



## Message from the Mayor

projects across our city.

The program of works is developed in partnership with the community through ongoing consultation and feedback, guided by our Community Strategic Plan (CSP). The current CSP will soon be reviewed and I encourage all residents to take the opportunity to participate in workshops and surveys to help shape our city's future.

The 2021/22 financial year will see Council invest \$20.8m on renewing aged infrastructure including the Warilla Beach seawall. This important work is expected to begin in the second half of the 2021/22 financial year and will help protect the foreshore from erosion and improve safety and public access. Another significant project is the upgrade of Bass Point Tourist Road.

Council will also improve existing recreational spaces, including an additional sports field at Myimbarr in Flinders and amenities renewals at Albion Oval, Albion Park Rail and Panorama Oval, Oak Flats. Playground upgrades will also continue, with renewals planned for Fred Ball Park in Albion Park and Collins Reserve in Blackbutt.

In terms of new projects, Council plans to invest \$25.9m across the city in 2021/22. These include the Shell Cove Library and Community Centre and sports facilities. Throughout the city, there will also be new parkland facilities, transport projects and footpath connections.

The 270-berth Shellharbour Marina continues to take shape, with the harbour now open to the ocean. Boats are expected to start using the marina in spring 2021, with 145 berths to be completed soon and a further 125 berths to come in the future. Construction of the Marina Services Building will take place in the first half of the 2021/22 financial year with work on the Nautilus apartment building also set to commence at the same time. The much-anticipated dining precinct and tavern are expected to open prior to summer.

The final stage of the Shellharbour Airport redevelopment project is due for completion in the first half of the 2021/22 financial year, with the construction of an aviation business park. This important asset is central to the \$20m airport business plan, strategically developed by Council to foster economic growth and create jobs.

In our arts and culture space, Council continues to develop innovative events to keep us connected and entertained. We are looking forward to a brand new 'Enchanted Forest' and the return of popular community events including Carols by Candlelight and 'Live n Local'. There will be new additions to the Lake Illawarra Art Trail and more murals to beautify the city.

Shellharbour City continues to evolve, and I am proud of our community and our Council for embracing opportunities for growth.

Councillor Marianne Saliba  
Mayor, Shellharbour City



### How to pay your account

Rates can be paid via cash, cheque, EFTPOS or credit card, at Shellharbour City Council's Administration Centre or at any Australia Post Office.

For more details on how to pay, please refer to the section at the bottom of your rates notice.

### Did you know you can now receive your Rates Notice by email?



Choosing to receive your Rates Notice by email rather than by paper means a faster, more efficient delivery of your statement with less impact on the environment.

To register for this service, click on the 'Pay it' link on the Council homepage [www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)

### If your mailing address details are incorrect, please advise Council in writing.

All communication should be addressed to  
The Chief Executive Officer,  
Locked Bag 155,  
Shellharbour City Centre, NSW 2529.

You can also download a change of address form from our website  
Return the completed form via fax or email  
Fax: 4221 6016  
Email: [council@shellharbour.nsw.gov.au](mailto:council@shellharbour.nsw.gov.au)

[www.shellharbour.nsw.gov.au](http://www.shellharbour.nsw.gov.au)



# Your Rates Notice Guide 2021 - 2022





## Message from the Chief Executive Officer

Shellharbour City Council (Council) takes very seriously, the responsibility it has to wisely use the resources provided by the community. Council will

continue to deliver new and renewed assets, infrastructure and services to our community in the 2021/22 financial year, while ensuring the organisation remains financially sustainable. This year will coincide with a new Council term, with local government elections to be held in September 2021.

Council will continue its progress towards the achievement of its Delivery Program 2018-2021 and Operational Plan 2021/22. The total capital program for 2021/22 is \$46.8m, with an investment of \$25.9m in new projects, and \$20.9m in asset and infrastructure renewal.

There will be significant investment in new projects including buildings (\$7.0m), open space and recreational assets (\$2.2m) and roads and footpaths (\$2.5m). Our asset and infrastructure renewal program includes upgrades and improvements to open space and recreational assets (\$3.5m), roads, carparks and footpaths (\$6.9m) and buildings (\$4.2m).

In delivering these new projects and renewals, Council will continue its disciplined approach to meeting financial sustainability targets. These include operational income exceeding operational expenditure, asset renewal ratios with a target of 100%, maximising own-source revenues and maintaining a sustainable base of loans.

Council will continue its ongoing organisational reform program and reviews of its business processes. These improvements are aimed at better meeting the needs and expectations of the Community, Councillors, Customers and, the Council itself. We call these our 4Cs. The organisation's Core Values of Collaboration, Accountability, Integrity, Respect and Sustainability underpin this work.

Throughout the 2021/22 financial year, Council will again continue to ask the community how it is performing its role in providing benefits to our 4Cs. This includes a scheduled review of Council's Community Strategic Plan (CSP) - our most important planning document.

The CSP informs decisions and actions undertaken by Council, detailing the community's vision and objectives for our city. I encourage all residents to participate in workshops, surveys and other consultation activities to ensure their thoughts and suggestions are included in the planning process for Council's services, projects and works programs.

I look forward to this ongoing conversation and collaboration with our residents and the progress and achievements that the coming year will bring.

Carey McIntyre  
Chief Executive Officer, Shellharbour City Council

## Understanding Your Rates

Approximately half of Council's total income comes from rates and charges. We use this money to help fund a whole range of facilities and services in Shellharbour City from parks and sports fields to roads; libraries; health and safety; community events and youth services.

### How are rates calculated?

The total amount of rate money we collect each year is determined by the Independent Pricing and Regulatory Tribunal (IPART). How much you pay as an individual depends on the type of land you own.

In Shellharbour City, there are three land categories: farmland, residential and business. Your rate category is shown on the front of your rate notice. If you do not agree with your category, you can apply to have it reviewed by contacting our Rates Department.

Rates are calculated on your land value along with a "base amount" if you are in the residential category. The land value is determined by the NSW Valuer-General, not by Council. Land values are updated usually occurs once every three years. The latest land value update was completed in December 2019 and has been used in the calculation of your 2021-2022 rates.

If your land has more than one use, for example if you have a shop with a flat upstairs, your rate is worked out using a formula that takes both uses into account. If you fall into this category and need more information, feel free to contact our Rates Department.

Once your land value is determined, it is multiplied by a figure known as the "rate in the dollar". If your land is residential, a "base amount" is also included. Further information on this component is provided below.

### How do we set the "rate in the dollar"?

The rate in the dollar is calculated by dividing 55 per cent of the total amount we collect through residential rates, by the total land value of all residential properties in our LGA. Your share of this is based upon the valuation of your property.

### The base amount

As well as the rate in the dollar amount, the remaining 45 per cent of our residential rate income comes from a base amount and this charge is the same for all residential properties.

In other words, 45 per cent of all Council's residential rate revenue is shared equally among all residential properties, regardless of their land value.

### How much will Council's rate income change this year?

Every year IPART determines how much each Council can increase its total rate income. For 2021-2022 Shellharbour City Council has been given approval to increase total rate income by a maximum rate peg amount of 2.0%.

### When are rates due?

The due date is listed on your notice. If you choose to pay by quarterly instalments, a reminder notice will be sent 30 days before each instalment is due.

### Interest charges

By law, you will be charged interest if your rate instalment is not paid by the due date shown. The rate of interest is 6.0 per cent per annum.

### Difficulties in making payments

If circumstances, such as financial hardship, prevent you from paying your rates by the due date shown, we will consider accepting alternative arrangements for payment.

### Assistance for pensioners

If you have been issued with a Pensioner Concession Card or receive a War Widows or TPI Pension and reside at the rated property, you may be eligible for a rate rebate of up to \$250.

Part rate rebates may apply to ratepayers who become eligible pensioners after the issue of the rates. Applications should be made in person at our Civic Centre.

If you receive a pension rebate, you will have until 31 May 2022 to pay your current rates and charges without incurring interest charges.

### More Information

If there are any aspects of the rating system you are unsure about, please do not hesitate to contact our Rates Department on 02 4221 6111.