

## Overview

The Rating Strategy guides the setting of Rates. Each year the Council is guided by the strategy when reviewing considering the impact of rate changes.

The strategy outlines the base of rating to be land use type. Due to a change in the factors influencing rating, the council is looking to review how the rates are raised.

When setting the rates for the coming year Council considers the changes in property valuations and the distribution of the rate burden along with the feedback from the Business Plan community consultation.

Average residential rate increase will be \$46 which is less than 90cents per week.

Rates form part of the income for the Council to deliver its services and activities for the community.

## How does Council work out the total rates?

**Who works out the value of my property?**

**Has my property value changed?**

**How are rates calculated?**

**Am I eligible for a concession?**

**When do rates need to be paid?**

**Am I eligible for a rebate or concession?**

### *How does Council work out the total rates?*

The setting of the rates is guided by the Rating Strategy which was adopted in 2013 and is taken into account each year when Council considers the setting of rates. The strategy has worked well reducing the annual rate increase from 15% down to 4.9% for 2018/19.

### *Has my property value changed?*

The Valuer General has provided the property valuation information for the Council area to be used for 2018/19. This information will be updated again in June however the current information is reliable enough to be used as a basis for rate modelling options.

The most recent information shows that the overall increase in the valuation is 3.2% of which 0.81% represents growth.

Average valuation changes by land use:

- increases in Commercial - Shop, Industry – light, and Primary Production.
- decreases in Commercial – Office and Vacant Land,
- low or no change in Residential, Commercial – Other, Industry – Other and Other.

The following table reflects the Property valuation average change by Land Use type:

Capital Value By Land Use	2017/18 % change	2018/19 % Growth	2018/19 Overall % Change
Residential	-0.4%	0.8%	1.2%
Commercial - Shops	2.6%	0.2%	6.5%
Commercial - Offices	1.8%	1.2%	5.2%
Commercial - Other	11.3%	2.4%	3.4%
Industry - Light	1.8%	3.7%	0.4%
Industry - Other	0.4%	0.1%	0.0%
Primary Production	8.8%	0.5%	8.9%
Vacant Land	17.6%	0.1%	11.4%
Other	4.2%	1.4%	2.3%
<b>ALL</b>	<b>2.5%</b>	<b>0.8%</b>	<b>3.2%</b>



## ***How are rates calculated?***

The rating structure includes various components which make up the rates payable, depending on the land use of the property. The proposed Rates for 2018/19 are as follows:

### **Fixed Charge (applicable to all properties)**

@ \$490 per property

### **+ Capital Valuation x Rate in \$**

differential rates determined by land use type:

Residential	0.402 cents in the \$
Commercial/Industrial	0.804 cents in the \$
Industrial (Smelter)	4.875 cents in the \$
Vacant	0.804 cents in the \$
Primary Production	0.321 cents in the \$
Other	0.402 cents in the \$

### **+ Waste Management Service Charge**

(applicable to all residential properties) @ \$230

### **+ CWMS Service Charge (per serviced property)**

Crystal Brook	Occupied \$189, Vacant \$142
Napperby	Occupied \$442, Vacant \$331

### **+ NRM Levy (paid to the NYNRM Board)**

(applicable to all properties) @ 0.0181 cents in the \$

### **= Total Rates Payable**

## ***When do rates need to be paid?***

Rates may be paid in full by 5 September 2018 or by quarterly instalments due on **5 September 2018, 5 December 2018, 6 March 2019 and 5 June 2019.**

Rates can also be paid monthly, fortnightly or weekly using any of the payment options that are available. Rates can also be paid in advance. Further information is available from the Council Administration Office, Port Pirie.

## ***How can I pay my Rates?***

Rates can be paid using a variety of methods including in person at Port Pirie or Crystal Brook or by post or online.

## ***Am I eligible for a rebate?***

Councils are required to rebate (discount) the rates payable on some land. There are mandatory and discretionary rebates. Mandatory rebates are set out in legislation and in addition, the Council is allowed a wide discretion to rebate any percentage of rates for a number of purposes. Each rebate that is granted either reduces the Council's revenue and its capacity to provide services, or else it effectively increases the amount that must be collected from other ratepayers.

## ***Am I eligible for a concession?***

Council no longer administers pensioner concessions for rates. Eligible cardholders will receive a Cost of Living Concession from the Department for Communities & Social Inclusion.

## ***What other options are available?***

Further details on rates calculations, concessions and valuations are provided in the Business Plan and on the reverse side of rate notices. Information about Postponement and Remission of Rates is also available in the Rates Policy and also from the Council Administration Office, Port Pirie.