

YOUR RATES & CHARGES 2021/2022

Rates Harmonisation



NSW Government Legislation requires all merged councils to implement a new aligned rating structure, this is called rates harmonisation.



Council has aligned the two different rating methods from the former Dubbo City Council and Wellington Council into a single consistent rate structure as at 1 July 2021 that will:

- Distribute the rates burden fairly across the region
- Provide an efficient way to apply rates
- Reflect the needs and capacity of our community

Accordingly, under the harmonised rating structure, Dubbo Regional Council will calculate the rates using an Ad Valorem rate (rate in the \$) subject to a Minimum rate.

The amount of rates Council can collect is determined by the rate peg percentage which is set by the Independent Pricing and Regulatory Tribunal (IPART). The rate peg percentage is 2% for 2021/2022, this means that Council can only increase its total rates revenue by 2%.

Does Council receive additional revenue by harmonising rates?

No. Council's 2021/2022 income will increase by the 2% rate peg. The harmonisation process takes the current total general rate income and apportions it differently across the local government area.

Why did my rates increase by more than the rate peg percentage?

The rate peg does not apply to individual rates. The rate peg applies to Council's total general rating income. Individual rates are also affected by land valuations and the adopted rates applicable to the rate category or sub category given to your land, therefore an individual ratepayer's rates may increase by more or less than the rate peg amount.

Rating Categories

Each rateable property must be categorised for rating purposes in one of the following categories:

FARMLAND	MINING
RESIDENTIAL	BUSINESS

As required by the Local Government Act 1993 Council has merged the Residential, Farmland, Business and Mining rate categories. Council has chosen to retain all existing sub-categories.

Rating Sub-Categories

Residential Dubbo Urban	Business CBD
Residential Firgrove	Business Cobra Street
Residential Geurie	Business East Dubbo
Residential Richmond	Business Wellington
Residential Village	Business Wellington Road
Residential Wellington	

Maps outlining the boundaries of each rating sub-category are available on Council's website.

Categorisation of Land

Council issued a Declaration of Category letter to each ratepayer in April 2021. The rating category or sub category applied to your land is shown on your Rate Notice. Information about rating categories, including the process to request a review, is available on Council's website.

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Calculation of Rates

Ordinary Rates in 2021/2022 are calculated on valuations with a base date of 1 July 2019.

E.g. Residential Dubbo Urban

Rate in \$ = 0.7656 Land Value = \$120,000

$\$120,000 \times 0.007656 = \918.72 .

If the calculation falls below the minimum rate set for the category (i.e. Residential Dubbo Urban is \$715.70) then the minimum rate is charged.

Annual Charges

The Annual Statement of Revenue Policy 2021/2022 on Council's website has more information on annual charges and usage charges applicable to your property.

Payment methods

Available payment methods are provided on your Rates and Charges Notice. You can also make payments or set up a direct debit through the online portal DRC&ME on Council's website dubbo.nsw.gov.au.

You can pay in full or by quarterly instalments. The due dates and amounts payable for each instalment are shown on your Rates and Charges Notice. If you are making a single payment for the full year's rates and annual charges, your payment is due on 31 August 2021. If you pay by quarterly instalments, you will be sent an instalment notice for the second, third, and fourth instalment one month before payment is due. Please refer to instalment notices for quarterly usage charges. The due dates for rate instalments are always 31 August, 30 November, 28 February and 31 May each year.

Change of Address/Name

If your current postal address is different to that shown on the front of your notice, please notify Council immediately. Alternatively you can update your address details by registering an account with DRC&ME through Council's

website. If you have an agent managing your property, they may advise us directly in writing on your behalf.

If you have changed your name, a copy of your Marriage Certificate, or change of name by Deed Poll, must be provided with your written notification to PO Box 81 Dubbo NSW 2830 or email council@dubbo.nsw.gov.au or via DRC&ME.

Pensioner Rate Rebates

All NSW Councils provide a mandatory Pensioner rebate of half the General rate up to \$250.00, and half of the Sewerage and Water Charges up to \$87.50 each. The maximum rebate you are eligible for is \$425.00 each year.

In addition to the mandatory Pensioner rebate, Council provides a Special Rebate on the Domestic Waste Management 3 Bin service, Water Access Charge and Residential Sewer charge to ratepayers eligible for the mandatory Pensioner rebate.

If you are a holder of a current Pensioner Concession Card, and are solely or jointly liable for the rates and charges on the property, which is your principal place of abode, you are eligible for this rebate.

If you start receiving a pension after the commencement of the rating year, you will be eligible for a part year pension rebate at the beginning of the next quarter.

If you cease to qualify as a pensioner, your pension rebate will be abandoned at the end of the quarterly billing period in which you ceased your entitlement.

If your pension rebate details do not appear on your Rates and Charges Notice please complete the application available on Council's website. Contact Council's Customer Experience Centre on (02) 6801 4000 if assistance is required.



RECEIVE YOUR RATES NOTICE BY EMAIL REGISTER NOW AT **DRC&ME***

*Not available for properties held under company title.
Refer to the terms & conditions.

