

HOW YOUR RATES ARE CALCULATED

THE COMPLEX POLICY SIMPLIFIED

COMPONENTS OF YOUR COUNCIL RATES NOTICE



GENERAL RATES CAPPED BY IPART

A council can only raise its general rates and charges up to the approved rate peg (capped by IPART). Any amount above the rate peg requires consultation with the community and authorisation by IPART.

WASTE MANAGEMENT LEVY

The Waste Management Levy assists to spread more equitably the costs associated with services currently being provided including public litter, Village Recycling Bins, Green Waste and Recycling at Blayney Landfill and waste management services for all residents.

WASTE COLLECTION CHARGES IF APPLICABLE

The waste collection charge pays for kerbside waste collection, recycling, and waste disposal. Waste charges are not subject to the rates cap and are quarantined under legislation for this purpose only. This means funds generated from this charge cannot be applied to other operations of Council and vice-versa.

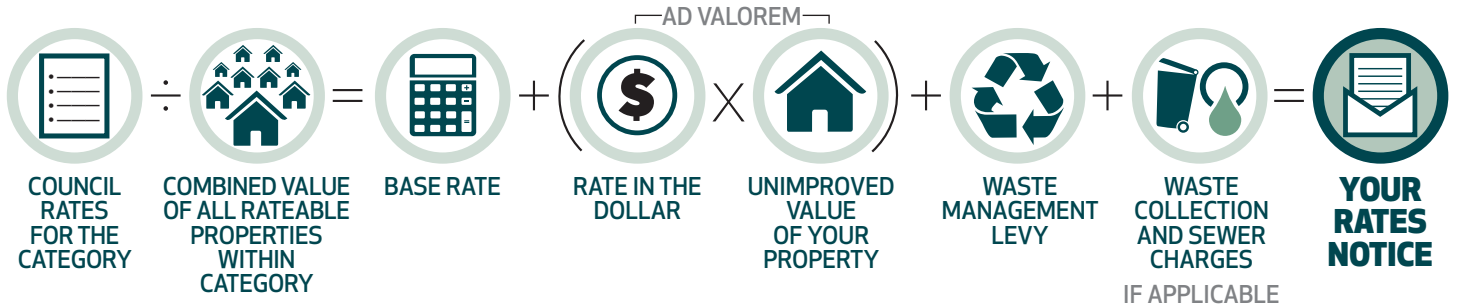
SEWER CHARGES IF APPLICABLE

Sewerage charges relates to effluent management, recycling and treatment at the Blayney Sewerage Treatment Plant. Council has a number of statutory responsibilities for the approval of liquid trade waste discharged in to the sewerage system including obligations to manage risk, protecting community asset and the environment.

YOUR RATES NOTICE

Your notice may be more or less than you expected because the rate peg applies to the **average rates paid by all properties within your rate category, not your individual property**. The rate peg does not apply to other charges (sewer and waste collection), waste management levy or property revaluations.

HOW GENERAL RATES AND CHARGES ARE CALCULATED



DID YOU KNOW?

COUNCIL DOES NOT GET MORE MONEY IF YOUR PROPERTY VALUE INCREASES

By law, individual property values must be reviewed every three years. If the value of your property increased by a greater percentage than others in your rate category, you pay a larger percentage of the combined general rates total. If the value of your property increased by a lesser percentage than others in your rate category, you pay a smaller percentage of the combined general rates total.

The total combined general rates collected by the council remains the same regardless of changes to land valuations.

DID YOU KNOW?

COUNCIL USES THE BASE RATE AND AD VALOREM METHOD

The base rate helps to keep rates equitable by being the same dollar value for everyone within the rate category. *In addition*, Council must add the rate per dollar of land value (ad valorem component). In this system, the total rates raised by the council from the base rate component cannot exceed 50% of the total rates raised in the rate category.

There are only four main categories of land to which rates can be applied: residential, business, farmland and mining. There are also sub-categories within these main categories that are also subject to same base rate and ad valorem method requirements.

DID YOU KNOW?

RATEPAYERS CAN AMALGAMATE PROPERTIES FOR RATING PURPOSES TO COMBINE MULTIPLE RATE NOTICES INTO ONE

This will minimise per property charges e.g. base rate and waste management levy and reduce the combined land value. Applications must be made to Property NSW and conditions apply. Refer to www.valuergeneral.nsw.gov.au/publications/forms, contact the Property NSW office on 1800 110 038. Applications must be approved by Property NSW and notified to Council prior to the annual levy of rates (early July).