



Find out how the changes impact you

Minimising the extent of any negative financial impact on our rate-payers has been our priority in developing the harmonised rating structure. Some people will benefit while others will see an increase - but mostly the change will be minimal.

To find out how your property is categorised under the new structure, enter your Property ID or the address of your rateable property into our online Rates Calculator.

Importantly, the calculator will also show you how the annual rates payable on your property will change under the new structure, compared to what you paid in 2020/21. You can access the calculator at www.midcoast.nsw.gov.au/rates or call our customer service team on 02 7955 7777 to access this information by phone.

The change may not come all at once

The NSW Government is considering changes to rating legislation for merged councils, including the option of phasing in harmonised rates over a period of up to 4 years. If this occurs, the total increase or decrease in rates payable under the new system would be introduced gradually, and the change to your category or sub-category (if any) would only be made at the end of the transition period.

To stay updated as information becomes available regarding the phasing in of harmonised rates, check our website, www.midcoast.nsw.gov.au/rates

WHY WE PAY RATES

Your rates help us deliver a whole range of services that you use every day – services and facilities that make the MidCoast a vibrant and enjoyable place to live, work and play.

- Rates assist in delivering the things you've told us are important, like improvements on our roads and initiatives to protect our environment
- They contribute to a diverse range of ongoing services that can sometimes be taken for granted, such as our libraries, playgrounds and sports fields
- And there are some services we're required by legislation to provide - things like rubbish collection, stormwater and drainage, and town planning

Visit our website for a range of information and resources relating to your rates including:

- How your rates are calculated
- Pensioner rebates
- Registering for electronic rate notices
- Payment options
- Change of address for rate notices



A single rates structure will be introduced across the region from 1 July 2021



Rate Harmonisation is a legislative requirement for all merged councils. Read on to find out what's changing and why.

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Visit midcoast.nsw.gov.au/everyday

You can also stay updated by following us:

 MidCoastCouncil  midcoastcouncil

New rating structure from 1 July 2021

Right now the rating structures of the three former council areas remain in use. This means there may be inequities in how rates are distributed depending on where your property is located.

A single rates structure has been developed for the entire MidCoast Council region. This process, known as 'rate harmonisation', is a legislative requirement for all merged councils. It marks the end of the NSW Government's 'rate structure freeze' policy that was put in place at the time of amalgamation, and must be in place for the new financial year.



What it will do

Rate harmonisation is an opportunity to align our rating systems into a single consistent structure, while:

- ✓ Simplifying and building efficiencies in the way we apply rates
- ✓ Distributing the rates burden more fairly across the region
- ✓ Reflecting the needs and capacity of our community

What it will not do

- ✗ Rate harmonisation does not change the total amount of rates we can collect.

This is regulated by the Independent Pricing and Regulatory Tribunal (IPART) and is capped year-on-year through an annual rate peg.

In 2021/22 the rate peg has been set at 2%.

Our approach to harmonising rates

The key objective of harmonising rates is to ensure they are fairly distributed across the entire council area. At its most basic level, this can be done by applying a standard model across all properties based on their land value.

For the MidCoast, a 'one-size-fits-all' approach is not fair and equitable given the size of our region, and the significant variations in land use, property size and land values.

We have properties in our urban centres and villages, rural and coastal properties, town and village businesses, agricultural and mining businesses, residential blocks, and properties that span over thousands of hectares.

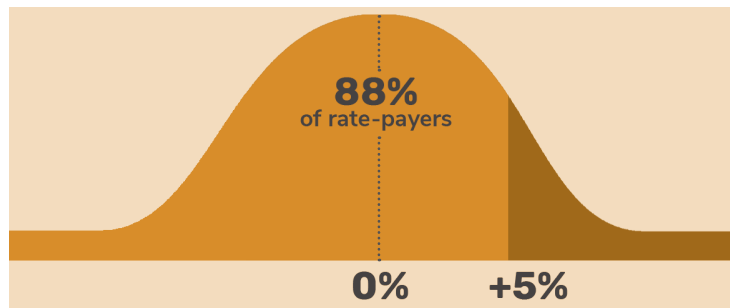


Minimising significant impacts

Without careful consideration, a redistribution of the total amount of rates we collect could mean widespread shifts (both up and down) in what people are paying now.

For that reason, we've adjusted our model to minimise any significant financial impacts on as many of our rate-payers as possible.

Under the new rating system, over 80% of property-owners will see little or no change, or a decrease, to their annual rates.



Categorisation of land

Every rateable property is categorised for rating purposes under one of four categories according to its primary use - these are Residential, Business, Farmland and Mining.

Some are also broken down further into sub-categories depending on property location.

While the four categories will continue to be used in the new rating system, the number of sub-categories previously used has been streamlined to better reflect the entire MidCoast Council area.

This means your property may now fall under a different category or sub-category in the new rating structure.

If your property's category or sub-category has changed, you'll soon receive a personalised notification to advise you of the change.

For now, you can find this information by entering your Property ID or the address of your rateable property in our online Rates Calculator.

Visit www.midcoast.nsw.gov.au/rates

Check your categorisation

If you think the category applied to your property is incorrect, you can request a review by completing and submitting the *Change in Category of Land for Rating Purposes* form on our website.

If we do not change the category after reviewing your application, you can lodge an appeal to the Land and Environment Court within 30 days of receiving our decision.

FIND OUT MORE:

Visit www.midcoast.nsw.gov.au/rates for more information about rate harmonisation and to use the online Rates Calculator.

We are also offering one-on-one appointments at various locations, and by phone, during May and June to discuss your individual circumstances - find details of how to book an appointment on our website.