

YOUR RATES AND CHARGES 2019 / 2020

DUBBO



**DUBBO REGIONAL
COUNCIL**

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What is a rate path freeze?

The NSW Government provided a policy commitment that ratepayers would not pay more in rates than they would have under their former council for four years. This commitment is to freeze existing rate pathways, rather than freezing the level of rates that are levied by councils.

Council's rating structure

The rating structure which applied to the former Dubbo and Wellington council areas has been maintained for 2019/2020.

The four year rate path freeze prevents Council's rating structure from being amended or harmonised across the Local Government Area until the financial year 2020/2021.

Rate Peg – Council's rating income is increasing by 2.7% in 2019/2020

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). In 2019/2020 the rate peg percentage is 2.7%, this means that Council can only increase its total rates revenue by 2.7%.

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 therefore, an individual ratepayer's rates may increase by more or less than the rate peg amount.

As a result of the General Land Revaluation individual rate payments may vary dependent upon how each individual land value has been altered by the Valuer General's assessments (i.e. some rates would have increased by only 2.7%, some would have increased less than 2.7% and some would have increased more than 2.7%).

The total overall amount of rates collected by Council only increased by the rate pegging limit of 2.7% in the 2019/2020 Financial Year.

Who decides the land value of my property for rating purposes?

The value of your land is determined by the Land and Property Information Division of the Department of Finance and Services on behalf of the NSW Valuer General.

A General Land Revaluation was undertaken for the Dubbo Regional Council Local Government Area as part of a state-wide Revaluation process. The base date for calculation of the 2019/2020 rates is 1 July 2018. The Valuer General's Office issued Notices of Valuations to all landholders to consider the valuation prior to Council preparing the rates for the new financial year.

Other fees and charges

The lack of harmonisation of fees and charges between the former Dubbo and Wellington Councils is acknowledged. Such decisions are to be left with an elected Council, for discussion and agreement.

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 a full year's rates and charges, your payment is due on 31 August 2019. 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. The due dates for rate instalments are always 31 August, 30 November, 28 February and 31 May each year.

Payment methods

You can pay your rates at Council's Customer Service Centres in Dubbo or Wellington, or by one of the payment methods provided on your Rates and Charges Notice. Dubbo Regional Council has new Biller IDs with BPAY and Australia Post and you will need to use the new reference numbers provided on your 2019/2020 Rate Instalment notice when making payment.

The Local Government Amendment (Rates – Merged Council Areas) Bill 2017, requires that Dubbo Regional Council continues to apply the rating structure that existed as at 12 May 2016 for a period of 4 years.

The rating structure that will apply to properties in the former Dubbo City Council area in 2019/2020 is comprised of:

- A **Residential Category** of which there are five sub-categories:
 - Residential – Dubbo Urban
 - Residential – Ordinary
 - Residential – Firgrove
 - Residential – Richmond
 - Residential – Village
- A **Business Category** which comprises of five
 - Business – CBD
 - Business – East Dubbo
 - Business – Ordinary
 - Business – Cobra Street
 - Business – Wellington Road
- A **Farmland Category**
- A **Mining Category**

Calculation of Rates and Charges

Ordinary Rates

Ordinary rates in 2019/2020 are calculated on valuations with a base date of 1 July 2018.

e.g. Residential Dubbo Urban Rate.

Rate in \$ = 0.8409 Land Value = \$120,000
 $\$120,000 \times 0.008409 = \$1,009.08$

If the calculation falls below the minimum rate set for the category (i.e. Residential Dubbo Urban is \$683.95 for 2019/2020) then the minimum rate is charged.

Sewerage Service Charges

All Residential properties to which sewerage is available will be levied a Sewerage Service Charge of \$775.46 for 2019/2020. If the property is the site of a Residential multiple residence property (non strata) the Sewerage Service charge will be the number of occupancies multiplied by the Residential Sewerage Service Charge x 0.5.

e.g. Property with 6 flats
 $6 \times \$775.46 \times 0.5 = \$2,326.38$

Non Residential properties will not be levied an Annual Sewerage Service Charge but will receive a quarterly charge for sewerage service usage. Usage is determined by an assessment of water consumed on the property that is returned to the sewer and will be based on the water consumption.

Water Access Charges

Water access charges are levied on all properties to which the service is available, regardless of whether the water is connected to the property or not. The charge is determined by the size of the meter connected to the property, or, if no meter is connected, the default rate for a 20mm meter is charged.

Water Usage Charges

The amount of the water consumption shown on the Rates and Charges 1st instalment notice for 2019/2020 is for water consumed in the final quarter of the 2018/2019 consumption year, and is charged at the 2018/2019 usage rate, which is \$1.97 per kilolitre for Residential and Non Residential properties.

New charges for water usage in the 2019/2020 consumption year will commence being calculated on the Rates and Charges 2nd instalment notice due on 30 November 2019.

The usage charge for the 2019/2020 consumption year will be \$2.07 per kilolitre for all water consumption for Residential and Non Residential properties.

Domestic Waste Management Charge

All residential properties within the designated scavenging area are charged the Domestic Waste Management Charge which provides for a once weekly kerbside collection service of one 240 litre food and garden bin of waste and one 140 litre garbage bin of waste, and a fortnightly kerbside collection service for one 240 litre bin of mixed recycling at a cost of \$389.00. For additional information on the Domestic Waste Management Charge for multiple services please contact the Customer Service Centre on (02) 6801 4000.

Drainage Service Charges

This charge is to raise revenue to fund the upgrade and general maintenance of the stormwater drainage system. It is a flat charge applied to all rateable properties within the urban area of the city.

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 Charge and Water Charges up to \$87.50 each. The Maximum rebate you are eligible for is \$425.00 each year.

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 contact Council's Customer Service Centre on (02) 6801 4000.

Postponed Rates

If you are the person responsible for the payment of rates for land described in any of the following paragraphs, you may apply to Council for postponement of rates payable for the land in the current or following rating year:

- (a) a parcel of land on which there is a single dwelling house used or occupied as such and which is zoned or otherwise designated for use under an environmental planning instrument for purposes of industry, commerce, or the erection of residential flats;
- (b) a parcel of land (which may comprise one or more lots or portions in a current plan) on which there is a single dwelling house used or occupied as such and which is zoned or otherwise designated for use under an environmental planning instrument so as to permit its subdivision for residential purposes;
- (c) a parcel of rural land (which may comprise one or more lots or portions in a current plan) which is zoned or otherwise designated under an environmental planning instrument so as to permit its use otherwise than as rural land, or its subdivision into two or more lots or portions, one or more of which has an area of less than 40 hectares.

Categorisation of Land

The rating category or sub-category is shown on your Rate Notice. If you don't agree with the category given to your land, you or your agent can ask for a review.

If the category of your property is different to that shown on the Rate Notice, it is your obligation to notify Council of the correct category.

If you are dissatisfied with Council's declaration of the category of your land after it has been reviewed, or the date the category of your land is to take effect, you may appeal to the Land and Environment Court within 30 days after the declaration is made, under Section 526 of the Local Government Act, 1993.

Change of Name

If you have changed your name, a copy of your Marriage Certificate, or change of name by Deed Poll, must be sent with your written notification, or faxed to (02) 6801 4259.

Change of Address

Notification must be in writing

If your current postal address is different to that shown on the front of your notice, please notify Council immediately in writing.

Managing Agent

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