



Fact Sheet - How your rates are calculated - a complex policy simplified

COMPONENTS OF YOUR COUNCIL RATES NOTICE



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).

