



Frequently Asked Questions about your rates

Why do we pay Council rates?

So Council can facilitate the management of the area by maintaining and improving services for the community. These services include infrastructure maintenance and renewal, community services, recreation and sporting, environmental planning, public health, stormwater and waste services.

How does Council decide how much you have to pay in rates and charges?

The State Government advises the amount Council can increase its income by each year either by the rate pegging limit or by a special variation. Council's revenue policy sets the rates and charges each year and how they will be calculated and is set out each year in its Draft Management Plan.

Rates are based on the land value, category of your property, a fixed base charge or minimum charge. Residential properties will also pay a Domestic Waste charge for garbage collection and recycling. Council also has an Environment and Infrastructure Levy and Stormwater Management Charge to fund specific infrastructure works programs.

Who Sets Land Valuations ?

The land value is set by the Valuer General, and is generally provided to Council for rating purposes every 3 - 4 years. A Valuation notice is provided to the owner at the time advising them of the new value. You have 60 days from receiving your notice to object to the Valuer General if you disagree with the value.

How does Council decide which category your property is in?

There are four categories for rating purposes: - residential, business, farmland and mining. Most properties in the area attract a residential category. If you are not satisfied with your category you can apply to Council for a review.

Can I claim a Pensioner rebate?

If you receive a pension from Centrelink or Department of Veteran Affairs and have a Pensioner Concession Card you may be eligible for a concession on your rates. Application forms are available from Council.

Why didn't I receive my pensioner rebate?

If you received a rebate for last years' rates and not this years you may no longer be eligible for a pensioner rebate due to a change in circumstance, for example :-

- You may have gone overseas for an extended time,
- You may have changed pensions from Centrelink to Veteran Affairs or vice-versa,
- The ownership details on your property may have changed.

Please contact Centrelink or Veteran Affairs to update your details or enquire about your current status; if you are eligible please contact Council for an application form.

What is the Stormwater Management Charge?

Background

The State Government has amended the Local Government Act to encourage Councils to implement major stormwater drainage works aimed at improving the condition and functionality of our storm water drainage system.

Council and the State Government looked after the existing stormwater system through existing rate and taxes, however the State Government has recognised the cost of maintaining the system properly is greater than the funding available through rates. This funding will allow Council to speed up improvements to the system to help reduce the potential for flooding from failures or blockages within the system.

Stormwater is defined as the rainwater that flows off the land. Some stormwater is collected from your roof, driveway or paved and landscaped areas and flows over land or through pipes and drains to the existing public stormwater system and into our creeks. Once this water is discharged off private land it generally becomes the responsibility of the public system.

How much will I pay?

Residential

For ordinary residential dwellings the charge will be \$25 or \$12.50 for residential strata unit.

Business

For ordinary business properties the charge will be \$25.00 per 350sqm² - (e.g. if a property has area of 320sqm² it will attract a \$25.00 levy and for 351sqm² it will attract a charge of \$50.00) and for business strata units the charge will be \$10.00 per unit.

How can I pay my rates?

Council encourages rate payers to register for payment by direct debit. Applications are available from Council, or you can download a copy of the form from this website. Other payment options are:

- Online at Council's website,
- Credit card over the phone - 1300 859 660,
- In person at Council's Customer Service Centre, 536 New South Head Rd, Double Bay,
- At any branch of the Commonwealth Bank,
- By sending a cheque to Locked Bag W146 Sydney NSW 1292.