

## What is a residential rate cap?

Rate capping for residential properties (subject to certain criteria) recognises that in some circumstances residents have no control over increases in property valuations. Where a significant valuation increase is as a result of market forces and not as a result of changing, improving or purchasing the property, the rates levied as a result of that valuation increase should be capped at a level that minimises the impact to a reasonable level.

We identified the most appropriate mechanism to deal with this issue is to apply a rate 'cap' under the discretionary rebate provisions of Section 166(1)(l) of the Act. For the 2021–22 year, Council has determined that a 10% rate cap will be applied to properties with a Residential land use, subject to specific criteria.

## You are eligible if.....

Your General Rates (excluding the NRM Levy and any CWMS charges) have increased by more than 10% on the amount you paid last year and that this increase is not as a result of:

- significant improvements made to the property (regardless of when improvements were done) or
- a change to the land use of the property since 1 July 2020 or
- a change in the ownership of the property since 1 July 2019.

## Section A – Determination of eligibility

Complete the following steps to determine if you are eligible for the residential rate capping rebate:

**Step 1:** Residential rates for year ending 30 June 2022 (*including Fixed Charge*) \$ \_\_\_\_\_  
(do not include NRM levy, CWMS charges or any rebates or remissions)

**Step 2:** Residential rates for year ending 30 June 2021 (*including Fixed Charge*) \$ \_\_\_\_\_  
(do not include NRM Levy, CWMS charges, rebates or remissions but you must deduct any capped rate rebate provided)

**Step 3:** Multiply the step 2 amount by 1.10 (\$ \_\_\_\_\_ x 1.10) \$ \_\_\_\_\_

**Step 4:** If the amount shown at step 1 is greater than the amount shown in step 3 you may be eligible. You should now complete **Step 5**.

**Step 5:** is the increase in rates or valuation a result of

- |   |            |           |
|---|------------|-----------|
| • significant property improvements (in recent years)?          | <b>YES</b> | <b>NO</b> |
| • a change in the land use of the property since 1 July 2020?   | <b>YES</b> | <b>NO</b> |
| • a change in the ownership of this property since 1 July 2019? | <b>YES</b> | <b>NO</b> |

**Step 6:** if you have answered **NO** to ALL of the questions in Step 5 and the amount shown at Step 1 is greater than the amount shown in Step 3 you should complete the declaration on the back of this form and lodge this application with council.

If you have answered **YES** to any of the questions in Step 5 you are not eligible for a residential rate cap rebate for 2021–22.

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## Section B – Ownership/ratepayer details

Name of 'All' ratepayer(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postal address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Mobile number: \_\_\_\_\_  
Email address: \_\_\_\_\_  
\_\_\_\_\_  
Name of owner: \_\_\_\_\_  
(Complete only if different to ratepayer  
details or indicate 'as above')

Property address: \_\_\_\_\_  
Rates account no: \_\_\_\_\_  
Purchase date of property: \_\_\_\_\_

**Please note:** One application is required per rateable property. Where applications are required to cover multiple properties for the same owner, please contact the revenue services section and request a bulk application form.

### Ratepayer declaration

I wish to apply for the Residential Rate Capping rebate on my rates for the 2021–22 financial year and declare that my General Rates have increased by more than 10% **AND** this increase is **NOT** as a result of:

- significant property improvements (undertaken in recent years) or
- a change in the land use of the property (since 1 July 2020) or
- a change in ownership of the property (since 1 July 2019)

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

If you are applying for a rate cap rebate, then please forward to [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au) or alternatively post to:

**City of Onkaparinga**  
**PO Box 1**  
**Noarlunga Centre SA 5168**

Once the application has been assessed, you will be advised of the outcome in writing. Payment of rates cannot be deferred pending the outcome of the application. Amounts due must be paid as invoiced or statutory fines and interest will apply. If a rebate is granted after the payment of the first instalment account, subsequent instalments will be adjusted accordingly. If rates are paid in full prior to the granting of a rebate, a refund of any overpayment will be processed.

Ratepayers are encouraged to lodge applications for a residential rate cap rebate as early as possible, however all eligible applications received prior to **30 June 2022** will be granted.

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