



RATES INFORMATION 2016-2017

DO YOU LIVE SOUTH OF THE M2?

Please read this important rates payment information.

Following the State Government's recent boundary adjustment on 12 May 2016 between The Hills Shire Council and the City of Parramatta Council, residents in former Hills suburbs south of the M2 are asked to continue to pay their rates to The Hills Shire Council as they normally do.

The Hills Shire Council will be managing rating services for properties south of the M2 on behalf of the City of Parramatta Council during a transitional period. If you are affected by this change, you will be notified at least one month prior to your rates information being transferred over to City of Parramatta Council, so arrangements can be made to change any scheduled rate payments you may have with your bank.

The Hills Shire Council, as part of this service agreement with the City of Parramatta Council, will continue to issue rates notices, accept rate payments and answer any rate enquiries you might have.

HOW RATES ARE CALCULATED

Council must levy ordinary rates on the following land categories: Residential, Farmland and Business. The rating category is determined by the dominant use of the land.

The Hills Shire Council's rating structure is a two-part structure, consisting of an ad-valorem rate and a base amount. Ad valorem - means "according to the value". The ad valorem amount is expressed as cents in each dollar of rateable land value. The base amount is a fixed amount, which is determined upon the rating category of the property.

The percentage of total income derived from the Ad valorem rate and base amount, also depends on the rating category. For example, this financial year 55% of the total income for the Residential rating category will be derived from the ad valorem component of the rate and 45% will be derived from the base amount.

CALCULATION OF RATES FOR 2016/2017 AFTER THE BOUNDARY CHANGE

The same rating structure applied by The Hills Shire Council in 2015/2016 will continue to apply for the 2016/2017 financial year. Both Hills Shire Council ratepayers, as well as those ratepayers south of the M2 whose properties now fall under the City of Parramatta Local Government Area following the boundary adjustment, will pay the same rates and charges set by The Hills Shire Council for 2016/2017.

Rates and property data for properties south of the M2 will be transferred to the City of Parramatta during the 2016/2017 financial year.

The rating structures for both The Hills Shire and the City of Parramatta Councils will be independently reviewed by each council, within the first term following their council elections.

WHY HAVE RATES?

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, maintenance of community buildings, library services, street lighting, civil works & maintenance, sporting & recreation services, environmental planning, public health, environmental protection and waste collection, treatment & disposal. The rates you pay enable Council to fund these services and facilities.

WHAT IS RATE PEGGING?

Under the Local Government Act 1993, the total amount of income that a council can raise from certain rates and charges is limited. This is called the rate peg percentage. The rate peg is determined on an annual basis.

Because of rate pegging, a council's overall rates revenue cannot increase by more than the approved percentage increase. This year it is 1.8%.

WHO DETERMINES THE RATE PEG?

The Independent Pricing and Regulatory Tribunal of New South Wales (IPART) determines the rate peg that applies to councils' general income. IPART is the independent economic regulator for NSW. IPART oversees regulation in the electricity, gas, water and transport industries and undertakes other tasks referred to it by the NSW Government.

Further details about the methodology IPART uses to determine the rate peg can be found on IPART's website at www.ipart.nsw.gov.au.

INTEREST CHARGES ON OVERDUE RATES & CHARGES

Interest accrues on a daily basis at the rate of 8% per annum for the current financial year on overdue rates and charges.

CATEGORISATION OF LAND

The rating category or sub-category is shown on your Rate Notice. If you don't agree with the category we have given your land, you or your agent can ask for a review.

A request for a review must be in writing using the "Application for Change in Category of Land Categorisation for Rating Purposes" form, which is available on Council's website or from Council's Customer Service Centre. Alternatively you can phone Council's Contact Centre on +61 2 9843 0555 and request the form to be posted, emailed or faxed to you.

If you believe the category of your land should be farmland, an Application for Classification of Land as Farmland must be completed in addition to the Change in Category of Land for Rating Purposes Application Form. This form is also available from our website or Council's Customer Services Centre, or you can phone Council's Contact Centre on +61 2 9843 0555.

If the category of your property is different to that shown on the Rate Notice, it is your obligation to notify Council of the correct category.

If you are dissatisfied with Council's declaration of the category of your land after it has been reviewed, or the date the category of your land is to take effect, you may appeal to the Land and Environment Court within 30 days after the declaration is made.

PENSION REBATES

If you have previously applied to Council for a pension rebate and you are still an eligible pensioner, it will show as a deduction on the front of your Rate Notice.

If a rebate amount has not been automatically deducted and you are the holder of the Centrelink or Department of Veteran Affairs Pension Concession Card or Repatriation Health Card marked TPI Gold, EDA or War Widow, you may be entitled to a concession assessed on a quarterly basis. Applications must be made on the approved form.

A Pensioner Concession Application Form is available from Council's website, or it can be requested via email, phone or completed in person at Council's Customer Service Centre, or local libraries. If you choose to complete the form in person, please bring along your rate notice and Centrelink, or Department of Veteran Affairs Pension Concession Card, or Repatriation Health Card.

WASTE MANAGEMENT CHARGES

The Local Government Act 1993 requires councils to levy an annual charge for providing domestic waste management services on all parcels of rateable land for which the service is available, whether or not it is actually used. The Hills Shire Council charges a lower amount for properties that do not use the service.

There is no State Government limitation on charges for the supply of domestic waste services. However, Council must base its charges on reasonable cost and the determination of these charges is subject to an independent audit review.

Important Note: Ratepayers of The Hills Shire, as well as those ratepayers affected by the recent boundary change who are now within the City of Parramatta, will pay the same waste management charges as set by The Hills Shire Council for 2016/2017.

The Hills Shire Council also has a service agreement with the City of Parramatta Council to manage its waste services for the properties affected by the boundary change. This means that The Hills Shire Council will continue to service your area, accept payment for waste services and answer any enquiries you have in regard to your waste services through a transition period.

METHODS OF PAYMENT

Please refer to the reverse of your Rate Notice for the various payment methods Council offers.

GOODS AND SERVICES TAX (GST)

Ordinary and Special Rates and Domestic Waste Service charges are all exempt from the GST.

MORE INFORMATION For more information about Council rates, the recent State Government boundary adjustment between The Hills Shire Council and the City of Parramatta, or to report or request online, visit Council's website www.thehills.nsw.gov.au.

You can also connect with The Hills Shire Council on Facebook or follow us on Twitter @TheHillsCouncil.