



Shire of Denmark

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SHIRE OF DENMARK RATE NOTICES

Frequently Asked Questions

2014/2015

The Shire of Denmark provides services to a diverse region consisting of many different land zones and uses. In order to reflect this diversity and ensure that rating levels are fair and equitable, Council imposes a differential rating system [“the rating system”], in accordance with Section 6.35 of the Local Government Act 1995. The rating system imposes different rating charges for different types of properties to ensure the Shire of Denmark is able to provide various facilities, services and infrastructure to electors, residents and property owners.

The rating system was initially designed in the 2013/2014 financial year on a revenue neutral basis, in that total rating revenue was not increased before setting the relative level of the differential general rating categories. These relativities remain unchanged in the 2014/2015 financial year and are presented later in the document. Finally, adjustments were made to reflect movements in valuations and to increase the effective rates in the \$ and minimum payments by 4.99%, in the 2014/2015 financial year.

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PAYMENT AND REPRINTING OF A RATE NOTICE

How do I pay my rates?

You may pay your rate notice by any of the methods shown on the bottom of that notice. The options available are:

- *BPay, via phone or internet banking, from your bank or credit account*
- *Post Billpay, over the counter at any Australia Post outlet, or via your Australia Post mobile app*
- *Shire of Denmark website, by clicking on the link located at www.denmark.wa.gov.au, and paying using your credit card[^]*
- *Shire of Denmark phone payment facility, by calling 1300 025 249 (for the cost of a local call), and paying using your credit card[^]*
- *Posting a cheque to the Shire of Denmark, PO Box 183, Denmark WA 6333*
- *Shire of Denmark Administration Centre, at 953 South Coast Highway, Denmark, by cash, cheque, or from your bank or credit[^] account via EFTPOS*

[^]Please note: Mastercard and Visa payments, using the credit facility on those cards, will incur a 1.5% surcharge at the time of payment (not applicable to BPay and Post Billpay in 2014/2015). Other credit card types are not accepted.

Please ensure that your daily card limit will not be exceeded before you proceed to make payment by any of the methods shown above.

Can the Shire of Denmark direct debit from my account?

The Shire of Denmark does not offer a direct debit facility. You are welcome to set up regular payments via your internet banking, using the BPay particulars on your Rate Notice. Please note: if you do set up your own regular payments, then you must ensure that you at least cover the required amounts for each instalment by the required due date.

Can I pay my rate notice using Centrelink's Centrepay system?

Currently, the Shire of Denmark does not offer this facility.

Can I have a copy of my rate notice?

Yes. However, due to the large number of requests each year for a copy due to ratepayers misplacing their rate notice, the Shire of Denmark has introduced a reprint administration fee. The fee is different for emailing, posting, or providing the notice over the counter, based on the time and resources used for each method of sending.

The Shire of Denmark does not charge for a rate notice which is provided due to changes to the charges against your property.

STATE GOVERNMENT REBATES**What is a State Government Rebate?**

The Western Australian State Government pays a rebate to eligible pensioner and senior card holders, towards the cost of their rate charge (GRV or UV) and emergency services levy, once fully paid. Conditions apply, and are detailed on the following websites:

- *Shire of Denmark* at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>
- *Office of State Revenue* at <http://www.finance.wa.gov.au/cms/content.aspx?id=192>

I am a pensioner, and have been offered a State Government Rebate on my rate notice. Why is the rebate not the full 50% off?

The State Government Rebate applies to the rate charge (GRV or UV) and emergency services levy only. Therefore, if there are any other charges on your rate notice, then these amounts have not been reduced.

I am a senior, and have been offered a State Government Rebate on my rate notice. Why is the rebate not the full 25% off?

The State Government Rebate applies to the rate charge (GRV or UV) and emergency services levy only. Therefore, if there are any other charges on your rate notice, then these amounts have not been reduced.

Also, the rebate is capped at a maximum amount for senior cardholders each financial year.

DIFFERENTIAL GENERAL RATING CATEGORIES**Why have my rates increased so much?**

Every rateable property in the Shire of Denmark is allocated a rate code to reflect the valuation, zoning and use of the land. In determining the rate in the \$ and minimum payment for each rate code, the Shire of Denmark considers a number of different factors before setting the relative level of each rate code. In 2014/2015, adjustments were made to reflect movements in valuations and to increase the effective rates in the \$ and the minimum payments by 4.99%, compared to 2013/2014. Individual changes in valuation mean that some properties will have a larger increase, while some will have received a lower increase, or even a decrease.

How much did my rates increase this year?

The following table shows the % change to the rate in the \$ and minimum payment for each of the rate codes in 2014/2015. Each of these rate codes is grouped together into a Differential General Rating Category, with each category having the same rate in the \$ and minimum payment. Due to changes in valuations and the minimum payments, some properties may receive a different % change to that indicated below.

Rate Code	Category	2014 /2015	Last FY	% change	2014 /2015	Last FY	% change		
Land on a Gross Rental Valuation		Rate in the \$			Minimum Payment			GRV Differential General Rating Categories	
11 GRV Residential Zone Improved Use	1	10.2859	9.7970	4.99%	903	860	5.00%	1	GRV Residential Developed (Improved Base)
12 GRV Residential Zone Vacant Use	6	14.9710	14.2595	4.99%	808	770	4.94%	2	GRV Business/Commercial Developed
13 GRV Residential Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%	3	GRV Lifestyle Developed
18 GRV No Zone Improved Use	1	10.2859	9.7970	4.99%	903	860	5.00%	4	GRV Rural Developed
19 GRV No Zone Vacant Use	6	14.9710	14.2595	4.99%	808	770	4.94%	5	GRV Holiday Use Developed
21 GRV Special Residential Zone Improved Use	3	10.5430	10.0419	4.99%	924	880	5.00%	6	GRV Residential Vacant (Vacant Base)
22 GRV Special Residential Zone Vacant Use	9	15.3453	14.6160	4.99%	829	790	4.94%	7	GRV Business/Commercial Vacant
23 GRV Special Residential Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%	8	GRV Rural Vacant
31 GRV Special Rural Zone Improved Use	3	10.5430	10.0419	4.99%	924	880	5.00%	9	GRV Lifestyle Vacant
32 GRV Special Rural Zone Vacant Use	9	15.3453	14.6160	4.99%	829	790	4.94%		
33 GRV Special Rural Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%		
35 GRV Landscape Protection Zone Improved Use	4	10.5430	10.0419	4.99%	924	880	5.00%		
36 GRV Landscape Protection Zone Vacant Use	9	15.3453	14.6160	4.99%	829	790	4.94%		
37 GRV Landscape Protection Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%		
51 GRV Rural Zone Improved Use	4	10.5430	10.0419	4.99%	924	880	5.00%		
52 GRV Rural Zone Vacant Use	8	11.4019	10.8600	4.99%	955	910	4.95%		
53 GRV Rural Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%		
56 GRV Rural Zone Production Facility Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
57 GRV Rural Zone Caravan Park Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
58 GRV Rural Multiple Occupancy Zone Improved Use	4	10.5430	10.0419	4.99%	924	880	5.00%		
59 GRV Rural Multiple Occupancy Zone Vacant Use	8	11.4019	10.8600	4.99%	955	910	4.95%		
60 GRV Rural Multiple Occupancy Zone Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%		
61 GRV Commercial Zone Improved Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
62 GRV Commercial Zone Vacant Use	7	11.4019	10.8600	4.99%	955	910	4.95%		
63 GRV Industrial Zone Improved Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
64 GRV Industrial Zone Vacant Use	7	11.4019	10.8600	4.99%	955	910	4.95%		
65 GRV Professional Office Zone Improved Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
66 GRV Professional Office Zone Vacant Use	7	11.4019	10.8600	4.99%	955	910	4.95%		
67 GRV Tourist Zone Improved Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		
68 GRV Tourist Zone Vacant Use	7	11.4019	10.8600	4.99%	955	910	4.95%		
81 GRV Local Scheme Reserve Improved Use	1	10.2859	9.7970	4.99%	903	860	5.00%		
82 GRV Local Scheme Reserve Vacant Use	6	14.9710	14.2595	4.99%	808	770	4.94%		
83 GRV Local Scheme Reserve Holiday Use	5	11.3145	10.7767	4.99%	992	945	4.97%		
85 GRV Local Scheme Reserve Business Use	2	10.4145	9.9195	4.99%	1,066	1,015	5.02%		

cont...

Rate Code	Category	2014 /2015	Last FY	% change	2014 /2015	Last FY	% change		
Land on an Unimproved Valuation		Rate in the \$			Minimum Payment			UV Differential General Rating Categories	
40 UV Rural Zone Rural Use only	10	0.4349	0.4142	5.00%	1,102	1,050	4.95%	10	UV Base
41 UV Rural Zone Additional Use 1	11	0.4783	0.4556	4.98%	1,213	1,155	5.02%	11	UV Additional Use 1
42 UV Rural Zone Additional Use 2	12	0.5218	0.4970	4.99%	1,323	1,260	5.00%	12	UV Additional Use 2
43 UV Rural Zone Additional Use 3	13	0.5654	0.5385	5.00%	1,433	1,365	4.98%	13	UV Additional Use 3
44 UV Rural Zone Additional Use 4	14	0.6088	0.5799	4.98%	1,543	1,470	4.97%	14	UV Additional Use 4
45 UV Landscape Protection Zone Rural Use only	10	0.4349	0.4142	5.00%	1,102	1,050	4.95%		
46 UV Landscape Protection Zone Additional Use 1	11	0.4783	0.4556	4.98%	1,213	1,155	5.02%		
47 UV Landscape Protection Zone Additional Use 2	12	0.5218	0.4970	4.99%	1,323	1,260	5.00%		
48 UV Landscape Protection Zone Additional Use 3	13	0.5654	0.5385	5.00%	1,433	1,365	4.98%		
49 UV Landscape Protection Zone Additional Use 4	14	0.6088	0.5799	4.98%	1,543	1,470	4.97%		
70 UV Rural Multiple Occupancy Zone Rural Use only	10	0.4349	0.4142	5.00%	1,102	1,050	4.95%		
71 UV Rural Multiple Occupancy Zone Additional Use 1	11	0.4783	0.4556	4.98%	1,213	1,155	5.02%		
72 UV Rural Multiple Occupancy Zone Additional Use 2	12	0.5218	0.4970	4.99%	1,323	1,260	5.00%		
73 UV Rural Multiple Occupancy Zone Additional Use 3	13	0.5654	0.5385	5.00%	1,433	1,365	4.98%		
74 UV Rural Multiple Occupancy Zone Additional Use 4	14	0.6088	0.5799	4.98%	1,543	1,470	4.97%		
90 UV Other Zones Rural Use only	10	0.4349	0.4142	5.00%	1,102	1,050	4.95%		
91 UV Other Zones Additional Use 1	11	0.4783	0.4556	4.98%	1,213	1,155	5.02%		
92 UV Other Zones Additional Use 2	12	0.5218	0.4970	4.99%	1,323	1,260	5.00%		
93 UV Other Zones Additional Use 3	13	0.5654	0.5385	5.00%	1,433	1,365	4.98%		
94 UV Other Zones Additional Use 4	14	0.6088	0.5799	4.98%	1,543	1,470	4.97%		

What is Differential Rating?

Differential rating is where there are different rate codes and different rates in the \$/minimum payments for properties of differing valuation type, zoning, and use. As shown above, the Shire of Denmark uses a rating system with 14 Differential General Rating Categories, with each category containing a number of rate codes classified by valuation type, zoning and use. Each rate code grouped together in a category is considered to consist of properties with valuation types, zonings and uses that are similar in nature.

What is the reasoning behind this rating system?

Please refer to the document titled "Differential Rating in the Shire of Denmark and Statement of Objects and Reasons 2014/2015", located on the Shire of Denmark website at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms> for the objects and reasons for the Differential Rating System.

Does the Shire of Denmark use Specified Area Rating, and what is it?

Currently, the Shire of Denmark does not use specified area rating in its district.

Specified area rating may be utilised by the Shire of Denmark to rate properties within a specific area for a specific purpose predominantly benefiting the ratepayers of that specific area. Such purposes may include parks and garden maintenance in a subdivision, road maintenance in a remote rural area, environmental management of sensitive bushland/waterways within a subdivision, and the provision of public facilities (such as an aquatic centre).

In 2011/2012 and 2012/2013, my vacant GRV property was rated much higher than my developed property, compared to 2010/2011 and previous years. Now, my 2013/2014 and 2014/2015 rate notices show that the charges for my vacant land are similar to my developed land, as it was in 2010/2011. Why is this so?

Prior to 1 July 2011, the Shire of Denmark did not rate GRV properties according to whether the land was vacant or improved. However, a new State Government ruling, which came into effect in 2011, resulted in the change in method of calculating vacant land GRV's for residential land to drop from 5% to 3% of the unimproved capital value. Without any change in the actual valuation, the Shire of Denmark effectively received an approximately 40% drop in valuations simply due to a change in method of calculation. This would have resulted in a 40% drop in income from such properties in 2011/2012.

Therefore, the Shire of Denmark imposed a different rate in the \$ for vacant land, in 2011/2012, to reduce the impact of this State Government ruling upon improved property owners. In 2011/2012, the vacant rate in the \$ was 90% higher than the improved rate in the \$. In 2012/2013, this difference was 75%. Community and ratepayer feedback during 2012/2013 encouraged the Shire of Denmark to lower this difference to 45%, in 2013/2014, between the base rate in the \$ for improved and vacant land. This effectively set the relative level of vacant land rating to be similar to the drop in valuations in 2011.

However, this drop in the relative level of vacant land rating, during 2013/2014, was required to be met by increases in the rates in the \$ for improved land in 2013/2014, so that the relative total rating revenue from GRV properties was maintained.

For 2014/2015, the vacant base rate in the \$ has been maintained at a similar variance of 46% relative to the improved base rate in the \$.

How are the rates calculated?

The GRV or UV charge on your rate notice is calculated as follows:

(Valuation) * (Rate in the \$ expressed as a percentage)

eg. 1 Valuation = \$10,000

Rate in the \$ = 10.0000cents

Rate Charge = \$10,000 * 10.0000% = \$1,000

eg. 2 Valuation = \$400,000

Rate in the \$ = 0.4000cents

Rate Charge = \$400,000 * 0.4000% = \$1,600

If the minimum payment is higher than the rate charge, then the minimum payment replaces the rate charge:

eg. 1 Rate Charge = \$1,000

Minimum = \$1,050

Charge used = \$1,050 (Minimum Payment used)

eg. 2 Rate Charge = \$1,600

Minimum = \$1,050

Charge used = \$1,600 (Rate Charge used)

EMERGENCY SERVICES LEVY [“ESL”]

Is ESL compulsory?

ESL is levied per the Emergency Services Levy Act 2002, and is forwarded to the Department of Fire and Emergency Services to provide funding to fire brigades and SES units. ESL is paid by all properties in Western Australia, including government owned land, and leases on Crown land.

Further information about ESL is available from the Department of Fire and Emergency Services website at <http://www.dfes.wa.gov.au/emergencyserviceslevy>, or by calling 1300 136 099.

VALUATIONS

What does “GRV” and “UV” mean?

GRV and UV are the valuation methods used by Landgate Property and Valuations (formerly Valuer General’s Office) to value properties in Western Australia.

GRV = Gross Rental Value or Valuation

UV = Unimproved Value or Valuation

How is the “GRV” calculated?

The GRV is calculated depending upon the predominant use of the property.

The GRV for improved land, with a dwelling or shop or industrial premises, is an estimate of the gross annual rent that could be realised by leasing out the dwelling, and/or other improvements.

The GRV for improved land, with only an outbuilding upon it, is calculated the same as for vacant land (see below), with an additional capital value for the improvements.

The GRV for vacant residential land is calculated as 3% of the unimproved capital value of the land.

The GRV for vacant non-residential land is calculated as 5% of the unimproved capital value of the land.

Further information is available from the Landgate website at <http://www.landgate.wa.gov.au/corporate.nsf/web/Property+Valuation>.

How is the “UV” calculated?

The UV is simply the unimproved capital value of the land.

Further information is available from the Landgate website at <http://www.landgate.wa.gov.au/corporate.nsf/web/Property+Valuation>.

Has Landgate undertaken a revaluation of all properties in the Shire of Denmark this year, and what does this mean?

Every year, Landgate revalues all UV properties, using various market and statistical data, and then provides those new valuations to the Shire of Denmark before 1 July of each new financial year.

Every four years, all GRV properties are revalued in the Shire of Denmark, with the next such revaluation (called a “General Valuation”) to come into effect on 1 July 2015.

Further information is available from the Landgate website at <http://www.landgate.wa.gov.au/corporate.nsf/web/Property+Valuation>.

My GRV property valuation has changed since last year. Why is this so?

Between each General Valuation (see previous FAQ), individual GRV properties will be revalued due to the following changes (not exhaustive):

- *Completion of a new improvement*
- *Alteration of an existing improvement*
- *Demolition of an improvement*
- *Subdivisions, including the separation of group valued land parcels*
- *Amalgamations, including the group valuing of separate land parcels*
- *Commencement of a restricted use*
- *Cessation of a restricted use*
- *Lease of crown land*
- *Sale of crown land*
- *Zoning amendments*

Why is my rural zoned property valued as GRV, and not as UV?

Where a property is predominantly used for rural purposes, the property is required to be valued as UV. However, Shire of Denmark Council Policy P030101 "Council Rating Equity Policies" provides for the Shire of Denmark to assess whether a UV property under 20 hectares is used predominantly for rural purposes. The effect of this policy is that the Shire of Denmark will consider all such properties to be for non-rural activity unless the owner can provide evidence that any rural enterprise upon that land is viable. In most cases, the Shire of Denmark considers that any rural activity on such small parcels of land is for hobby/lifestyle purposes only, and is incidental to a primarily residential use property.

I disagree with the valuation of my property. How can I object?

The valuation of a property is determined by Landgate. Objections must be made in writing and be lodged with Landgate, at the following address, within 60 days of the date of issue of a rate notice:

The Valuer General

Landgate

PO Box 2222

Midland WA 6936

You are advised to refer to Landgate's website, at <http://www.landgate.wa.gov.au/corporate.nsf/web/Property+Valuation>, prior to lodging a formal objection. Further information can also be sought from Landgate Property and Valuations, on 08 9273 7373.

KERBSIDE WASTE COLLECTION SERVICES

How much have rubbish and recycling fees increased by, in 2014/2015?

In 2011/2012, the cost of providing these services was, for the first time, fully recovered by the income received. In 2012/2013, the average increase was 5%, to ensure full cost recovery.

In 2013/2014, full cost recovery was achieved by the following increases:

- *Domestic Rubbish Weekly* 5.0%
- *Domestic Rubbish Fortnightly* 5.8%
- *Domestic Recycling Fortnightly* 5.1%
- *Commercial Rubbish 1 per week* 15.4%
- *Commercial Rubbish 2 per week* 15.6%
- *Commercial Recycling Weekly* 15.9%
- *Commercial Recycling Fortnightly* 15.8%

In 2014/2015, full cost recovery was achieved by an increase of 5.31% in revenue, with each charge rising by the following amount:

- *Domestic Rubbish Weekly* 5.8%
- *Domestic Rubbish Fortnightly* 5.0%
- *Domestic Recycling Fortnightly* 4.9%
- *Commercial Rubbish 1 per week* 5.0%
- *Commercial Rubbish 2 per week* 4.9%
- *Commercial Recycling Weekly* 6.6%
- *Commercial Recycling Fortnightly* 5.5%

What costs are included in my rubbish and recycling fees?

The following costs are recovered fully each year:

- *Collection of the rubbish from your bin (including the cost of operating the truck and the payment of wages to the drivers)*
- *Transport of the rubbish to Albany's Hanrahan Rd Refuse Site*
- *Fees for dumping the rubbish at Albany's Hanrahan Rd Refuse Site*
- *Contract to Cleanaway for recycling services*
- *Tipping Passes for Bulk Items*
- *Depreciation of plant and equipment used in the provision of rubbish services*
- *Administration of the Kerbside Waste Collection Service database*
- *Operation of the McIntosh Road and Peaceful Bay Transfer Stations*

I own a commercially leased property. Why are the leaseholder's commercial rubbish and recycling charges included on my rate notice for the property?

Prior to 2010/2011, commercial rubbish and recycling was charged for on a separate sundry debtors invoice. However, due to the inherent difficulties resulting from the practice of invoicing businesses and not property owners, the Shire of Denmark commenced charging these fees on the rate notice, in 2010/2011, which was the system used prior to 2001.

Commercial-lease property owners are advised to recover this cost in their commercial lease arrangements with the lessee.

I don't receive rubbish or recycling services. Can I have tipping passes?

No. As rubbish and recycling fees include the cost of tipping passes, to dump bulk items at a Shire of Denmark Transfer Station, those ratepayers who do not pay for such a service are not entitled to the pass.

The tipping pass system replaced a pre-2003 household bulk item kerbside pickup service for rubbish customers. Therefore, tipping passes are simply a different system to continue bulk item collections for customers who pay for a rubbish service.

Why didn't I get my tipping passes with my rate notice?

For 2014/2015, tipping passes were posted with the rate notice to all ratepayers who pay for a rubbish service (except where properties are managed by a real estate agent, or other property management company). This year, the Shire of Denmark sent tipping passes with the rate notice to save on postage costs.

If you did not receive your tipping passes, then please contact the Infrastructure Services team, by calling 08 9848 0300, or email to enquiries@denmark.wa.gov.au. Alternatively, the Customer Service Officers at the front counter of the Shire of Denmark Administration Centre may be able to assist you further.

How do I apply for a rubbish or recycling service?

If your property is located within a service area, you may apply for a rubbish or recycling service by completing the 'Kerbside Waste Collection – New Service Form' located on the Shire of Denmark website at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>, and sending the completed form to the Shire of Denmark Administration Centre via post, fax, email, or in person. Please use this form to also add extra rubbish or recycling services to your property.

A map of service areas is available from the Shire of Denmark website at <http://www.denmark.wa.gov.au/waste-services>, along with a calendar showing the dates of pickup for each service area.

How do I cancel my rubbish or recycling service?

If your service is for a completed residential dwelling, then you may not cancel your service***, as the Shire of Denmark provides domestic rubbish and recycling pickups as a compulsory service (exceptions apply in designated opt-in areas). However, if the service is for a vacant parcel of land, or is for a business/organisation, then you may cancel a rubbish or recycling service by completing the 'Kerbside Waste Collection – Cancellation Form' located on the Shire of Denmark website at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>, and sending the completed form to the Shire of Denmark Administration Centre via post, fax, email, or in person.

***if you have more than one domestic rubbish, or more than one domestic recycling, service, then you may cancel the extra service/s

How do I amend the frequency of my rubbish or recycling service?

Where applicable, you may apply for an amendment to the pickup frequency of your current rubbish or recycling service by completing the 'Kerbside Waste Collection – Amendment Form' located on the Shire of Denmark website at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>, and sending the completed form to the Shire of Denmark Administration Centre via post, fax, email, or in person.

Where can I get further information about Kerbside Waste Collection Services?

Further information is available on the Shire of Denmark website at www.denmark.wa.gov.au. Alternatively, you may contact the Infrastructure Services team on 08 9848 0300.

PROPERTY ADDRESSING

Why is the property address on my rate notice different to the lot number that I have previously used?

In the 2000's, the Shire of Denmark worked closely with Landgate, Australia Post, and emergency services organisations to introduce a property addressing system which numbers properties consecutively along a road, with respect to the distance from the beginning of the road to each access point along that road.

With the update to the Australian/New Zealand Standard AS/NZS 4819:2011 "Rural and Urban Addressing", the Shire of Denmark will continue to review property addressing to ensure compliance with that standard, which enables the precise location of a property, especially in an emergency.

The lot number is part of the legal description of the property, but does not provide easy location of a property as lot numbers do not run consecutively along a road.

If you wish to use your lot number, then you are advised to use the property address as the main method of communicating the location of the property, and also give the lot number as a secondary reference in the address:

eg. 30 (Lot 105) Macpherson Drive, Nornalup WA 6333

Australia Post has informed the Shire of Denmark that it will not deliver to lot numbers.

I live in Denmark, so why is my locality not Denmark?

In conjunction with the introduction of the property addressing system last decade, the Shire of Denmark divided the district into the following localities:

- *BOW BRIDGE*
- *DENMARK*
- *HAY*
- *HAZELVALE*
- *KENTDALE*
- *KORDABUP*
- *MOUNT LINDESAY*
- *MOUNT ROMANCE*
- *NORNALUP*
- *OCEAN BEACH*
- *PARRYVILLE*
- *PEACEFUL BAY*

- SCOTSDALE
- SHADFORTH
- TINGLEDALE
- TRENT
- WILLIAM BAY

Your property locality forms part of your property address. Australia Post currently delivers to wrongly addressed properties in the Shire of Denmark; however, Australia Post reserves the right to return-to-sender any mail that does not have the correct locality in the mailing address. You are therefore advised to ensure that all your correspondents use your correct locality. If your rate notice has the incorrect locality in the mailing address, then please notify the Shire of Denmark.

How is a rural property address determined?

The following examples provide the method of determining a property address located in a rural area:

1. If the access to a property is located on Kordabup Road, 4.63km from the intersection (X) of Kordabup Road and South Coast Highway, then the street name will be Kordabup Road, in the locality of Kordabup, and the street number will be calculated as follows:

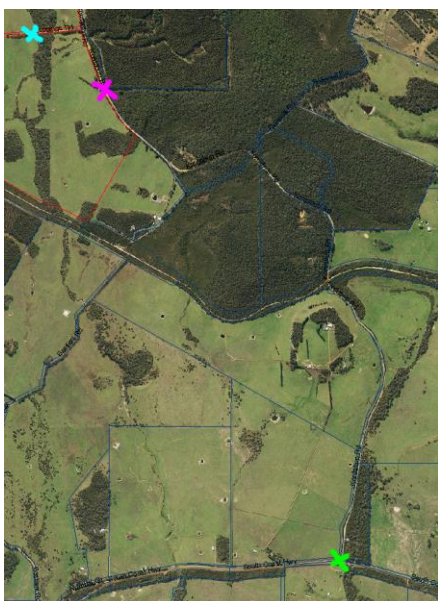
$$4.63\text{km} = 4,630\text{metres}$$

$$4,630\text{m} / 10 = 463$$

The access is located on the left hand side of the road (X), travelling from South Coast Highway; therefore, the access is allocated an odd number.

Therefore, the property address would be 463 Kordabup Road, Kordabup WA 6333

2. If the property in example 1 is also bordered by Skippings Road to its north, and the main access to the property was from Skippings Road (X), then the property would be allocated the Skippings Road address as a primary address, and the Kordabup Road address (X) as an alternative address. The primary address would be included on the Certificate of Title.



Every land parcel on a property is issued a primary address.

Further information about rural and urban property addressing may be sought from the Shire of Denmark Rating Services team, on 08 9848 0300, or rates@denmark.wa.gov.au.

How is an urban property address determined?

The following examples provide the method of determining a simple property address located in an urban area:

1. If the access to a property is located on Harlequin Street, and is the second house on the left (X) from the intersection (X) of Harlequin Street and Ocean Beach Road, then the street name will be Harlequin Street, in the locality of Denmark, and the street number will be given the second odd number available, which should be number 3. Therefore, the property address would be 3 Harlequin Street, Denmark WA 6333.
2. If the property in example 1 also bordered Escort Close to its east, and the main access to the property was from Escort Close (X), then the property would be allocated the Escort Close address as a primary address, and the Harlequin Street address (X) as an alternative address. The primary address would be included on the Certificate of Title. In this example, as the access to Escort Close is the first house on the right from the intersection of Escort Close and Harlequin Street, then the street number would be the first even number available, which should be number 2.



Every land parcel on a property is issued a primary address.

Further information about rural and urban property addressing may be sought from the Shire of Denmark Rating Services team, on 08 9848 0300, or rates@denmark.wa.gov.au.

PROPERTY OWNERSHIP

How do I change my name on the rate notice?

The name on the rate notice reflects the registered proprietor on the Certificate of Title for the relevant property. If your name has changed, then please provide the Shire of Denmark with a Certificate of Title, or a letter from a conveyancer or legal representative, showing the change of name. Landgate forms and fees in relation to the change of your name on the Certificate of Title are available from Landgate's website: <http://www.landgate.wa.gov.au/corporate.nsf/web/Forms+and+Fees>.

If your rate notice relates to a property that you are leasing from the State of Western Australia, or from the Shire of Denmark, then please contact the relevant Lessor to find out how to record the change of your name.

There are more than two owners for my property. Why aren't they listed on the rate notice?

The rate notice only has room for listing two owners. If there are more than two owners for a property, then the number of extra owners will be stated below the address field on the rate notice. If this is not so, then please inform Rating Services within 21 days of the date of the rate notice.

My property was transferred into my name only. Why is the old owner still listed on the rate notice?

The new owner is required to provide proof to the Shire of Denmark when they purchase a property. This proof may be via an Advice of Sale from the new owner's conveyancer, or via a Certificate of Title. If the Shire of Denmark has not been informed of the transfer, then the new ownership will not be reflected on the rate notice.

If you are confident that the Shire of Denmark has been informed of the transfer, then please contact Rating Services to discuss.

FURTHER INFORMATION

Further information about your rate notice may be sought from the Rating Services team, at the Shire of Denmark, on 08 9848 0300, or rates@denmark.wa.gov.au.

Please also refer to the back of your rate notice, and to the Shire of Denmark website at <http://www.denmark.wa.gov.au/finance-and-administration-documents-and-forms>.