

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 2024-25 year, Council has determined that a 10% rate cap will be applied to the rate charged by the Residential differential rate, for properties with a Residential land use, subject to specific criteria.

You are eligible if.....

Your residential rate (excluding the fixed charge, Regional Landscape Levy and any CWMS charges) have increased by more than 10% on the residential rate charged last year and 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 2023 or
- a change in the ownership of the property since 1 July 2022.

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 2025 \$
(do not include the fixed charge, Regional Landscape Levy, CWMS charges, or any rebates or remissions)

Step 2: Residential rates for year ending 30 June 2024 \$
(do not include the fixed charge, Regional Landscape Levy, CWMS charges, or any rebates or remissions)

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)? | YES | NO |
| • a change in the land use of the property since 1 July 2023? | YES | NO |
| • a change in the ownership of this property since 1 July 2022? | YES | NO |

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 2024–25.

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 2024-25 financial year and declare that the amount charged by the Residential differential rate has 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 2023) or
- a change in ownership of the property (since 1 July 2022)

Signed: _____ Date: _____

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

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

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Residential rate capping application

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 2025** will be granted.

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