



POLICY DOCUMENT

7.63.8

Policy Name	RATES CONCESSION SCHEME FOR DEVELOPMENTS
Policy No.	7.63.8
Version:	6
Strategic Reference:	1.2 Investigate and implement policies to facilitate and enable diversity of economic development and investment activities
Responsible Department:	Corporate & Community Services
Policy Adopted:	15 May 2023
Last revised date:	27 June 2023
Minute reference:	CO 23/083
Next review date:	Council will endeavour to review this policy annually or following significant change to legislation or aspects included within this policy.
Applicable Legislation:	Local Government Act 1999
Related Policies:	
Related Documents:	

1. **PURPOSE**

The Local Government Act 1999, Section 166 allows Council to grant a rebate of rates or service charges. Council has determined that it is desirable for the purpose of encouraging and securing appropriate quality development in the City, to offer Rates Concessions as follows:

2. **NEW DEVELOPMENT IN EXCESS OF \$1,000,000 (NOT INCLUDING LAND)**

Pursuant to Section 166 (1) of the Local Government Act 1999, all property which has:

- been improved in value in excess of \$1,000,000, and
- has been completed within the twelve months prior to the adoption of rates,

may, on application, be granted a rate rebate in the current financial year only, equivalent to 50% of the rateable amount excluding the fixed charge component, the Waste and Recycling Service Charges, the Regional Landscape Levy (Formerly NRM Levy) and any other service or separate rates applied by council.

The application for the rebate must be submitted in writing to the Rates Officer along with documented evidence that demonstrates that the application meets the required criteria.

Full payment of the current year's rates and any outstanding rate amounts applicable to the property, must be made in the first instance and if the application for a rebate is approved the appropriate refund will be provided to the applicant.

3. LAND DIVISION AND STRATA/COMMUNITY TITLE DEVELOPMENTS

Pursuant to Section 166 (1) (a) and (k) of the Local Government Act 1999, land which has been:

- developed by subdivision
- completed within the previous financial year, and
- where Council has received valuation data on all land titles issued within the subdivision,

may, on application, be granted a rate rebate in the current year equivalent to 50% of the rateable amount excluding the fixed charge component, the Waste and Recycling Annual Service Charges, the Regional Landscape Levy and any other service or separate rates applied by council.

If approved, a 50% discretionary rebate will be applied to the unsold properties and the appropriate refund will be provided to the applicant. After the first year the rebate will be applied automatically to the properties that remain unsold, for a further two years, up to a maximum of 3 years.

An application for the rebate must be submitted in writing in the first instance to the Rates Officer and must be submitted with documented evidence that demonstrate that the application meets the required criteria. The rates must be paid in full before claiming the rebate for the first year after completion of the subdivision.

4. RELEVANT DELEGATED POWERS AND DUTIES

Any actions or decisions made regarding this policy, will be enacted upon as per Council's current Delegations Register.