



RATES RELIEF / REMISSION

Fact Sheet 2017/2018

The Council has developed a rates relief package specifically for properties that have been damaged by the earthquake of 14 November 2016 and associated aftershocks, to the extent that those properties are uninhabitable, unsafe to occupy, or materially and detrimentally affected.

Damaged property eligible for rates relief is limited to those properties whereby:

Type A: A dwelling or building has been determined to be uninhabitable, unsafe or unfit for purpose by a qualified structural engineer, EQC or other qualified person

Type B: The property has been materially and detrimentally affected to other factors, such as:

- i. Unable to connect to services (sewerage and/or water) for longer than one month; or
- ii. Only parts of the building are uninhabitable or unsafe to occupy, and this is material to use of the building; or
- iii. There is no longer any safe access to the property by Council-owned road due to earthquake damage (excluding state highway and private road); or
- iv. The property cannot reasonably be occupied due to some other factor and as a direct result of the earthquake.

The rates relief package:

Owners of uninhabitable homes on less than one hectare will receive a 100% rates write-off of all rates for the period that the home is uninhabitable (between 1 July 2017 to 30 June 2018).

Uninhabitable houses and farm buildings on land greater than one hectare will receive a rates write-off equal to 100% of improvement value on all rates based on capital value, and all uniform annual charges on the separately used or inhabited part of the rating unit where there is more than one separate part. This has the effect of writing off rates leaving only those rates that would apply if the property were bare land.

Commercial businesses which are red-stickered or unsafe to occupy will receive a rates write-off similar to that for rural properties (only those rates would apply as if the property were bare land), including a write-off of those rates specific to commercial property such as the commercial rate, accommodation sector charge, public rubbish bin charge, and registered premises charge.

In all instances, this rates relief package applies for the period from 1 July 2017 to 30 June 2018, and write-off of rates will be pro-rated according to the actual period that the property is uninhabitable within those dates. The Council will review its approach to rates relief for the rating year commencing 1 July 2018.

Properties that have not been deemed uninhabitable, or have not been significantly affected by the earthquake, are not eligible for rates relief.

If I am eligible for rates relief, what happens next?

If you believe you are eligible for rates relief, please send in your application form by 20 June 2018 so that we can process it before the next rates instalment is due.

Your details will be checked and verified against the records Council holds about damaged properties in the Kaikoura district. Type A properties (i.e. red-stickered) will be processed without delay. Properties of Type B will be assessed by the Finance, Audit & Risk committee.

You will be notified whether the rates remission has been approved for your property, including what rates remain payable (if any). Invoices will be issued showing the balance of any rates due after the remission has been credited. If you have a credit balance, you are entitled to request a refund or you may wish to let the credit balance roll over into the 2018/2019 rating year.

Should you change your address or your circumstances change in any way that might affect your eligibility for the rates remission, please contact our Rates & Revenue Officer, Bridget Taylor, or our helpful Customer Services Officers, Jojo or Novi, phone (03) 319-5026.

Specific terms and conditions

Rates relief is not available if the uninhabitable building or land continues to be occupied despite having been deemed unsafe to occupy. To clarify, rates relief will be available where a house has been deemed uninhabitable and the occupants opt to stay in a caravan or safe building on the land, but rates relief will not be available if the occupants opt to stay in the uninhabitable building. Similarly rates relief will not be available if the occupants opt to stay on land deemed unsafe to occupy due to risk of rock-fall or some other hazard, unless they are well clear of the hazard.

Rates relief is not available where the occupants have chosen not to occupy their property for any reason other than it having been deemed uninhabitable or unsafe to occupy.

How do I apply for rates relief?

We will need to receive your application for rates relief by 20 June 2018 so that we can process it in time for the final rates instalment for the 2017/2018 year. If you believe you are eligible for rates relief, please complete the Rates Relief / Remission Application Form 2017/2018.

Forms are available on our website www.kaikoura.govt.nz, at the Council office on the top floor of the civic centre, 96 West End, Kaikoura, or phone us (03) 319-5026 and we will post the form to you.

You will need to attach evidence of your circumstances, such as a photo or copy of the red sticker, or notice that your property is unsafe to occupy, etc. Send evidence with your completed application form by;

Email to	rates@kaikoura.govt.nz
Post to	Kaikoura District Council PO Box 6 Kaikoura
Hand to	Reception desk, top floor of the Civic Centre 96 West End Kaikoura