

665/01

Barry Smith

16 December 2016

Dr Peter J Boxall AO
The Chairman
Independent Pricing & Regulatory Tribunal
PO Box Q290
QVB POST OFFICE NSW 1230

Email: localgovernment@ipart.nsw.gov.au

Dear Peter

Notification of Intent to Apply for a Special Rate Variation under Section 508(A)

Council is advising IPART of its intention to submit an application for a Special Rate Variation for the 2017/2018 year.

In considering the report Council also resolved to adopt a series of rate options for the purpose of community consultation based on various scenarios.

Council will advise the community that it is considering the following rate options:

1. 2017/18 Rate Peg 1.5%.
2. Extension of expiring 10 year Facilities and Infrastructure Levy (due to expire June 2017) 4%.
3. Operational catch-up to increase the general rate by 4.5% permanent increase.

In basic terms the special variation seeks to extend the special rate that is due to expire in 2017, to continue to provide much needed funds for improving facilities and infrastructure.

Impacts on ratepayers are difficult to estimate, as the Valuer General will be issuing new property valuations in early January 2017. This is complicating information that we can provide now, but what we do know is that any potential rate increase will not be consistent with increases, or decreases, in property values, or the 1.5% variation already approved by IPART. Some ratepayers may experience a higher rate increase, while others may in fact see a decrease in rates, depending upon the value of the change in property value.

Modelling will be further complicated by the introduction of the Emergency Services Property Levy (ESPL).

Towards the end of January a calculator will be available on our web site that will allow ratepayers to estimate their change in rates based on the new valuations, and as more

information becomes available it will be placed on our website and a newsletter will be circulated in late January with more detailed information.

We will also implement a Communication and Engagement Strategy to explain the purpose of seeking a special rate variation.

Should you require any further information, or wish to discuss our application please do not hesitate to contact me.

Yours sincerely

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Barry Smith
General Manager

Phone: 

Email: 