

Overview

The Rating Strategy guides the setting of Rates. Each year

It is a vital tool used for responsible financial management to guide the council to achieve financial sustainability.

The Rating Strategy was last reviewed in 2013 with the main aim to increase the average residential rate to be more in line with the state average.

The Rating Strategy also saw a change to rates based on land use type with residential as the base. This means for example that commercial, industrial and vacant land use types attract a rate in the dollar that is twice the residential rate.

Due to the changes in the major influences to the calculation of rates, a review of the strategy is planned for 2019.

Further information is available from the Council Administration Office, Port Pirie.

Rating Strategy 2018-28

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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.

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.

How does Council decide on the land use types?

The categories are Residential, Commercial, Industrial, Primary Production, Vacant and Other, as defined in legislation. Council cannot adjust these categories. Land is categorised (and valued) by the Land Services Group (SA Government).

Who works out the value of my property?

Council has adopted Capital Valuations, as provided by the Valuer-General, as the basis to raise its annual rates. Objections to valuations may be made to the State Valuation Office. The Council has no role in this process. The lodgement of an objection does not change the due date for the payment of rates.

How are rates calculated?

The rating structure includes various components which make up the rates payable, depending on the land use and location of property.

Fixed Charge (applicable to all properties)

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

+ **Waste Management Service Charge**
(applicable to all residential properties)

+ **CWMS Service Charge (per serviced property)**
(Crystal Brook and Napperby properties)

+ **NRM Levy (paid to the NYNRM Board)**
(applicable to all properties) x rate in \$

= **Total Rates Payable**

Why do my rates increase each year?

One or more of three reasons:

- Increase in the valuation
- Increase in the Fixed Charge or the rate in the dollar
- Change in Land Use Type.

Why do businesses pay a higher rate in the dollar than residences?

Businesses often incur higher costs to Council to maintain roads and other infrastructure for increased activity associated with their premises. Most Councils apply this principle for business.

What can I do about a large increase in my rates?

- You can object to your valuation if you feel it is too high; or
- You can object to your land use category if it is not accurate.

Adjustments may occasionally result in increased valuations and therefore rates.

If you are suffering hardship, please see the Rates Officer to discuss other payment terms.

How do Port Pirie Council rates compare with other Councils?

The average residential rates are still below the average residential rates in SA.

Why is there a fixed charge?

The fixed charge enables a standard fee to be applied to every property in the council area, regardless of value. In total, it raises about one third of all rate revenue. A single fixed charge is applied to adjoining properties or where they are part of a single farming enterprise.

How is the Waste Service Charge calculated?

Council has a three bin waste collection service for all residential properties. Council is required to recover no more than the actual cost of providing the service. Council only recovers the amount it costs to collect and dispose of the collected waste, which has to be transported to Inkerman.

Why do I have to pay if I'm not on the collection route?

You will receive a 25% discount if your property access is 0.5km to 2km from the waste collection point, a 50% discount for 2km to 5km and no charge for over 5km.

How are the CWMS fees calculated?

Council provides effluent disposal systems to residential and commercial properties in Crystal Brook and Napperby. The full cost of operating and maintaining the service is recovered through a charge for each property to which the service is available, including non-rateable properties.

Vacant properties pay 75% of the full rate, as occupied properties also incur the cost of pumping out of septs. All surplus funds previously raised are kept as dedicated funds for future use.

The fees will be reviewed in consideration of the latest information every few years.

What is the Natural Resources Management Levy?

The Natural Resource Management Act 2004 requires Council to raise a levy on behalf of the Northern and Yorke Natural Resources Management Board. This levy is shown separately on the rates notice. Council recovers this amount by applying a 'rate in the dollar' against the capital value of every property in the area. Council does not retain this income, nor determine how the income is spent.

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.