



Stage 2 SRV

Media releases, public meeting notices, newspaper articles, fact sheets relating to the rate increase and proposed special variation

SPECIAL RATE VARIATION

NOVEMBER 2015 FACT SHEET - PROPERTY RATES

HOW ARE RATES CALCULATED?

Ordinary rates are applied to properties based on independent valuations supplied to the Council on all rateable properties within the LGA boundaries by the Valuer General. The valuations used in the 2015/16 rating period have a base date of 1 July 2013.

In 2015/16 Council adopted a general rate increase of the 2.4% rate peg. The total estimated income yield in 2015/16 from ordinary rates was \$7,643,834 as detailed in the following table.

CATEGORY	SUB-CATEGORY	AD VALOREM AMOUNT	MINIMUM	BASE	TOTAL YIELD
Farmland		0.0023546		\$475	\$3,043,043
Residential	Non Urban	0.0019604		\$316	\$2,289,883
Residential	Yass	0.0033695	\$493		\$1,281,038
Residential	Binalong, Bowning, Wee Jasper, Bookham	0.0028896	\$481		\$173,544
Residential	Murrumbateman	0.0023455	\$493		\$81,929
Residential	Gundaroo	0.0011185		\$259	\$108,952
Residential	Sutton	0.0019015		\$259	\$58,165
Business	Yass and villages (exc. Sutton and Gundaroo)	0.0088065	\$493		\$596,597
Business	Sutton, Gundaroo	0.0016667		\$316	\$10,683
TOTAL					\$7,643,834

Structure of the Ordinary Rate

The rating provisions of the Local Government Act 1993 allow Councils to base their ordinary rates either on an ad valorem amount subject to a minimum charge or a base charge to which an ad valorem amount is added. Yass Valley Council has chosen to employ the system of both the base rates and minimum rates as a means of levying rates on all properties throughout the LGA.

In accordance with Section 497 of the Local Government Act 1993 the structure of the Ordinary Rate must comprise:

- a base amount (i.e. fixed charge required by statute to be no more than 50% of the total amount of the rate)
- a minimum amount (i.e. the maximum of the minimum rate is fixed by statute annually)
- an ad valorem component (i.e. a rate levied on the unimproved land value)

Ordinary Base Rate

Council has chosen to apply a system of base amounts in an attempt to overcome community concerns over the inequity of the rate burden of a rate levied solely on land values. The uniform base charge reflects that some of the benefits derived by ratepayers from the provision of Council works and services are shared equally by the community, regardless of property valuation.

The philosophy behind the base charges is that the base amount should apply to all properties and the total income from the charge should approximate the general administration costs of the Council together with the cost of common services available to each property within the Council area.

Ordinary Minimum Rate

The minimum rate is applied to residential and business properties, to ensure there is an equitable contribution for services where properties have a relatively low land valuation.

Ad Valorem Rate

Council has adopted a system of ad valorem rates that will apply to each property valuation to develop a variable charge on each rate notice. The ad valorem charge is multiplied by the land valuation supplied by the NSW Department of Lands to determine the ad valorem charge. The ad valorem amount of the rate is to be levied on the unimproved land value of all rateable land within each rating category on the rates notice.

Rateable Land Categories

Categorisation of all rateable land in the Council area has been undertaken in accordance with the requirements of chapter 15 of the Local Government Act 1993. Council has used the following categories of rateable land:

1. **Farmland** - This is land used genuinely for primary production. The dominant use of the land must be for the business or industry of grazing, and the growing of crops etc. The activities must have a significant and commercial purpose or character and be engaged in for the purpose of profit on a continuous or repetitive basis. Rural residential land will not be categorised as farmland.
2. **Residential** - The Local Government Act 1993 identifies this land as property used for residential accommodation, or in the case of vacant land, property zoned for residential use under an environmental planning instrument (hotels, motels, guesthouses, boarding houses or nursing homes) are specifically excluded from this category. This category also includes rural residential land.
3. **Business** - The Local Government Act 1993 identifies property within this category as land, which cannot be categorised in any of the other categories of farmland or residential.

HOW DOES RATE PEGGING WORK?

Rate pegging is the maximum percentage by which a NSW Council can increase its total income from rates, regardless of any increase in property values. The rate peg is set by the Independent Pricing and Regulatory Tribunal and for the 2015/16 financial year is 2.4%. Council was recently advised by IPART that they are projecting 2.5% going forward.

The *unimproved land value* on all properties is recalculated every three years (last valuation at July 2013) by the NSW Valuer General and this does affect rates on individual properties. Some rates can increase by more than the rate peg and some will increase by less than the rate peg or may even decrease. This is demonstrated by the hypothetical example below.

	Ratepayer 1	Ratepayer 2
Base Example		
• Total income permitted to be generated from rates = \$30		
Property Value	\$1,000	\$1,000
Rates	\$15	\$15
Case 1 Revaluation		
• Rate peg = 2.5%		
• One property does not change in value, the other doubles		
• Total income permitted to be generated from rates is $\$30 + 2.5\% = \30.75		
Property Value	\$1,000	\$2,000
Rates	\$10.25	\$20.50
Case 2 Revaluation		
• Rate peg = 2.5%		
• Both properties increase in value but by different amounts		
• Total income permitted to be generated from rates is $\$30 + 2.5\% = \30.75		
Property Value	\$1,250	\$1,750
Rates	\$12.75	\$18.00

The Independent Local Government Review Panel made a number of observations regarding rate pegging, including that it had significant unintended consequences, such as:

- unrealistic expectations in the community (and on the part of some Councillors) that somehow rates should be contained indefinitely, even though other household expenditures are rising; and

- reluctance to apply for Special Rate Variations even when clearly necessary, because exceeding the rate peg is considered politically risky, or because the process is seen as too complex and requiring a disproportionate effort for uncertain gain.

HOW HAS RATE REVENUE GROWN OVER RECENT YEARS?

Over the past 7 years our rate revenue has grown as follows.

Financial Year	Rate Peg	Land Value	No of Assessments	Total Income	Annual Increase	% Increase
2009/2010	3.5%	\$1,751,700,610	6,673	\$6,180,590		
2010/2011	2.6%	\$1,766,373,240	6,745	\$6,391,247	\$210,658	3.41%
2011/2012	2.8%	\$2,075,834,650	6,828	\$6,633,361	\$242,114	3.79%
2012/2013	3.6%	\$2,097,105,280	6,949	\$6,950,193	\$316,831	4.78%
2013/2014	3.4%	\$2,105,687,300	6,970	\$7,211,379	\$261,186	3.76%
2014/2015	2.3%	\$2,323,638,300	7,039	\$7,422,713	\$211,334	2.93%
2015/2016	2.4%	\$2,335,940,800	7,101	\$7,643,834	\$210,896	2.84%

The difference between the total increase and the rate peg results from an increase in the number of rateable properties due to the subdivision of land.

WHERE DO RATES IN YASS VALLEY COME FROM?

In 2015/16 our total rate income of \$7,643,837 will come from the following sources.

Category	No of Assessments	Income
Rural farmland	1449	\$3,043,043
Residential – Non Urban	2360	\$2,289,883
Sutton Village	64	\$58,165
Gundaroo Village	180	\$108,952
Yass Town	2304	\$1,281,038
Binalong Village	188	\$90,739
Bookham Village	17	\$8,177
Bowning Village	107	\$52,983
Wee Jasper Village	45	\$21,645
Murrumbateman Village	105	\$81,929
Business /Commercial	282	\$607,280

Note: Rates go into consolidated revenue for Council to determine priorities for expenditure across the shire in consultation with the community. The distribution of expenditure is unrelated to the source of rates, either geographically or by rate category.

HOW DO OUR RATES COMPARE WITH OTHER COUNCILS?

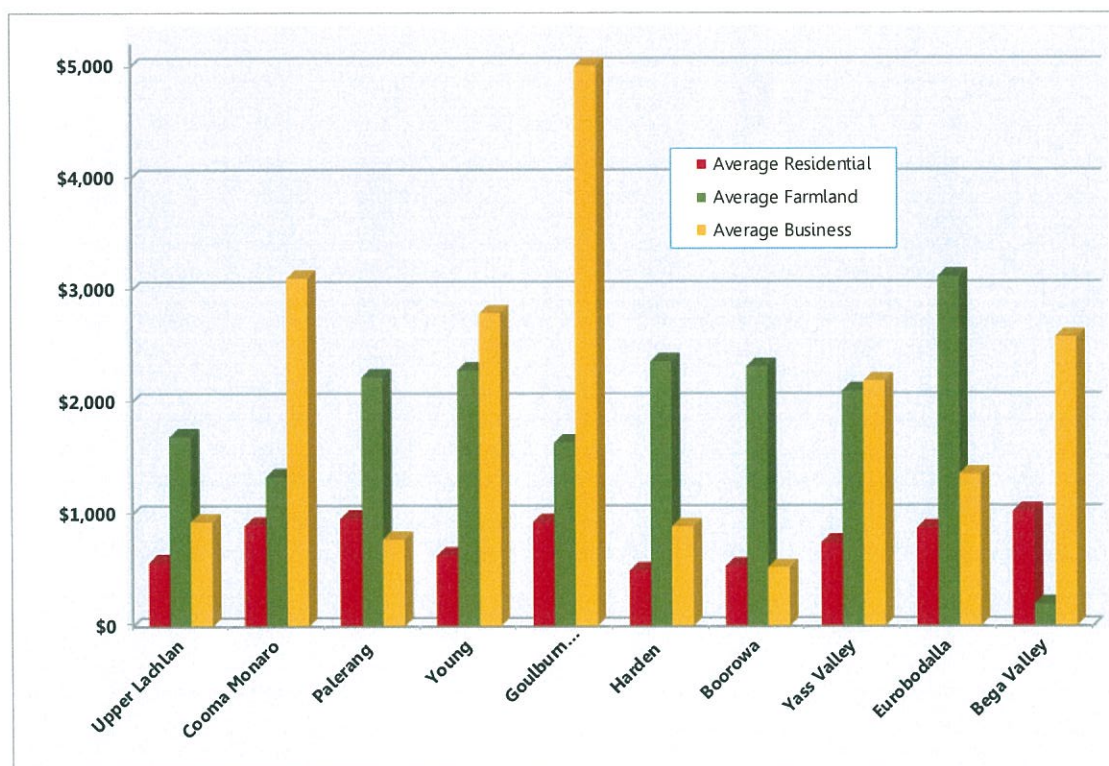
The following table and graph compares the rates of the councils in the surrounding region across residential, farmland and business and shows that they vary significantly from council to council and between the different rate categories.

To meet the governments Fit for the Future financial benchmarks, many councils, including Yass Valley, have indicated a need for an increase in rates over and above those quoted below to remain standalone councils.

- Yass Valley is proposing a cumulative increase of 38.6% over 4 years (or 26% over the rate peg)
- Palerang is proposing a cumulative increase of 40% over 5 years (or 24% above the rate peg)*
- Goulburn-Mulwaree is proposing a cumulative increase of 46.6% over 4 years (36% over the rate peg)*

* IPART Assessment of Council Fit for the Future Proposals – October 2015

	Average Residential	Average Farmland	Average Business
Upper Lachlan	\$568	\$1,690	\$930
Cooma Monaro	\$899	\$1,332	\$3,105
Palerang	\$960	\$2,222	\$773
Young	\$631	\$2,283	\$2,791
Goulburn Mulwaree	\$928	\$1,638	\$5,006
Harden	\$494	\$2,363	\$886
Boorowa	\$536	\$2,316	\$520
Yass Valley	\$744	\$2,100	\$2,186
Eurobodalla	\$871	\$3,119	\$1,353
Bega Valley	\$1,025	\$194	\$2,576



PROPERTY RATES CALCULATOR

IMPORTANT NOTE - Any rate increase only applies to the Rate amount and Base Charge where applicable NOT Annual Charges that also appear on the rate notice eg water, sewer, waste or stormwater charges. See example rate notices on pages 7 to 10.

OPTION 1 – RATE PEG ONLY

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
CURRENT RATE	RATE INCREASE				
	2.50%	2.50%	2.50%	2.50%	2.50%
\$481	\$493	\$505	\$518	\$531	\$544
(Minimum rate in Binalong, Bowning, Wee Jasper and Bookham)					
\$493	\$505	\$518	\$531	\$544	\$558
(Minimum rate in Yass and Murrumbateman)					
\$605	\$620	\$636	\$652	\$668	\$685
\$650	\$666	\$683	\$700	\$717	\$735
\$700	\$718	\$735	\$754	\$773	\$792
\$750	\$769	\$788	\$808	\$828	\$849
\$800	\$820	\$841	\$862	\$883	\$905
\$850	\$871	\$893	\$915	\$938	\$962
\$900	\$923	\$946	\$969	\$993	\$1,018
\$950	\$974	\$998	\$1,023	\$1,049	\$1,075
\$1,000	\$1,025	\$1,051	\$1,077	\$1,104	\$1,131
\$1,100	\$1,128	\$1,156	\$1,185	\$1,214	\$1,245
\$1,200	\$1,230	\$1,261	\$1,292	\$1,325	\$1,358
\$1,300	\$1,333	\$1,366	\$1,400	\$1,435	\$1,471
\$1,400	\$1,435	\$1,471	\$1,508	\$1,545	\$1,584
\$1,500	\$1,538	\$1,576	\$1,615	\$1,656	\$1,697
\$1,600	\$1,640	\$1,681	\$1,723	\$1,766	\$1,810
\$1,700	\$1,743	\$1,786	\$1,831	\$1,876	\$1,923
\$1,800	\$1,845	\$1,891	\$1,938	\$1,987	\$2,037
\$1,900	\$1,948	\$1,996	\$2,046	\$2,097	\$2,150
\$2,000	\$2,050	\$2,101	\$2,154	\$2,208	\$2,263
\$2,250	\$2,306	\$2,364	\$2,423	\$2,484	\$2,546
\$2,500	\$2,563	\$2,627	\$2,692	\$2,760	\$2,829
\$2,750	\$2,819	\$2,889	\$2,961	\$3,035	\$3,111
\$3,000	\$3,075	\$3,152	\$3,231	\$3,311	\$3,394
\$3,500	\$3,588	\$3,677	\$3,769	\$3,863	\$3,960
\$4,000	\$4,100	\$4,203	\$4,308	\$4,415	\$4,526
\$4,500	\$4,613	\$4,728	\$4,846	\$4,967	\$5,091
\$5,000	\$5,125	\$5,253	\$5,384	\$5,519	\$5,657
\$5,500	\$5,638	\$5,778	\$5,923	\$6,071	\$6,223
\$6,000	\$6,150	\$6,304	\$6,461	\$6,623	\$6,788
\$6,500	\$6,663	\$6,829	\$7,000	\$7,175	\$7,354
\$7,000	\$7,175	\$7,354	\$7,538	\$7,727	\$7,920
\$7,500	\$7,688	\$7,880	\$8,077	\$8,279	\$8,486
\$8,000	\$8,200	\$8,405	\$8,615	\$8,831	\$9,051
\$8,500	\$8,713	\$8,930	\$9,154	\$9,382	\$9,617
\$9,000	\$9,225	\$9,456	\$9,692	\$9,934	\$10,183
\$9,500	\$9,738	\$9,981	\$10,230	\$10,486	\$10,748
\$10,000	\$10,250	\$10,506	\$10,769	\$11,038	\$11,314

OPTION 2 - SPECIAL RATE VARIATION

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
CURRENT RATE	RATE INCREASE				
	8.50%	8.50%	8.50%	8.50%	2.50%
\$481	\$522	\$566	\$614	\$667	\$683
(Minimum rate in Binalong, Bowning, Wee Jasper and Bookham)					
\$493	\$535	\$580	\$630	\$683	\$700
(Minimum rate in Yass and Murrumbateman)					
\$605	\$656	\$712	\$773	\$838	\$859
\$650	\$705	\$765	\$830	\$901	\$923
\$700	\$760	\$824	\$894	\$970	\$994
\$750	\$814	\$883	\$958	\$1,039	\$1,065
\$800	\$868	\$942	\$1,022	\$1,109	\$1,136
\$850	\$922	\$1,001	\$1,086	\$1,178	\$1,207
\$900	\$977	\$1,060	\$1,150	\$1,247	\$1,278
\$950	\$1,031	\$1,118	\$1,213	\$1,317	\$1,349
\$1,000	\$1,085	\$1,177	\$1,277	\$1,386	\$1,421
\$1,100	\$1,194	\$1,295	\$1,405	\$1,524	\$1,563
\$1,200	\$1,302	\$1,413	\$1,533	\$1,663	\$1,705
\$1,300	\$1,411	\$1,530	\$1,660	\$1,802	\$1,847
\$1,400	\$1,519	\$1,648	\$1,788	\$1,940	\$1,989
\$1,500	\$1,628	\$1,766	\$1,916	\$2,079	\$2,131
\$1,600	\$1,736	\$1,884	\$2,044	\$2,217	\$2,273
\$1,700	\$1,845	\$2,001	\$2,171	\$2,356	\$2,415
\$1,800	\$1,953	\$2,119	\$2,299	\$2,495	\$2,557
\$1,900	\$2,062	\$2,237	\$2,427	\$2,633	\$2,699
\$2,000	\$2,170	\$2,354	\$2,555	\$2,772	\$2,841
\$2,250	\$2,441	\$2,649	\$2,874	\$3,118	\$3,196
\$2,500	\$2,713	\$2,943	\$3,193	\$3,465	\$3,551
\$2,750	\$2,984	\$3,237	\$3,513	\$3,811	\$3,906
\$3,000	\$3,255	\$3,532	\$3,832	\$4,158	\$4,262
\$3,500	\$3,798	\$4,120	\$4,471	\$4,851	\$4,972
\$4,000	\$4,340	\$4,709	\$5,109	\$5,543	\$5,682
\$4,500	\$4,883	\$5,298	\$5,748	\$6,236	\$6,392
\$5,000	\$5,425	\$5,886	\$6,386	\$6,929	\$7,103
\$5,500	\$5,968	\$6,475	\$7,025	\$7,622	\$7,813
\$6,000	\$6,510	\$7,063	\$7,664	\$8,315	\$8,523
\$6,500	\$7,053	\$7,652	\$8,302	\$9,008	\$9,233
\$7,000	\$7,595	\$8,241	\$8,941	\$9,701	\$9,944
\$7,500	\$8,138	\$8,829	\$9,580	\$10,394	\$10,654
\$8,000	\$8,680	\$9,418	\$10,218	\$11,087	\$11,364
\$8,500	\$9,223	\$10,006	\$10,857	\$11,780	\$12,074
\$9,000	\$9,765	\$10,595	\$11,496	\$12,473	\$12,785
\$9,500	\$10,308	\$11,184	\$12,134	\$13,166	\$13,495
\$10,000	\$10,850	\$11,772	\$12,773	\$13,859	\$14,205

209 Comur Street, YASS
PO Box 6 YASS NSW 2582
Phone: (02) 6226 1477 or
1300 553 652
Fax: (02) 6226 2598
E-Mail: Council@yass.nsw.gov.au
Web: www.yassvalley.nsw.gov.au

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Office Hours

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(Monday to Friday)

Cashier Hours

9:00am to 4:30pm
(Monday to Friday)

ABN: 50 119 744 650

2015/16 RATES AND CHARGES

Served By Post

22/07/2015

Notice is hereby given that the undermentioned land has been rated by the
Yass Valley Council as shown hereunder

If mailing
address is
incorrect,
please
advise
council in
writing.

Assessment Number

28258

Interest Rate

8.50%

DUE DATE

31/08/2015



ACCOUNT ENQUIRIES

(02) 6226 1477 or 1300 553 652



PROPERTY LOCATION

PROPERTY LEGAL DESCRIPTION

PROPERTY AREA

847.20 SQ M

VALUATION BASE DATE

1 July, 2013

PARTICULARS OF RATES AND CHARGES

Description	Valuation	Differential	Levied Amount
Residential -Yass	162,000	0.00336950	\$545.86
20-32mm Water Charge	1	450.00000000	\$450.00
Residential Sewerage Charge	1	620.00000000	\$620.00
Domestic Waste Charge	1	346.00000000	\$346.00
Waste Management Environment Charge	1	75.00000000	\$75.00
Stormwater Improvement Charge	1	25.00000000	\$25.00
Total Current Levy			\$2,061.86

RATES AND CHARGES DUE

Current Levy: \$2,061.86

Total Due: \$2,061.86

INSTALMENT DETAILS

Please deduct payments made after: 22/07/2015

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
\$ 516.86	\$ 515.00	\$ 515.00	\$ 515.00
31/08/2015	30/11/2015	28/02/2016	31/05/2016

NB: The due date for payment does not apply to rates and charges in arrears. Although arrears are included in the instalment amount, they are overdue and will attract daily interest until paid.

✂

Please detach and forward payment advice with your payment

RATES PAYMENT ADVICE

YASS VALLEY COUNCIL



Billpay Code: 2094
Ref: 28258

pay in person at any Post
Office, phone 13 18 16, or
go to postbillpay.com.au



*2094 28258



Bill Code: 4390
Ref: 28258

Name:

Assessment Number:

28258

Full Amount:

\$2,061.86

Instalment Due:

\$516.86

Date Due:

31/08/2015

Amount Paid

\$

DJ Rowe

DJ Rowe
General Manager

209 Comur Street, YASS
PO Box 6 YASS NSW 2582
Phone: (02) 6226 1477 or
1300 553 652
Fax: (02) 6226 2598
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ABN: 50 119 744 650

2015/16 RATES AND CHARGES

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Assessment Number
729

Interest Rate
8.50%

DUE DATE
31/08/2015

ACCOUNT ENQUIRIES
(02) 6226 1477 or 1300 553 652

PROPERTY LOCATION

[REDACTED]

PROPERTY LEGAL DESCRIPTION

[REDACTED]

PROPERTY AREA

160.90 HA

VALUATION BASE DATE

1 July, 2013

PARTICULARS OF RATES AND CHARGES

Description	Valuation	Differential	Levied Amount
Farmland Rate	727,000	0.00235460	\$1,711.79
Waste Management Environment Charge	1	75.00000000	\$75.00
Farmland Base Charge	1	475.00000000	\$475.00
Total Current Levy			\$2,261.79

FARMLAND

RATES AND CHARGES DUE

Current Levy: \$2,261.79

Total Due: \$2,261.79

INSTALMENT DETAILS

Please deduct payments made after: 22/07/2015

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
\$ 566.79	\$ 565.00	\$ 565.00	\$ 565.00
31/08/2015	30/11/2015	28/02/2016	31/05/2016

NB: The due date for payment does not apply to rates and charges in arrears. Although arrears are included in the instalment amount, they are overdue and will attract daily interest until paid.

DJ Rowe

DJ Rowe
General Manager

<

Please detach and forward payment advice with your payment

RATES PAYMENT ADVICE

YASS VALLEY COUNCIL

POST billpay Billpay Code: 2094 Ref: 729 pay in person at any Post Office, phone 13 18 16, or go to postbillpay.com.au

*2094 729

Name:
Assessment Number: 729
Full Amount: \$2,261.79
Instalment Due: \$566.79
Date Due: 31/08/2015

BPAY Biller Code: 4390 Ref: 729

Amount Paid

\$

209 Comur Street, YASS
 PO Box 6 YASS NSW 2582
 Phone: (02) 6226 1477 or
 1300 553 652
 Fax: (02) 6226 2598
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ABN: 50 119 744 650

2015/16 RATES AND CHARGES

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22/07/2015

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 advise
 council in
 writing.

Assessment Number

28167

Interest Rate

8.50%

DUE DATE

31/08/2015



ACCOUNT ENQUIRIES

(02) 6226 1477 or 1300 553 652



PROPERTY LOCATION

[REDACTED]
 [REDACTED]
 [REDACTED]

PROPERTY AREA

442.60 SQ M

VALUATION BASE DATE

1 July, 2013

PARTICULARS OF RATES AND CHARGES

Description	Valuation	Differential	Levied Amount
Business Rate	95,100	0.00880650	\$837.50
20-32mm Water Charge	1	450.00000000	\$450.00
Sewerage Charge Non Residential	620	1.00000000	\$620.00
Waste Management Environment Charge	1	75.00000000	\$75.00
Business Waste Management Charge	1	346.00000000	\$346.00
Stormwater Improvement Charge	1	25.00000000	\$25.00
Total Current Levy			\$2,353.50

RATES AND CHARGES DUE

Current Levy: \$2,353.50

Total Due: \$2,353.50

INSTALMENT DETAILS

Please deduct payments made after: 22/07/2015

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
\$ 589.50	\$ 588.00	\$ 588.00	\$ 588.00
31/08/2015	30/11/2015	28/02/2016	31/05/2016

NB: The due date for payment does not apply to rates and charges in arrears. Although arrears are included in the instalment amount, they are overdue and will attract daily interest until paid.

✂

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RATES PAYMENT ADVICE

YASS VALLEY COUNCIL



Billpay Code: 2094
 Ref: 28167

pay in person at any Post
 Office, phone 13 18 16, or
 go to postbillpay.com.au



*2094 28167



Bill Code: 4390
 Ref: 28167

Name:

Assessment Number: 28167

Full Amount: \$2,353.50

Instalment Due: \$589.50

Date Due: 31/08/2015

Amount Paid

\$

DJ Rowe

DJ Rowe
 General Manager

209 Comur Street, YASS
PO Box 6 YASS NSW 2582
Phone: (02) 6226 1477 or
1300 553 652
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22/07/2015

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Yass Valley Council as shown hereunder

If mailing
address is
incorrect,
please
advise
council in
writing.

Assessment Number

927

Interest Rate

8.50%

DUE DATE

31/08/2015



ACCOUNT ENQUIRIES

(02) 6226 1477 or 1300 553 652



PROPERTY LOCATION

[REDACTED]

PROPERTY LEGAL DESCRIPTION

[REDACTED]

PROPERTY AREA

10.66 HA

VALUATION BASE DATE

1 July, 2013

PARTICULARS OF RATES AND CHARGES

Description	Valuation	Differential	Levied Amount
Residential - Non Urban	312,000	0.00196040	\$611.64
Waste Management Environment Charge	1	75.00000000	\$75.00
Res - Non Urban Base Charge	1	316.00000000	\$316.00
Total Current Levy			\$1,002.64

RURAL RESIDENTIAL

RATES AND CHARGES DUE

Current Levy: \$1,002.64

Total Due: \$1,002.64

INSTALMENT DETAILS

Please deduct payments made after: 22/07/2015

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
\$ 252.64	\$ 250.00	\$ 250.00	\$ 250.00
31/08/2015	30/11/2015	28/02/2016	31/05/2016

NB: The due date for payment does not apply to rates and charges in arrears. Although arrears are included in the instalment amount, they are overdue and will attract daily interest until paid.

✂

Please detach and forward payment advice with your payment

RATES PAYMENT ADVICE

YASS VALLEY COUNCIL



Billpay Code: 2094
Ref: 927

pay in person at any Post
Office, phone 13 18 16, or
go to postbillpay.com.au



*2094 927



Billcode: 4390
Ref: 927

Name:

Assessment Number: 927

Full Amount: \$1,002.64

Instalment Due: \$252.64

Date Due: 31/08/2015

Amount Paid

\$

DJ Rowe

DJ Rowe
General Manager

yass valley council

the country the people



Dear Ratepayer,

The Office of Local Government recently released the Independent Pricing & Regulatory Tribunal's (IPART) Fit for the Future assessment of each Council. In spite of satisfying the "Scale and Capacity" criteria and all but one of the financial criteria, Yass Valley Council was deemed "not fit" by IPART, along with two thirds of the 152 Councils in NSW.

Our long term financial sustainability, as outlined in our Fit for the Future submission relied on a special rate variation (SRV) commencing from 1 July 2016. Council decided in August not to apply for the SRV at this time and it would appear that this "unexpected change in approach", as IPART described it, may have influenced IPART's "not fit" assessment.

All Councils deemed "not fit" had until 18 November to provide feedback on the IPART assessment, with most being told that they must talk to neighbouring Councils and come back with a merger proposal. Given that Yass Valley met the "scale and capacity" criteria, we were not required to put forward a merger proposal. Council has, however, now revisited the need for an SRV from next year in an effort to strengthen our case for remaining a standalone council.

The SRV, details of which are below, addresses the key financial sustainability criteria that impacted on our Fit for the Future assessment as "not fit" and provides a strong foundation for our case to "stand alone".

The SRV version of the 2013-17 Delivery Program, which is currently on public exhibition, provides more details of the SRV, including the projects it will fund and its impact. Some of the key questions are briefly addressed in here, but I would encourage you to read the full document, along with our Property Rates Fact Sheet, both of which are available on the Council website, at Council offices and at village post offices or general stores and then come and see us at one of the upcoming Community Forums.

Kind regards,

Rowena Abbey, Mayor

WHAT RATE INCREASE IS PROPOSED?

We are proposing a special rate variation of 8.5% per annum over 4 years commencing from 2016/17, a cumulative increase of 38.6% over that time. 2.5% of this annual increase (or 12.6% cumulative) comprises the usual rate peg increase with an additional 6% each year representing the additional increase resulting from the special rate variation.

It is important to note that 8.5% is the maximum increase we would be applying each year, regardless of any movement in the rate peg during the period of the special rate variation.

WHY SHOULD WE REMAIN A "STANDALONE" COUNCIL?

There are a number of key reasons Council believes this is important and the right direction for Yass Valley.

- ✓ We will be able to maintain our Yass Valley identity
- ✓ We want control over our future given our strong population growth and opportunities from our close proximity to the ACT.
- ✓ We want decisions about Yass Valley made by people representing Yass Valley. A merger with one or more of our neighbouring councils would see a shift in focus away from the needs of our community.
- ✓ We don't believe it is in the best interests of Yass Valley to be part of a "super council", covering a very large geographic area which would be difficult to service and maintain.
- ✓ We believe that remaining a standalone council puts us in the best position to have lower rates than we would under a merged entity, even taking into account the proposed SRV.

HOW MUCH WILL THE INCREASE IN RATES BE?

EXAMPLE 1:

Mr Brown owns a typical residential property in Murrumbateman on which he currently pays annual rates of \$565. If the SRV is approved, *Mr Brown's* rates in 2019/2020 would have increased to \$783, an average annual increase of \$55 over the four years of the SRV.

EXAMPLE 2:

XYZ Inc., the owner of a commercial property in Yass, currently pays annual rates of \$2,153. If the SRV is approved *XYZ Inc's* rates in 2019/2020 would have increased to \$2,984, an average annual increase of \$208 over the four years of the SRV.

EXAMPLE 3:

Mrs Green, who owns a farm in Wee Jasper, currently pays annual rates of \$2,100. If the SRV is approved, *Mrs Green's* rates in 2019/2020 would have increased to \$2,910, an average annual increase of \$203 over the four years of the SRV.

Any rate increase only applies to the rate amount and base charge (if applicable) on your rates notice NOT annual charges that also appear on your rates notice e.g. water, sewer, waste or stormwater charges.

WHERE WILL THE MONEY BE SPENT?

The additional income from the special rate variation provides funds to be spent on essential asset maintenance, specifically roads and timber bridges, as well as maintaining service levels across other key services and providing funds for community projects. Full details of the individual projects are contained in the SRV version of the Delivery Program.

Description	2016/17 \$	2017/18 \$	2018/19 \$	2019/20 \$	2020/21 \$
Rural Road Resealing	92,000	209,303	214,853	221,298	391,895
Timber Bridge Rehabilitation	178,937	190,565	408,992	380,272	791,891
Gravel Re-sheeting	178,937	366,822	375,992	387,272	398,890
Road Rehab/Upgrade		200,000	360,000	844,666	450,000
Total Road Infrastructure Funding	449,874	966,690	1,359,837	1,833,508	2,032,676
Community Projects			198,485	400,000	300,000
Total Funding available from SRV	449,874	966,690	1,558,322	2,233,508	2,332,676

HOW DO OUR RATES COMPARE WITH OTHER COUNCILS?

The following table compares the rates of the councils in the surrounding region across residential, farmland and business and shows that they vary significantly from council to council and between the different rate categories. To meet the Government's Fit for the Future financial benchmarks, many councils, including Yass Valley, have indicated a need to increase rates further to remain standalone councils. For example:

- Palerang is proposing a cumulative increase of 40% over 5 years (or 24% above the rate peg)
- Goulburn-Mulwaree is proposing a cumulative increase of 46.6% over 4 years (36% over the rate peg)

	Average Residential	Average Farmland	Average Business
Upper Lachlan	\$568	\$1,690	\$930
Cooma Monaro	\$899	\$1,332	\$3,105
Palerang	\$960	\$2,222	\$773
Young	\$631	\$2,283	\$2,791
Goulburn Mulwaree	\$928	\$1,638	\$5,006
Harden	\$494	\$2,363	\$886
Boorowa	\$536	\$2,316	\$520
Yass Valley	\$744	\$2,100	\$2,186
Eurobodalla	\$871	\$3,119	\$1,353
Bega Valley	\$1,025	\$194	\$2,576

HOW CAN I FIND OUT MORE?

The full details of the Special Rate Variation and its impact are contained in the SRV version of the Delivery Program 2013-17 which can be downloaded from Council's website (yassvalley.nsw.gov.au) or is available at the Council Administration Office, Yass and Murrumbateman Libraries, Yass Visitor Information Centre and each village post office or general store. Council is holding nine Community Forums over the next month while the SRV version of the Delivery Program 2013-17 is on public exhibition. Come along to ask questions and find out more.

Location	Day	Date	Time
Bookham Hall	Tuesday	24 Nov	6:30-7:30pm
Sutton Hall	Thursday	26 Nov	6:30-7:30pm
Wee Jasper Hall	Monday	30 Nov	6:30-7:30pm
Binalong Mechanics Institute	Tuesday	1 Dec	6:30-7:30pm
Gundaroo Hall	Wednesday	2 Dec	6:30-7:30pm
Yass Soldiers Club	Thursday	3 Dec	6:30-7:30pm
Bowring Hall	Monday	7 Dec	6:30-7:30pm
Wattle Park Church Hall	Tuesday	8 Dec	6:30-7:30pm
Murrumbateman Rec Hall	Thursday	10 Dec	6:30-7:30pm

Residents are also welcome to provide comments and correspondence in writing before 5pm on Friday 18 December 2015.

**Email to council@yass.nsw.gov.au
Post / Deliver to:**

**General Manager
Yass Valley Council
PO Box 6 (or 209 Comur Street)
YASS NSW 2582**

Home » Council » [Media Releases](#) » Yass Valley community forums and future rates

Yass Valley community forums and future rates

Yass Valley Council has resolved to apply for a Special Rate Variation (SRV) for 2016/2017, which we believe will assist in Yass Valley remaining as a standalone council. Nine community forums will be held to provide ratepayers with the opportunity to learn more about the proposed SRV.

“There is absolutely no doubt in my mind that the Yass Valley community is better served if it stands alone, and for this to happen we need to apply for a SRV,” said Cr David Needham. “If we are to merge with a neighbouring council, all I see is higher rates, higher than our proposed SRV plus lower services, weaker representation and decisions made elsewhere. Decisions that are potentially not in the best interest of Yass Valley.”



Community forums will be held on the below dates, all commencing at 6:30pm:

- Tuesday, 24th November - Bookham Hall
- Thursday, 26th November - Sutton Hall
- Monday, 30th November - Wee Jasper Hall
- Tuesday, 1st December - Binalong Mechanics Institute
- Wednesday, 2nd December - Gundaroo Hall
- Thursday, 3rd December - Yass Community Centre
- Monday, 7th December - Bowming Hall
- Tuesday, 8th December - Wallaroo - Wattle Park Church Hall
- Thursday, 10th December - Murrumbateman Recreation Ground Hall

“These forums will provide ratepayers of Yass Valley the opportunity to understand the facts about what is being proposed for the SRV, as it appears that there is a lot of incorrect information in the community,” said Mayor Rowena Abbey. “We also encourage residents and ratepayers to attend the forums as a way to speak directly with Councillors and senior staff about questions they may have about their local community.”

Removed Articles due to copyright concerns:

- Yass Tribune – 13 November 2015
- Yass Tribune – 11 November 2015

MEDIA RELEASE

12/11/2015

11/15-04

Yass Valley community forums and future rates

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ENDS

Media contact:

Gill Elphinston
Media & Communications Officer
Yass Valley Council
(02) 6226 9232
Gill.Elphinston@yass.nsw.gov.au

Removed Articles due to copyright concerns:

- Yass Tribune – 18 November 2015
- Yass Tribune – 18 November 2015
- Yass Tribune – 20 November 2015
- Yass Tribune – 25 November 2015
- Yass Tribune – 2 November 2015
- Yass Tribune – 9 November 2015
- Yass Tribune – 16 November 2015

MEDIA RELEASE

18/12/2015

Yass Valley Remains a Standalone Council

The Premier's announcement this morning regarding NSW local government reform is good news for Yass Valley.

There are 35 proposals for mergers which are aimed at reducing the number of councils in NSW from 152 to 112.

Yass Valley will remain a standalone Council and the Local Government elections will be moved from September 2016 to March 2017.

Mayor Rowena Abbey said that "Today's announcement supports Council's position to remain a standalone Council throughout the reform process. This was further supported by the community during our extensive community consultation process and we believe this is the best outcome for the people of Yass Valley. "

ENDS

For further information contact Gill Elphinston, Media & Community Relations Officer, Yass Valley Council on ph. 6226 1477.