



OUTSTANDING RATES COLLECTION POLICY

POLICY OBJECTIVE

The objective of this policy is to clearly set out guidelines for the collection of outstanding rates and charges, applicable legal action requirements and associated rating procedures within the Shire of Derby/West Kimberley.

POLICY STATEMENT

1. Rates Notices and Penalty Notification

A notation is to be made on each rate notice stating the rate of interest which is to be imposed on rates and service charges which are unpaid, together with the date from which the interest will apply.

All rates notices following issue of the original notice must be clearly marked "Final Notice", "Interim Notice", "Instalment Reminder" or "Copy of Original".

2. Recovery of Outstanding Rates and Charges

1. The debt recovery process is always subject to the priority positions as outlined in the Financial Hardship policy.
2. Should any number of rates or charges remain unpaid following the due date stated on the original notice (after close of business on the 35th day after the original notice was issued) penalty interest shall be applied and a final notice will be issued allowing 14 (fourteen) days for payment.
3. The final notice must state that if any amount remains unpaid after the fourteenth day, the assessment will be referred to a debt collection agency appointed by the Council for collection of the outstanding amounts.
4. The Manager Corporate Services will approve the final list to be sent to the debt collection agency. The Chief Executive Officer or Director Corporate Services is required to be consulted prior to further legal action being undertaken.
5. Final notices are not to be issued to eligible pensioners or seniors that are entitled to receive rebates or defer rates and charges under the *Rates and Charges (Rebates and Deferments) Act 1992* as such persons have until 30 June in the applicable financial year to make payment, without incurring any late payment penalties.
6. Any assessments with outstanding rates and charges after the due date of the final notice shall be issued with a letter of demand by Council's debt collection agency, the letter shall advise of impending legal action for recovery of the unpaid amounts, allowing 7 (seven) days for payment.
7. If no response is received and no alternative arrangement is entered into following the letter of demand, the assessment is to be processed by Council's debt collection agency for the lodgment of a general procedure claim and served by a bailiff servicing the property owner's area.
8. In accordance with Section 6.56 of the *Local Government Act 1995*, the costs associated with further legal action, inclusive of the lodgment of the general procedure claim, are recoverable from the property owner/s and are to be debited to the rates account, exclusive of any company search fees.



Shire of Derby / West Kimberley

9. Property owners are required to either pay the full amount on the general procedure claim, inclusive of any legal charges, or enter into an alternative instalment plan as agreed between the ratepayer and Council.
10. Any payments received from ratepayers whom a general procedure claim has been issued, must immediately be removed from any further legal action. If costs have already been incurred then the ratepayer is responsible for payment of these in addition to the outstanding rates and charges and any applicable penalties.
11. In cases where the owner of a leased or rented property on which rates and charges are outstanding cannot be located or refuses to settle rates owed, notices may be served on the lessee or tenant under the provisions of Section 6.60 of the *Local Government Act 1995*, requiring the lessee or tenant to pay to the Council the rent due under the lease/tenancy agreement as it becomes due, until the amount in arrears has been paid.
12. In cases where the owner/s cannot be located, Council's debt collection agency can be requested to carry out a "skip trace" on the ratepayer. The costs associated with a skip trace cannot be recovered from the ratepayer.
13. If the property owner/s has not responded to the general procedure claim, a Property Seizure and Sale Order (PSSO) is to be lodged within 14 (fourteen) days after the date of service of the general procedure claim. The PSSO is to be served by a bailiff servicing the property owner/s area.
14. If rates and service charges which are due to Council in respect of any rateable land have been unpaid for at least three years a caveat may be registered on the title for the land, under the provisions of Section 6.64 (3) of the *Local Government Act 1995*. The approval of Council is to be obtained before this course of action is undertaken.
15. If rates and service charges in respect of any rateable land remain outstanding for at least three years, Council may take possession of the land and either; lease the land, sell the land, transfer to the Crown, or transfer to itself under the provisions of Section 6.64 of the *Local Government Act 1995*. The approval of Council is to be obtained before this course of action is undertaken (which can include a suitable notification to either the Audit, Risk and Improvement Committee or to Council of a proposal to progress under delegation, an action outlined in s.6.64).



Policy Details			
Original Adoption date:	27 August 2009	Review Frequency (Annual/Bi-annual):	2 years
		Next Review Due:	November 2027
Policy Implementing Officer or Team:	Manager Corporate Services	Policy Reviewer:	Director Corporate Services
Legislative Head of Power (Act, Regulation, or Local Law):	<i>Local Government Act 1995, Part 6, Div. 6</i>		
Related Documents (other Policies, Operational Procedures, Delegations, etc.):	Rating Administration Policy Delegation 1.1.22 Defer, Grant Discounts, Waive or Write Off Debts Delegation 1.1.25 Agreement as to Payment of Rates and Services Charges Delegation 1.1.27 Recovery of Rates or Service Charges Delegation 1.1.28 Recovery of Rates Debts - Require Lessee to Pay Rent Delegation 1.1.29 Recovery of Rates Debts - Actions to Take Possession of the Land		
Version Control Council Meeting Review Details:			
Review #:	Council Meeting Date:	Item/Resolution#:	
1.	28 February 2019	Item 9.1.1 Res. 005/2019	
2.	24 June 2021	Item 11.2 Res. 57/21	
3.	24 February 2022	Item 11.5 Res. 07/22	
4.	28 April 2022	Item 12.1 Res. 53/22	
5.	29 June 2023	Item 12.3 Res. 70/23	
6.	27 November 2025	Item 14.1 Res. 46/25	