

Policy Objectives

The scheme is intended to provide a measure of rating relief to property owners where the transition to the Mangawhai Wastewater Targeted Rate Capital Contribution A, Capital Contribution B or Capital Contribution C may cause undue transition difficulties.

To give such ratepayers the option of postponing the requirement to pay the Capital Contribution rate, subject to the full cost of postponement being met by the ratepayer and Council being satisfied that the risk of loss in any case is minimal. The other option available is not to allow for postponement of these rates.

Personal Details

Name of Ratepayer Applicant: _____

Postal Address: _____

Physical Address of Property: _____

Amount of latest Rates Assessment: \$ _____

Amount requested for postponement: \$ _____

Owner(s) of property (if different from above) if in multiple ownership please list all owners

Valuation Assessment Number: _____

Certificate of Title Number: _____ Lot Number: _____

Please indicate which Targeted Rate Capital Contribution you are applying for

Mangawhai Wastewater Targeted Rate Capital Contribution A
(Where the property is capable of connection but not yet connected)

Mangawhai Wastewater Targeted Rate Capital Contribution B

Mangawhai Wastewater Targeted Rate Capital Contribution C

I hereby certify that I (we) meet the criteria for postponement shown on this application, consent to the conditions of the Rates Postponement Policy and agree to pay all costs associated with the Rates Postponement Policy.

Signature of Applicant: _____

Date: _____

Criteria

Rates postponement is available only on properties that are defined as residential where the following targeted rates are assessed:

1. Mangawhai Wastewater Targeted Rate Capital Contribution A and where the property is capable of connection but is not yet connected.
2. Mangawhai Wastewater Targeted Rate Capital Contribution B.
3. Mangawhai Wastewater Targeted Rate Capital Contribution C.

Postponement is available only if the applicant(s) is/are the legal owner(s) of the property. This includes homes owned by Family Trusts.

Conditions

General Conditions

- 1 Council's financial year starts on 01 July and ends on 30 June each year. To apply for rates to be postponed for the year starting 01 July, the application must be received in writing by Council before 01 May.
- 2 All applications will be considered on a case-by-case basis and must meet the eligibility criteria.
- 3 The ratepayer is required to pay all other rates, including wastewater annual charges.
- 4 Where any instalment of a postponed rate is not paid by the due date for that payment:
 - a) The Council may add penalties to the unpaid rate the same way as for any other unpaid rate;
 - b) The Council may review whether the rest of the postponed rates will continue to be postponed under this scheme, or whether, and if so when, they will become payable.
- 5 Postponed rates and any part thereof may be paid at any time.
- 6 Applicants may elect to postpone a lesser amount than the maximum they would be entitled to under the scheme.
- 7 Postponed rates will be registered as a Statutory Land Charge on the Certificate of Title.
- 8 Council will add a postponement fee to the postponed rates for the period between the due date and the date the rates are paid. This fee is to cover Council's administrative and financial costs and may vary from year to year and will vary between the three rates eligible for postponement under this scheme.
- 9 Applicants will be encouraged to obtain financial and/or legal advice about the rates postponement from an appropriate independent person.

Specific conditions

Mangawhai Wastewater Targeted Rate Capital Contribution A and where the property is capable of connection but not yet connected.

- 1 The ratepayer may apply to postpone the annual capital contribution of \$676.00 per annum. Any postponement is valid for that year only. Ratepayers must apply in writing each year in which rates

postponement is sought.

- 2 Postponed rates will be payable at the earliest of:
 - a) The ratepayer(s) ceasing to be the owner of the property, providing that in the event of death rates will be payable three months after grant of probate or letters of administration; or
 - b) Seven years after the date of postponement; or
 - c) A date specified by Council, in the event that any land rate is not paid by the due date for payment and the Council decides that the rates will no longer be postponed under this scheme.

Mangawhai Wastewater Targeted Rate Capital Contribution B.

- 1 The ratepayer may apply to postpone the Capital Contribution rate of \$4,198.50 by paying the amount over 15 years. Including the postponement fee, annual payments of \$460.68 (including GST) would apply. Each annual payment is to be paid in four equal instalments of \$115.17 each, the due date being the instalment date applicable for other land rates.
- 2 If a ratepayer applies to postpone the Capital Contribution rate and pay the amount over 15 years, the ratepayer may also then apply to postpone the annual capital contribution of \$460.48 per annum. Any postponement is valid for that year only. Ratepayers must apply in writing each year in which rates postponement is sought.
- 3 Postponed rates will be payable the earlier of:
 - a) The ratepayer(s) ceasing to be the owner of the property providing that in the event of death rates will be payable three months after the grant of probate or letters of administration; or
 - b) Seven years after the date of postponement; or
 - c) A date specified by Council, in the event that any land rate is not paid by the due date for payment and the Council decides that the rates will no longer be postponed under this scheme.

Mangawhai Wastewater Targeted Rate Capital Contribution C.

- 1 The ratepayer may apply in writing to postpone the capital contribution rate of \$1,482.50 by paying the amount over five years. Including the postponement fee, annual payments of \$361.48 (including GST) would apply. Each annual payment is to be paid by way of four equal instalments of \$90.37, the due date being the instalment date applicable for other land rates.
- 2 Postponed rates will be payable the earlier of:
 - a) The ratepayer(s) ceasing to be the owner of the property providing that in the event of death rates will be payable three months after grant of probate or letters of administration; or
 - b) A date specified by Council in the event that any land rate is not paid by the due date for payment and the Council decides that the rates will no longer be postponed under this scheme.

Financial and Legal Advice

Applicants will be encouraged to obtain financial and/or legal advice about the rates postponement from an appropriate independent person.

Costs

The costs to postpone Mangawhai Wastewater Targeted Rate Capital Contribution A, B and C includes the registration of a one-off Statutory Land Charge and postponement fee. The cost to register a Statutory Land Charge is \$85.00 per hour plus any charges to Council plus 10% of the amount postponed. For the 2015/2016 year that will be \$347.50 plus 10% of the amount postponed. The cost to release a Statutory Land Charge is \$85.00 per hour plus any charges to Council. For the 2015/2016 year that will be \$127.50.

Please note: If applicable it is important that a mortgagee holder is aware of a Statutory Land Charge. The applicant is requested to notify the mortgagee and provide Council with written consent. There may be bank fees associated with providing written consent.

Reporting

Ratepayers to be given details of postponed rates each year.

Not less than once annually every ratepayer, whose rates have been postponed under this policy, will be provided with:

- a) A statement showing the total annual rates currently due;
- b) A breakdown showing year-by-year the total amount of the postponed rates and the postponement fee (showing administrative and financial costs).