



RATES CALCULATOR COMING SOON FOR DUBBO REGION RATEPAYERS

Rates Harmonisation is set to be implemented from 1 July 2021, and Dubbo Regional Council (DRC) wants to assure residents that there will be tools available for ratepayers to find out how much more, or less, they'll be paying in rates. By the start of May, a rates calculator will be available for residents to find out exactly what is happening with their rates.

Rates Harmonisation is a requirement of the NSW Government, for all amalgamated councils, to ensure that all residents are paying fair and equitable rates across the Local Government Area (LGA). Under the state government's requirements, each rateable property has to fall under one of four categories:

1. Farmland – where the dominant use of land is for farming or agricultural production, where the primary production has a significant and substantial commercial nature and the purpose of making a profit. Hobby farms do not meet the definition.

2. Residential – where the dominant use is for residential accommodation or rural residential land. Vacant land is categorised as residential, if it is zoned or designed for use as residential purposes.
3. Mining – where the dominant use is for a coal or metalliferous mine.
4. Business – all land that cannot be categorised as farmland, residential, or mining.

In some areas, sub-categories are also applied to improve the equity of the rates structure. Sub-categories apply to the Residential and Business rates categories for some centres of population, for example Dubbo or Wellington, or for areas of business activity like Business CBD.

“We understand that the rates harmonisation process can be very confusing, which is why we’re coming up with a tool that makes it easy to understand exactly how each resident will be affected. Over the coming weeks, we’ll also be conducting a Q&A session, which allows residents to submit questions they might have about the Rates Harmonisation process,” said Director Organisational Performance, Maria Crisante.

It’s important to note that Rate Harmonisation and rate categorisation only has an effect on the ordinary land rates someone has to pay. It does not affect the land’s zoning, and therefore what a property owner can do on the land does not change.

“For example, if you are on a hobby farm, you do not have to worry about your land use changing if you have been categorised as ‘residential’. Your property was likely categorised as ‘residential’ as this is the primary

use of the property, and does not have a large enough production output to be considered 'farmland'," said Ms Crisante.

To help residents understand where they have been categorised, a letter has been sent to ratepayers, and an explanatory flyer will also be included in the next round of rates notices.

If residents have any questions, they can contact the Customer Experience Team on (02) 6801 4000, or visit dubbo.nsw.gov.au/rates.

RATES HARMONISATION

The NSW Government requires all merged Councils to implement a harmonised rating structure by 1 July 2021.

Find out what it means for you by visiting dubbo.nsw.gov.au/rates



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