

What else has changed?



Other annual charges included on your rate notice have also been harmonised.

Services such as waste management and stormwater management attract an annual charge and up until now, the cost of providing these services has varied across the region. For consistency and equity, charges have been aligned from 1 July 2021.

You can find a full outline of charges by service type in our 2021/22 Fees and Charges, however some of the most common include:

Waste management (general):

- \$100 per rateable property, or per service if more than one, within the waste collection area
- \$45 per rateable property outside the collection area

Domestic waste management:

\$370 per service (three bins), with the exception of:

- Gloucester - \$470 per service (three x 240L bins)
- Rural area - \$360 per service (two bins)

Commercial waste management charges:

- \$483 per non-domestic property, two bin service

Stormwater management:

- \$25 per residential property
- \$12.50 per residential or business strata
- \$25 - \$400 for business properties depending on property size

Please note: water and sewer will continue to be charged separately to your property rates.

FREQUENTLY ASKED QUESTIONS

Why are my rates changing?

Legislation requires us to introduce a single rate structure from 1 July 2021. This has provided us with an opportunity to apply a consistent and more equitable way of distributing the rates burden across the region.

How has my situation changed since last year?

Comparing your current rate notice to the one issued in July last year will show you whether your property category has changed, and the difference in both the **Rate in \$** and **Base Amount** for your property. Our 'How to read your rate notice' guide will step you through where to find these items, or you can call us to arrange a personalised by-phone appointment.

What is the rate peg?

Each year the Independent Pricing and Regulatory Tribunal (IPART) sets the maximum amount that councils can increase their overall income from rates, providing the opportunity for them to keep up with changes to the cost of goods and labour. This is called the rate peg. It does not apply to other charges on your rates bill like waste or stormwater.

Find out more: Visit www.midcoast.nsw.gov.au/rates

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A guide to understanding your 2021/2022 rate notice

Image: While the road to Barrington Tops remains closed due to flood damage, we hear there's been plenty of snow this winter.

Harmonised rates now apply

As required by legislation, we have aligned our three former rating systems into a single, consistent structure that applies across the entire MidCoast Council region. Changes to the value of general rates applied to your property, if any, are reflected in your 2021/22 annual rate notice, but there are other important considerations you should be aware of:

- Harmonising our rating structure has not impacted the 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%.
- The impact of rate harmonisation, whether it's an increase or decrease, will be phased in over the next four years for most property-owners. This means the increase or decrease will be introduced in four approximately even parts, in addition to the annual rate peg amount.
- Where rate harmonisation has resulted in no impact, rate-payers will only see the annual rate peg applied each year.

The examples below will help you understand how rate harmonisation will be introduced over the next four years.

Phasing in of harmonised rates

Example scenario	This rate notice (21/22)	Next three years (22/23, 23/24, 24/25)
Property 1: \$100 decrease	Last year rates - \$25 (approx.) + 2% (rate peg)	Previous year rates - \$25 (approx.) + rate peg (% TBC)
Property 2: No change	Last year rates + 2% (rate peg)	Previous year rates + rate peg (% TBC)
Property 3: \$100 increase	Last year rates + \$25 (approx.) + 2% (rate peg)	Previous year rates + \$25 (approx.) + rate peg (% TBC)

Our approach to harmonising rates

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



For that reason, we adjusted our model and reworked our residential sub-categories to minimise significant financial impacts on as many of our rate-payers as possible.

Under the new structure the rates burden is distributed more fairly and consistently across the region.

Find out more



If you are unsure of how rate harmonisation has impacted your annual rates amount for this year, and how it will be phased in over four years, our team is on hand to help.

- Phone 02 7955 7777 during business hours to arrange a personalised by-phone appointment
- Have your Property ID on hand (shown in the top right hand panel on your rate notice)
- Let us know your best contact phone number and the days/times you are available in case we need to arrange a call-back appointment

How your general rate is calculated

The amount you pay depends on the land value and the property's rating category.

Your land value:

Land values are determined by the NSW Valuer General, usually every three years. The latest revaluation (July 2019) is shown on your rate notice.

Your rating category:

The new MidCoast rating structure uses four land categories – residential, business, farmland and mining. To ensure an equitable distribution of rates, taking into account the diverse range of properties and property values across the region, some of these categories are broken down further into sub-categories. Your property's category may have changed as a result of rate harmonisation - it can be found on your rate notice.

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.

Calculating your general rate:

Each category or sub-category applies a **Rate in \$** amount (also known as an Ad Valorem amount), and a fixed charge called a **Base Amount**.

The value of rates applicable to your property =

- the **Rate in \$** x your property's land value
- + the **Base Amount**

Reading your Rate Notice

To help you in understanding your rate notice and what the various line items mean, we've prepared a handy 'How to read your rate notice' guide.

Download it at www.midcoast.nsw.gov.au/rates

