

Statement in respect to each ordinary rate and special rate to be imposed

Ordinary Rates in respect of the year 1 July 2023 to 30 June 2024 will be levied on all rateable land in the area under the following categories and sub-categories and be subject to base amounts as detailed in the table below:

- (a) Farmland.
- (b) Residential, Residential Clarence Town, Residential Dungog, Residential Village.
- (c) Business, Business Clarence Town, Business Dungog, Business Village.

Council is varying General Income by the 4.4% rate pegging limit as announced by the Minister for Local Government and the Independent Pricing and Regulatory Tribunal (IPART) approved special variation of 5.6% to enable the core delivery of services. Council's capacity to improve existing levels of service to the community and ability to address the current and future needs within the shire are hampered by a lack of financial capacity.

The Valuer General's Office has provided revised land values that Council is required to implement from 1 July 2023.

This general valuation has increased the total land valuation for Dungog Shire by 135.7% with individual property variances ranging from decreases of -1% in land value to over 1,000% increases in property land value, these vast differences in land value changes may impact rates levied in the 2023-24 financial year. An increase in land value does not imply an increase in rates levied as Council is only permitted to increase its overall Rates Income by the approved Special Rate Variation of 10%, inclusive of the 4.4% rate peg. Unfortunately the range of variance in land values impacts council's ability to level out increases across all rating categories and some ratepayers may experience an increase in General Rates greater than 10%, this impact has been minimised where possible with the vast majority of ratepayers falling within the special rate variation increase.

CATEGORY SUB-CATEGORY	AD VALOREM AMOUNT CENTS IN \$	BASE \$	AMOUNT % OF TOTAL RATE	ESTIMATED RATE YIELD (\$)
Farmland	0.2097	586.00	14.9	3,632,616
Residential	0.1779	597.25	31.8	4,068,558
Residential - Clarence Town	0.2086	467.60	37.6	427,445
Residential – Dungog	0.3484	279.00	22	1,227,238
Residential – Village	0.1651	468.05	45	375,269
Business	0.3193	810.00	48.3	278,998
Business - Clarence Town	0.3071	660.00	48.9	35,093
Business – Dungog	0.4006	673.00	40.7	176,967
Business – Village	0.2139	598.00	46.9	58,669

Overdue Rates and Charges - Interest

In accordance with section 566(3) of the Local Government Act 1993 the Minister for Local Government has specified the maximum rate of interest payable on overdue rates and charges for 2023/24 will be 9% simple interest.

Statement in respect to each charge proposed to be levied

In accordance with Sec 501 of the Local Government Act 1993 the following charges are proposed to be levied.

Waste Management Charges

For the provision of Waste Management Services to:

		Yield
Business / Commercial Premises	\$406.00 per MGB service	\$138,446
Occupied Non-rateable Properties	\$406.00 per MGB service	\$93,380

Recycling Charge

A Recycling charge will be levied for commercial and non rateable properties utilising this service and for 2023/2024 the charge will be \$167 per bin per annum. The estimated income from these charges is \$46,927.

Stormwater Charge

		Yield
Urban Property	\$25 per property	\$38,600
Commercial Property	\$25 per property	\$3,750

Sanitary Charges

For the provision of sanitary services to:

		Yield
Rateable premises	1 Service - Regular \$1,700	\$3,400

Domestic Waste Management Charge (DWMC)

In accordance with Sec 496 of the Local Government Act 1993, the following Domestic Waste Management Charges are proposed:

Vacant Domestic Waste Management Charge - for vacant land situated where the Domestic Waste Management Service exists.

		Yield
Per parcel of rateable land	\$32.50	\$15,373

A Domestic Waste Management Charge under Section 496 of the Local Government Act 1993 must be made and levied for each parcel of rateable land for which the service is available. The income from this charge must be calculated not to exceed the "reasonable cost" of providing the service.

The Charge is to cover short term, recurrent and operational costs of waste management, longer term capital costs or future replacement costs.

Any surplus or deficit derived as a result of providing the service for a period must be maintained in the Domestic Waste Management activity. If a surplus occurs the cash component must be held as a restricted asset.

It is proposed that the following charges be made for Domestic Waste Management for the year 2022/2023:

Domestic Waste Charge (DWC) for Occupied Land

Waste Service per	bin	\$365.00
Recycling Service	per bin	\$167.00
Total DWC		\$ 532.00

The estimated yield from Section 496 charges is \$1,415,470.

A Domestic Recycling charge under Section 496 of the Local Government Act 1993 will be raised to cover the cost associated with providing a kerbside recycling service.

It is proposed that the Domestic Recycling charge for the year 2023/2024 will be \$167 per service per annum. The estimated yield from this charge is \$643,785.

Sewage Management

In accordance with Section 608 of the Local Government Act 1993, an On-site Sewage Management (OSM) fee of \$105 per OSM facility will be levied and included on Council's annual rate notice. This fee will be levied on all assessments that operate On-site Sewage Management Facilities throughout Dungog Shire. The estimated yield from this special fee is \$312,375.