










The capping of Council Rates

A COMPLEX POLICY EXPLAINED

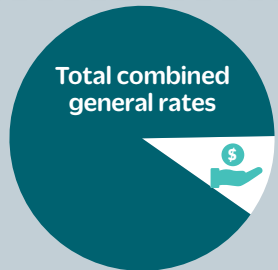

The components of your annual council rates bill

 General rates & municipal charges (capped at 2.75%)	 Waste charges	 Fire Services Property Levy (set by State Govt)	Your rates bill
<p>A council can only raise its general rates and charges above the 2.75% cap if it has consulted with its community and been granted permission by the Essential Services Commission.</p>	<p>The waste charge pays for kerbside waste collection, recycling, waste disposal and State Government landfill levy - a charge the council must pay when depositing waste at landfill.</p> <p>Waste charges are not subject to the rates cap.</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 2.75% rate cap applies to the average rated paid by all properties, not your individual property.</p> <p>The 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)		Your general rates & municiple charge (eg. \$1.280)

Councils DO NOT get more money if your property valuation increases

 <p>Total combined general rates</p>	 <p>Total combined general rates</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>The total combined general rates collected by the council remains the same.</p>
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