



# RATES

## 2021/2022

Federation Council has adopted a new common rating structure for all properties across the Federation Council area. The new structure will apply from 1 July 2021.

Each property will be levied general rates using the following formula: Base rate of \$348 + ad valorem based on the value of the land and whether the property is farmland, residential or business.

This change follows an extensive period of analysis and engagement in relation to available options for harmonising general rates across the Federation Council area.

### What is Rate Harmonisation?

Harmonising Rates is a requirement of the NSW Government for all merged councils. It creates one rating structure to replace the former Corowa Shire Council and Urana Shire Council rating structures. In the past, our two councils had separate rating structures. We're now one Council, and now we have one rating system for all properties, regardless of where they are located.

### How does rates harmonisation impact my rates?

Council does not received additional revenue by harmonising rates. The harmonisation process takes the current total general rate and apportions it differently across ratepayers. Some rate assessments will increase and some will decrease however the total rates revenue for Federation Council remains the same.

### How does the 2021/22 Special Rate Variation impact my rates?

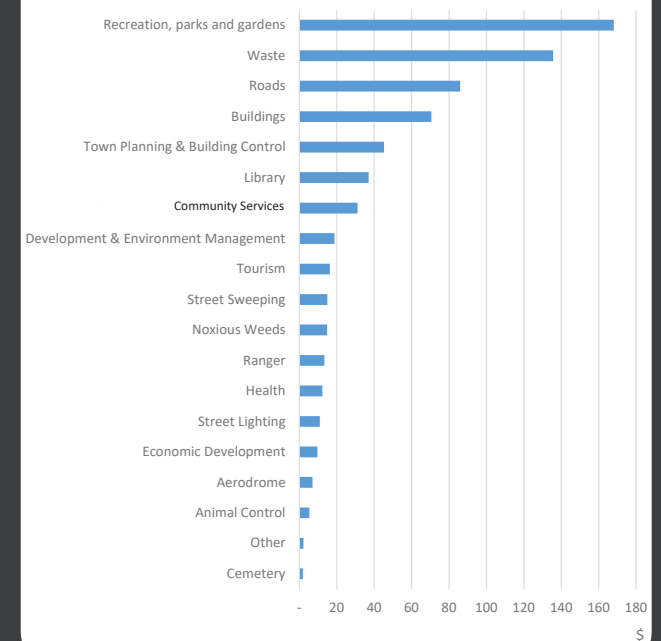
In May 2021 the Independent Pricing and Regulatory Tribunal (IPART) approved an 8% Special Rate Variation for Federation Council. This means that the total general rates that Council may collect is increased from \$8.2million to \$8.9million. The total general rates that Council may collect is then apportioned across rateable properties. This will result in an average 8% increase (2% + \$67 per annum) however the individual change will vary due to the impact of harmonising rates.

Council levies general rates on all properties across the Federation Council area. These funds contribute to the costs of delivering numerous services to the community.

Under the new rating structure residential ratepayers will continue to contribute 49% of the total \$8.9m in general rates collected, with farmland ratepayers contributing 42% and business ratepayers contributing 9%.

In the 2021/22 year, the average general rates for residential properties will contribute the following annual amount to support the following services:

### For average residential general rates (\$701)



## Rates notices

Council rates notices contain a number of fees and charges. In addition to general rates, as detailed overleaf, the following charges may also be listed on your annual rates notice:

- **Water Access Charge** – this fee helps maintain reservoirs, pumping stations, mains, water treatment plants and consumer services (meters, boxes, valves).
- **Sewerage Access Charge** – this fee helps to maintain sewer mains, pumping stations and treatment plants.
- **On-Site Sewerage Management Fee** – fee supports the inspection and monitoring of the health and environmental risks of these systems.
- **Kerbside Waste Charge** – funds the cost of kerbside garbage collection, associated landfill environmental management, waste disposal technology and environmental impact studies.
- **Waste Management Charge** – funds the cost of current landfill operations and the remediation of past, current and future landfills to minimise their environmental impact.

Further information on these charges and which properties they are levied on are contained in Council's Revenue Policy 2021/22.

## Why do you pay rates and charges?

Councils help local communities run smoothly. They administer various laws and regulations to help maintain and improve services and facilities for the community. These services include community services, sporting and recreation services, environmental planning, public health, environmental protection and waste collection, treatment and disposal. The rates you pay allow your council to fund these services.

## How do we calculate rates and charges?

Each Council is required to determine the combination of rates, charges, fees and pricing policies needed to fund the services it provides to the community by producing a Revenue Policy which contains a rating structure that determines which rates and charges you will have to pay and how they will be calculated.

## How does Council determine which category my property is in?

There are three land rating categories: residential, business and farmland. Different charges apply to each category. Your property's category is based on the primary use of the property.

Have you changed the primary use of your property, or disagree with your categorisation? Contact Council on (02) 6033 8999 within 30 days after receiving your rate notice to discuss a category change.

## Where can I find more information?

Visit Council's website:

**[www.federationcouncil.nsw.gov.au](http://www.federationcouncil.nsw.gov.au)**  
to obtain further relevant information.

## Having difficulty making payments?

If you would like to discuss a payment plan please contact Council to implement an arrangement that supports your financial situation. It is important that we hear from you to ensure the automatic debt recovery process is not implemented where no payment or contact has been made.

(02) 6033 8999

[council@federationcouncil.nsw.gov.au](mailto:council@federationcouncil.nsw.gov.au)

---

Council would like to thank the Rates Advisory Committee and the wider community for their engagement and feedback throughout the rates harmonisation process.

