We've worked hard to make things easy to find and understand so you can use the information you are after.



Antenno

Have you downloaded Antenno, Council's online noticeboard? From community events, matters up for consultation, water shutdowns, changes to rubbish collections and much more – this app will send you alerts and notifications, about places and topics you care about. You can also report back to Council on issues or feedback when required.

**It's free to download on your phone from the App Store or Google Play, just search Antenno.*



What's up Western Bay?

Make sure you sign up to Council's monthly newsletter straight to your inbox. It's packed with community news, events and updates from around our District. Just head to our website and search "E-News" to subscribe. And please spread the word, we'd love to share the news with everyone in the District.

Any final questions?

For rates specific questions, please visit:

www.westernbay.govt.nz/rates

Or, call our Customer Services team (between 8am and 5pm) on: **07 571 8008** or **0800 926 732**



Western Bay of Plenty
District Council

westernbay.govt.nz

What are rates?

Rates are set by local and regional councils to provide and maintain essential services in your community.

How you are rated varies depending on where you live, what services you can access and the value of your property.

What are your rates paying for?

Rates will help meet the cost of all the infrastructure, public services and facilities provided by Council - from Waihi Beach to Otamarakau.

This includes roads, water supply, wastewater systems, parks, events, community safety initiatives, animal control, liquor licensing, building consents, district planning and noise control.

Here's a breakdown of how rates are shared across different activities.*

*Some rates are only charged to properties receiving the particular service.

What makes up total rates 2020-2021



What do different rates mean?

Rates provide for both District-wide and local activities.

Local activities are typically defined by an 'area of benefit'. This generally includes properties that primarily benefit from the services provided, for example wastewater.

For a full list of rates, and what they pay for, visit www.westernbay.govt.nz/rates

District-wide rates all property owners pay

- General Rate**
The General Rate is based on your property's capital value and is used to cover costs associated with the day-to-day running of Council, and services available to everyone.
- Uniform Annual General Charge**
For every rating unit, ratepayers are required to pay a Uniform Annual General Charge (UAGC) - for 1 July 2020 - 30 June 2021 this is \$245. This money is used for the same purposes as the General Rate.

- District Library Charge**
This charge is used to fund library services.
- Rooding**
Every ratepayer pays a Rooding Rate (this is based on land value) and a fixed Rooding Charge per property. Rural property owners are also required to pay a Rural Works Charge which is used to fund rooding projects in rural areas.

- Environmental Protection**
This is a fixed charge per property which pays for Council initiatives to protect the environment and community health, including a proportion of wastewater and solid waste costs and environment planning.

How to read your rates bill

Here is an example of a rates bill and key points you need to be aware of.

Valuation reference

This valuation reference is your property's unique reference. This should be quoted when making enquiries or payment.

Specific rates and charges

This is where you'll find details of specific charges.

Water rates and metered water

The water charge on your rates invoice is a fixed charge that funds maintenance of water treatment plants, pumping stations and pipes.

There is a 'per cubic metre' volumetric charge that helps fund the delivery of safe, clean drinking water. This is billed separately from your rates bill.

Solid waste rate

Charged per rating unit, it contributes to the cost of operating solid waste facilities across the entire District - including recycling centres and ongoing work at closed landfills to ensure the environment is protected.

Units, Rate and Annual Amount

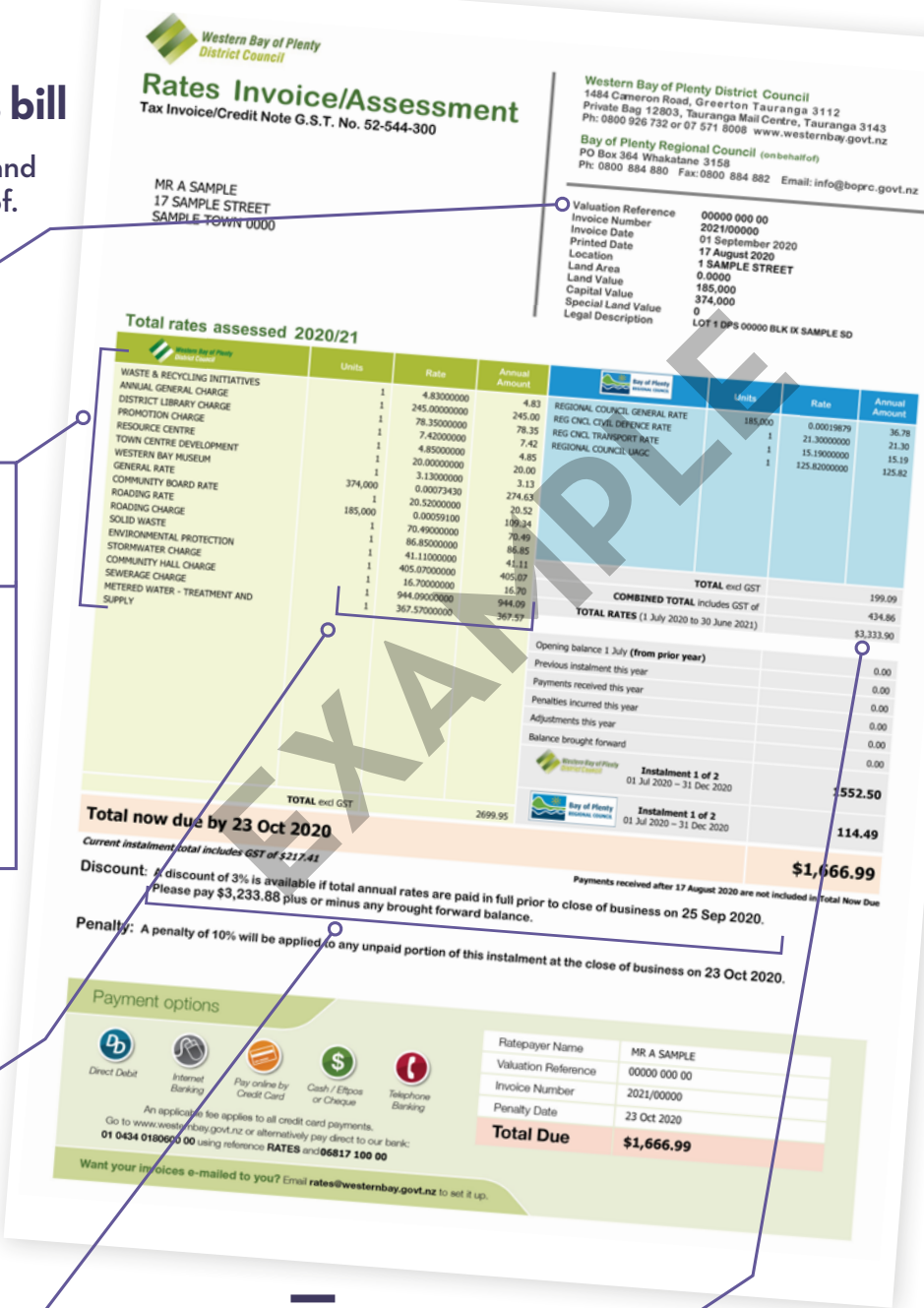
Units refer to what your charge is based on - it could be land value or capital value, or it could be a flat charge per property (Unit - 1)

Rate is the amount you pay per unit

Annual Amount is equal to the 'Rates' multiplied by the 'Units' and is what you pay.

Discount offered

Pay your rates in full, including any balances brought forward, before 5pm, Friday 25 September 2020 to receive a 3% discount.



Total amount for the year

This is the total rates due for the year (1 July 2020 - 30 June 2021). It includes Western Bay of Plenty District Council rates and rates that the Bay of Plenty Regional Council asks us to collect on its behalf.