










# The capping of Council Rates

## A COMPLEX POLICY EXPLAINED



### The components of your annual council rates bill

 <b>General rates &amp; municipal charges</b> (capped at 1.75%)	 <b>Waste charges</b>	 <b>Fire Services Property Levy</b> (set by State Govt)	<b>Your rates bill</b>
<p>A council can only raise its general rates and charges above the 1.75% cap if it has consulted with its community and been granted permission by the Essential Services Commission.</p>	<p>A council can only raise its general rates and charges above the 1.75% cap if it has consulted with its community and been granted permission by the Essential Services Commission.</p>	<p>All Fire Services Property Levy money collected by councils is passed onto the State Government to fund fire agencies.</p> <p>This charge is set by the State Government and is not subject to the rates cap.</p>	<p>Your bill may be more or less than you expected because the 1.75% rate cap applies to the average rated paid by all properties, not your individual property.</p> <p>The 1.75% rate cap does not apply to waste charges, the fire services property levy or property revaluations.</p>

### How general rates and charges are calculated

	$\div$		$=$		$\times$		$+$		$=$	
Council rates (eg. \$10 million)		Combined value of all rateable properties (eg. \$40 billion)		"The rate in the dollar" (eg. 0.004)		Market value of your property (eg. \$320,000)		Municipal charge (if applicable)		<b>Your general rates &amp; municipal charge</b> (eg. \$1.280)

### Councils DO NOT get more money if your property valuation increases

 <p><b>Total combined general rates</b></p>	 <p><b>Total combined general rates</b></p>	<p>By law, individual property values must be reviewed every year.</p> <p>If the value of your property increased by a greater percentage than others in your municipality, you pay a larger percentage of the combined general rates total.</p> <p>If the value of your property increased by a lesser percentage than others in your municipality, you pay a smaller percentage of the combined general rates total.</p> <p><b>The total combined general rates collected by the council remains the same.</b></p>
--	--	--