



## Message from the Mayor

This 2023-2024 financial year, Shellharbour City Council will continue to balance infrastructure and service delivery with responsible long-term financial management.

Major infrastructure projects include the Warilla Beach seawall renewal, progression of the Tripoli Way extension project, Reddall Reserve Promenade renewal, and ongoing delivery of infrastructure and activation of The Waterfront Shell Cove.

There will be significant investment in infrastructure that is important to our community including open space and recreational assets, buildings and roads, car parks and paths.

Council's investment in outdoor recreation facilities will continue with an additional sporting field at Myimbarr Community Park and amenities renewals at Albion Oval, Panorama Oval and Cec Glenholmes Oval. Playground renewals include Clermont Park, Jones Park, Andrew Park, Sophia Park, Jock Brown Sportsfield and Bardsley Park.

We will continue working towards our target of net zero emissions for the Council as an organisation by 2035 and for the community by 2050, outlined in the Zero Emissions Shellharbour Strategy.

Implementation of the Lake Illawarra Coastal Management Program (CMP) 2020-2030 will continue, providing strategic direction to maintain and improve the lake's ecological, social and economic value.

Council is also developing a Rural Lands Strategy to help guide planning decisions about rural land which provides a scenic backdrop to our City.

Council's 2023-2024 Calendar of Events will deliver a diverse range of activities including the Shellharbour City Community Awards, Breakfast by the Lake, Carols by Candlelight and the Enchanted Forest.

Work on the City's economic development will continue with the delivery of the Shellharbour Airport aviation business park and other infrastructure upgrades, part of a \$20M airport business plan to foster economic growth and create jobs.

It is an honour and privilege to be your Mayor. I look forward to ongoing collaboration with our community throughout 2023-2024.

Chris Homer  
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 2023 - 2024



# Understanding Your Rates

Approximately half of Council's total income comes from rates and charges. We use this money to help fund a 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?

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" for properties in the residential category.

The land value is determined by the NSW Valuer General, not by Council. The Valuer General issues new land values to councils to use in levying rates every three years. Council recently received the land valuations to be used for levying rates for the 2023/2024 rating year. The land valuation aims to reflect the market value of the land only, as at 1 July 2022 (the base date).

Once your land value is determined, it is multiplied by a figure known as the "rate in the dollar". If your property is residential, a "base amount" is also included.

## 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.

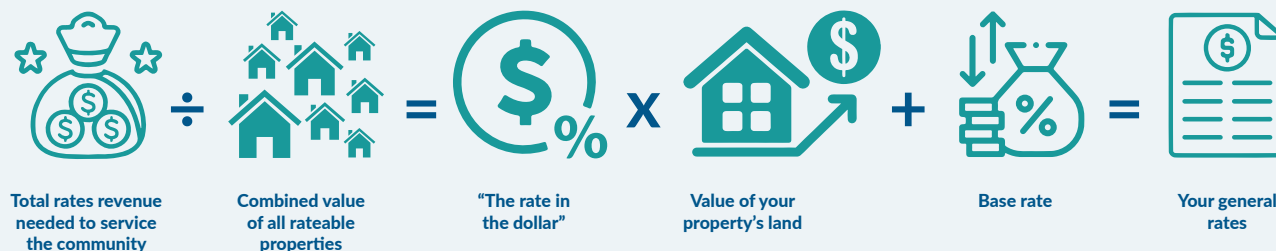
## The base amount

As well as the rate in the dollar, 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 amount all residential properties, regardless of their land value.

## What is Rate Pegging?

Under the Local Government Act 1993, the total amount of income that a council can raise from rates is limited by the "rate peg" percentage.



The Independent Pricing and Regulatory Tribunal (IPART) determines the rate peg that will apply to each Council. For 2023/2024 Shellharbour City Council has been given approval to increase total rate income by a maximum rate peg amount of 3.7%.

## How will the revaluation of land effect my rates?

The recent revaluation of all land in the Shellharbour Local Government Area (LGA) saw land values across the LGA rise by an average of 62% compared to the last revaluation in 2019.

There is a common misunderstanding that increased property valuations will result in increased income from rates for councils. This is not the case.

In a rating year where land valuations remain unchanged, the rates levied on each property will increase by the rate peg percentage.

In a rating year where a revaluation occurs, changes in the rates levied on individual properties will depend on their respective increase or decrease in land value. Some rates will increase, some will decrease and some may stay the same.

For example, if your property's land value has increased by 70%, your rates will increase by more than a property with a land value increase of only 40%.

Council's income from rates however will only increase by 3.7%.

For further information, questions or concerns regarding your land valuation, please contact the NSW Valuer General. Details are printed on the back of your rates notice.

## When are rates due?

The due date is listed on your notice. If you choose to pay by quarterly instalments, an instalment 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 9.0 per cent per annum for 2023/2024.

## 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 an alternative arrangement for payment.

## Assistance for pensioners

If you have been issued with a Pensioner Concession Card or receive a War Widow 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 1 July 2023. Applications should be made in person at our Civic Centre.

If you receive a pension rebate, you will have until 31 May 2024 to pay your current rates & 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.