Some Rate MYTHS

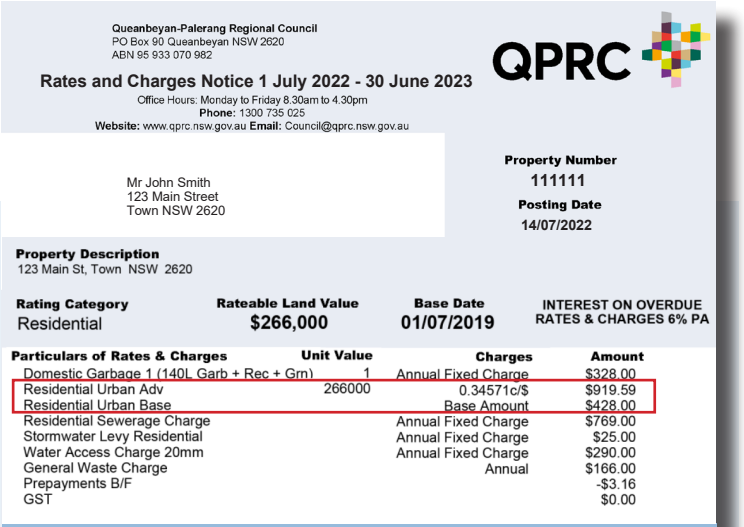
QPRC

MYTH 1

The proposed rate increase applies to the whole rates notice. **Not true.**

The rate increase only applies to the base and adv (land value) charges, as seen in the image to the right. These two lines contribute to the general rates revenue which pays for things like playgrounds, roads and libraries.

The rate variation does not apply to garbage or general waste, sewerage, stormwater, or water access charges.



Queanbeyan-Palerang Regional Council
PO Box 90 Queanbeyan NSW 2620
ABN 95 933 070 982

QPRC

Rates and Charges Notice 1 July 2022 - 30 June 2023

Office Hours: Monday to Friday 8.30am to 4.30pm
Phone: 1300 735 025
Website: www.qprc.nsw.gov.au **Email:** Council@qprc.nsw.gov.au

Mr John Smith
123 Main Street
Town NSW 2620

Property Number
111111
Posting Date
14/07/2022

Property Description
123 Main St, Town NSW 2620

Rating Category	Rateable Land Value	Base Date	INTEREST ON OVERDUE RATES & CHARGES 6% PA
Residential	$266,000	01/07/2019	

Particulars of Rates & Charges	Unit Value	Charges	Amount
Domestic Garbage 1 (140L Garb + Rec + Grn)	1	Annual Fixed Charge	$328.00
Residential Urban Adv	266000	0.34571c/$	$919.59
Residential Urban Base		Base Amount	$428.00
Residential Sewerage Charge		Annual Fixed Charge	$769.00
Stormwater Levy Residential		Annual Fixed Charge	$25.00
Water Access Charge 20mm		Annual Fixed Charge	$290.00
General Waste Charge		Annual	$166.00
Prepayments B/F			-$3.16
GST			$0.00

What will be impacted on your rates notice?

The proposed SRV only applies to the base amount and ad valorem (adv) on your rates notice. This is the base rate for your property category and the land value.

MYTH 2

Land values have risen so rates will rise the same way. **Not true.**

Land value is used to distribute the set rates pool equitably.

The important thing to know about land values and their effect on your rates bill is how land value changes relative to other land values. For example, if all land values go up at the same rate, any change in your land value would not change your rate charge.

MYTH 3

There are lots of new properties and developments so Council must be raising a lot more rates. **Not necessarily true.**

Council collects more rates from new growth in properties but this is not enough to cover the extra cost of providing services and new infrastructure for the new ratepayers.

Total rate revenue can rise in several ways – by the rate peg, by a rate rise, or by adjustments to land values and number of assessments (supplementary adjustments, some of which are associated with sub-divisions). In the latter case, rates revenue has risen by an average of just **1.9%** per year in the past five years.

Some Rate MYTHS

QPRC

MYTH 4

The increase in rates each year by the rate peg should be sufficient to cover increased costs. **Not true.**

Since the merger in 2016, the average rate peg has been 2.15% compared to an average CPI increase of 3%.

The rate peg only provides Council with sufficient funds to keep doing everything the same as prior years. It does not allow for any improvements like sealing an unsealed road or higher maintenance of parks and gardens due to higher rainfall. In recent years, the rate peg has not been reflective of the significant increases in the cost of things like staff Award increases, electricity, fuel, bitumen and concrete that are essential to so many of our asset renewal projects.

MYTH 5

Our rates are high compared to other similar sized councils. **Not true.**

Our rates are similar to other regional councils. For example, our average ordinary residential rate in 2019-20 was $1155 in comparison to $1170 from similar councils.

You can compare more councils by following the QR Code link.

Location	Average Residential Rates (2019-20)
Tuggeranong*	$2,151
Gungahlin*	$2,097
Wingecarribee	$1,714
Lithgow	$1,528
Cessnock	$1,215
Queanbeyan-Palerang	**$1,155**
Bathurst	$1,112
Eurobodalla	$1,073
Yass Valley	$1,021
Goulburn Mulwaree	$991

* ACT General Rates by district (Houses)

MYTH 6

Council won't do anything to help me pay my rates. **Not true.**

If you are having difficulty making your payments, please contact us on **1300 735 025.** We have a Financial Hardship Assistance Policy which sets out how you can manage an outstanding amount through an interest free payment arrangement for up to two years. You can fill out a Rate Relief Hardship Application form on our website.

Some Rate MYTHS

QPRC

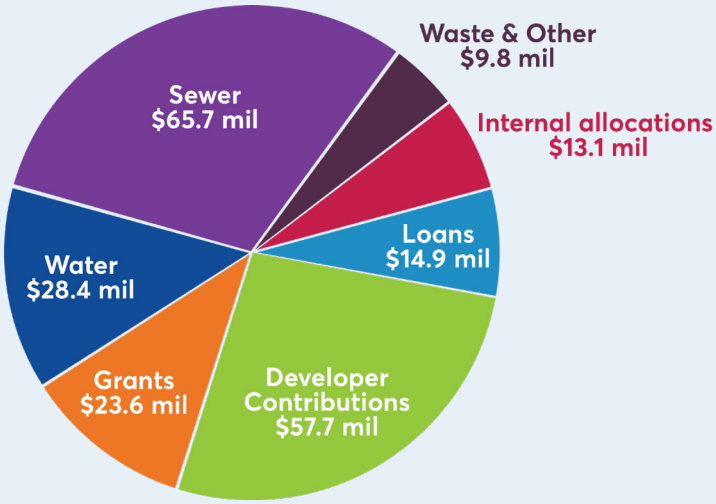
Please note a previous edition of this document inaccurately stated that Council have $13.1 million in Unrestricted Cash rather than **internally allocated** cash. This has been corrected and the unrestricted cash figure at the end of the 2021-22 financial year shown.

MYTH 7

Council has a lot of money in the bank.
True - but it is restricted.

We do have $213 million in cash however $200 million is externally restricted. This means we can only use this money for its intended purpose whether that be water, sewer or waste operations, or grant funded capital projects.

Of our cash reserves, **$250,000 is unrestricted**. This is not enough money to continue with our day-to-day projects, provide our ongoing programs, or complete maintenance.



HAVE YOUR SAY

You can have your say on the proposed Special Rate Variation by:

- completing the online survey at yourvoice.qprc.nsw.gov.au
- emailing **council@qprc.nsw.gov.au** referencing "Special Rate Variation" in the subject line
- sending a letter to PO Box 90, Queanbeyan NSW 2620

Submissions close 4.30pm on 29 January 2023.