

Rating examples for the Uniform Annual General Charge

The proposed rates increase across all ratepayers collectively is 9.98 per cent for the 2020-2021 financial year, beginning 1 July 2020. This translates to an average per property cost increase of \$287 for the year. Rates increases for individual properties will depend on property value, location and services received.

Council is also considering changing the split between general rates and the Uniform Annual General Charge (UAGC). Currently the UAGC is 20 per cent of the total rates take.

Three options are proposed.

Option A: The Uniform Annual General Charge remains at 20 per cent of total rates, as per the 2018-2028 Long Term Plan (\$523.62 per rating unit).

Option B: The Uniform Annual General Charge is reduced to 18 per cent of total rates (\$468.89 per rating unit). This means properties with higher values will pay a bigger proportion of general rates

Option C: The Uniform Annual General Charge is increased. This means properties with lower values will pay a bigger proportion of general rates.

For the proposed impact on your property for Option A and Option B, please look up the rating examples provided below and use the closest valued property to yours. The option of increasing the level of the Uniform Annual General Charge (Option C) is not included in the comparison table below. However, increasing the UAGC, means properties with a lower value will pay a bigger proportion of general rates.

You can also use the rates calculator. This will calculate the proposed rates for your property using Option A.

You can also use the online rates calculator at tcdc.govt.nz/annualplan2020. This will calculate the proposed rates for your property using Option A.



Thames

			Option A				Option B			
			The Uniform Annual General Charge remains at 20 per cent of total rates				The Uniform Annual General Charge is reduced to 18 per cent of total rates. This means higher value properties will pay a bigger proportion of general rates			
Land value	Improvements value	Capital value	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)
Residential										
\$165,000	\$210,000	\$375,000	\$2,523	\$2,758	\$235	9.29%	\$2,523	\$2,724	\$201	7.96%
\$225,000	\$375,000	\$600,000	\$2,686	\$2,946	\$260	9.70%	\$2,686	\$2,920	\$234	8.73%
\$375,000	\$525,000	\$900,000	\$3,031	\$3,345	\$314	10.37%	\$3,031	\$3,339	\$307	10.14%
\$520,000	\$950,000	\$1,470,000	\$3,430	\$3,808	\$378	11.02%	\$3,430	\$3,819	\$390	11.36%
Commercial										
\$670,000	\$1,070,000	\$1,740,000	\$4,639	\$5,239	\$600	12.92%	\$4,639	\$5,269	\$630	13.58%
Rural										
\$375,000	\$160,000	\$535,000	\$1,827	\$2,045	\$218	11.93%	\$1,827	\$2,038	\$211	11.55%
Farm and Horticulture rural properties										
\$4,200,000	\$350,000	\$4,550,000	\$8,264	\$9,455	\$1,191	14.41%	\$8,264	\$9,722	\$1,458	17.64%

Coromandel-Colville

			Option A				Option B			
			The Uniform Annual General Charge remains at 20 per cent of total rates				The Uniform Annual General Charge is reduced to 18 per cent of total rates. This means higher value properties will pay a bigger proportion of general rates			
Land value	Improvements value	Capital value	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)
Residential										
\$165,000	\$210,000	\$375,000	\$2,675	\$2,885	\$210	7.85%	\$2,675	\$2,851	\$176	6.59%
\$225,000	\$375,000	\$600,000	\$2,813	\$3,044	\$231	8.21%	\$2,813	\$3,018	\$205	7.28%
\$375,000	\$525,000	\$900,000	\$3,096	\$3,368	\$272	8.78%	\$3,096	\$3,361	\$265	8.55%
\$520,000	\$950,000	\$1,470,000	\$3,435	\$3,758	\$323	9.41%	\$3,435	\$3,770	\$335	9.75%
Commercial										
\$670,000	\$1,070,000	\$1,740,000	\$4,261	\$4,761	\$500	11.73%	\$4,261	\$4,792	\$531	12.46%
Rural										
\$375,000	\$160,000	\$535,000	\$1,571	\$1,745	\$174	11.05%	\$1,571	\$1,738	\$167	10.61%
Farm and Horticulture rural properties										
\$4,200,000	\$350,000	\$4,550,000	\$6,431	\$7,254	\$823	12.80%	\$6,431	\$7,521	\$1,090	16.95%

Mercury Bay

			Option A				Option B			
			The Uniform Annual General Charge remains at 20 per cent of total rates				The Uniform Annual General Charge is reduced to 18 per cent of total rates. This means higher value properties will pay a bigger proportion of general rates			
Land value	Improvements value	Capital value	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)
Residential										
\$165,000	\$210,000	\$375,000	\$2,638	\$2,899	\$261	9.89%	\$2,638	\$2,865	\$227	8.62%
\$225,000	\$375,000	\$600,000	\$2,783	\$3,066	\$282	10.15%	\$2,783	\$3,040	\$256	9.21%
\$375,000	\$525,000	\$900,000	\$3,087	\$3,412	\$325	10.53%	\$3,087	\$3,405	\$318	10.30%
\$520,000	\$950,000	\$1,470,000	\$3,445	\$3,823	\$378	10.97%	\$3,445	\$3,835	\$390	11.31%
Commercial										
\$670,000	\$1,070,000	\$1,740,000	\$4,333	\$4,873	\$540	12.47%	\$4,333	\$4,904	\$571	13.18%
Rural										
\$375,000	\$160,000	\$535,000	\$1,602	\$1,783	\$181	11.28%	\$1,602	\$1,776	\$174	10.85%
Farm and Horticulture rural properties										
\$4,200,000	\$350,000	\$4,550,000	\$7,260	\$8,176	\$916	12.61%	\$7,261	\$8,443	\$1,183	16.29%

Tairua-Pauanui

			Option A				Option B			
			The Uniform Annual General Charge remains at 20 per cent of total rates				The Uniform Annual General Charge is reduced to 18 per cent of total rates. This means higher value properties will pay a bigger proportion of general rates			
Land value	Improvements value	Capital value	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)
Residential										
\$165,000	\$210,000	\$375,000	\$2,665	\$2,913	\$248	9.29%	\$2,665	\$2,879	\$214	8.03%
\$225,000	\$375,000	\$600,000	\$2,799	\$3,066	\$267	9.52%	\$2,799	\$3,040	\$241	8.59%
\$375,000	\$525,000	\$900,000	\$3,075	\$3,378	\$303	9.85%	\$3,075	\$3,371	\$296	9.62%
\$520,000	\$950,000	\$1,470,000	\$3,406	\$3,756	\$350	10.27%	\$3,406	\$3,768	\$361	10.61%
Commercial										
\$670,000	\$1,070,000	\$1,740,000	\$4,543	\$5,100	\$557	12.26%	\$4,543	\$5,131	\$588	12.94%
Rural										
\$375,000	\$160,000	\$535,000	\$1,588	\$1,749	\$161	10.12%	\$1,589	\$1,742	\$154	9.68%
Farm and Horticulture rural properties										
\$4,200,000	\$350,000	\$4,550,000	\$6,498	\$7,268	\$770	11.85%	\$6,498	\$7,535	\$1,037	15.96%

Whangamata

			Option A				Option B			
			The Uniform Annual General Charge remains at 20 per cent of total rates				The Uniform Annual General Charge is reduced to 18 per cent of total rates. This means higher value properties will pay a bigger proportion of general rates			
Land value	Improvements value	Capital value	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)	2019-20 rates	2020-21 rates	Total change (\$)	Total change (%)
Residential										
\$165,000	\$210,000	\$375,000	\$2,552	\$2,808	\$256	10.03%	\$2,552	\$2,774	\$222	8.71%
\$225,000	\$375,000	\$600,000	\$2,677	\$2,952	\$276	10.30%	\$2,677	\$2,926	\$250	9.33%
\$375,000	\$525,000	\$900,000	\$2,928	\$3,242	\$314	10.73%	\$2,928	\$3,235	\$307	10.49%
\$520,000	\$950,000	\$1,470,000	\$3,235	\$3,598	\$363	11.22%	\$3,235	\$3,610	\$375	11.58%
Commercial										
\$670,000	\$1,070,000	\$1,740,000	\$4,340	\$4,919	\$579	13.33%	\$4,341	\$4,950	\$610	14.04%
Rural										
\$375,000	\$160,000	\$535,000	\$1,421	\$1,613	\$192	13.53%	\$1,421	\$1,606	\$185	13.04%
Farm and Horticulture rural properties										
\$4,200,000	\$350,000	\$4,550,000	\$5,720	\$6,555	\$835	14.59%	\$5,720	\$6,822	\$1,101	19.25%