



RATE CAPPING REBATE

APPLICATION

Please complete this form and return to the council office:
29 Holland St (PO Box 321) Kingston SE SA 5275 EMAIL: rates@kingstondc.sa.gov.au

The Council has determined that a rebate of general rates for the 2023-2024 financial year will be granted to the principal ratepayer on written application to the Council, where general rates have increased by more than 12% when compared to the amount levied for the 2022-2023 year, except in the following circumstances:

- Where the valuation increase is due to capital improvements to the land (as determined by the Office of the Valuer General);
- Where a boundary realignment, subdivision, amalgamation or rezoning of the land has occurred;
- Where an application to change the use of the land has been lodged and a subsequent change in land use has occurred;
- Where the ownership of the land has changed since 1 July, 2022; or
- The land use is vacant land.

PLEASE NOTE: Completion of this form does not automatically grant approval, nor does it change the due date for the payment of rates. Late fees apply to unpaid rates. You will receive confirmation of your application.

One application must be completed for each Rateable Assessment

EASY STEPS TO SEE IF YOU ARE ELIGIBLE FOR A RATE CAPPING REBATE

Have both your rate notices from this year and last year at hand

General Rate 2022-2023 (before rebates, service charges or area rates)	(A).....	
Calculate 12% of (A)	(B).....	
	(C).....	= A + B
General Rate 2023-2024 (before rebates, service charges or area rates)	(D).....	
Total Capping Rebate 2023-2024	(E).....	= D - C

APPLICANT DETAILS

Name: Date:

Postal Address:

Property Address Assessment Number: A.....

Phone: Signature:.....

Email:.....

I agree to my email and phoner number being added to Council's database

..... YES NO

APPLICATION MUST BE RECEIVED BY: 1 SEPTEMBER 2023

RATE CAPPING REBATE

INFORMATION

Why have my rates increased significantly from last year?

Council rates are calculated on capital valuation. If the capital value of your property has increased, your rates will have increased too.

In the past Council applied an automatic rate cap to all landholders whose rates increased by more than 12% when compared to the previous year.

Council has now changed the process to be by written application only. If your general rates have increased by 12% or more, you are welcome and encouraged to apply for a rate capping rebate.

Why is rate capping by application?

- Council is mindful of ensuring the equitable distribution of the rate liability across all of its ratepayers. Previously, while Council has applied an automatic rate cap, the properties who have not experienced valuation growth have had to pay more to subsidise those experiencing significant increases in their capital valuation.
- Rate capping by application is a more equitable distribution of the rate liability, while still providing relief for ratepayers who continue to experience large capital valuation increases.
- Remember, that if your capital valuation has increased, so has the equity in your property. You may object to the valuation of your property by contacting the Valuer General. For further information please refer to www.sa.gov.au/landservices

Who can receive a rate capping rebate?

If your general rates (this does not include CWMS, Landscape Levy or Mobile Garbage Bin) have increased by more than 12% when compared to the amount levied for the 2022-2023 year, you can apply for a rate rebate, except in the following circumstances:

- Where the valuation increase is due to capital improvements to the land (as determined by the Office of the Valuer General);
- Where a boundary realignment, subdivision, amalgamation or rezoning of the land has occurred;
- Where an application to change the use of the land has been lodged and a subsequent change in land use has occurred;
- Where the ownership of the land has changed since 1 July, 2022; or
- The land use is vacant land.

How do I apply?

Applications must be in writing on the Rate Rebate Application Form.

Applications must be received by September 1 2023.

Please note that applying for a capping rebate does not change the due date for the payment of rates. Late fees apply to unpaid rates.

Where can I get a form?

From the Council office, 29 Holland Street, www.kingstondc.sa.gov.au, phone us on 8767 2033 and we can email one direct to you.

Do I need to complete one form for all of my properties?

One application form must be completed for EACH rateable assessment (each rate notice).