

District Council of Coober Pedy
Rates Frequently Asked Questions (FAQ)
2026–2027 Financial Year

Why do I pay council rates?

Council rates are a form of local government taxation under the Local Government Act 1999 (SA). Section 150 of the Act recognises rates as a system of taxation for local government purposes. Rates provide a primary source of funding for Council to deliver essential services and maintain community infrastructure, including roads, footpaths, parks, waste services, community facilities, governance, public health services and other services that benefit the Coober Pedy community.

How are my rates calculated?

Each year, Council sets the total amount of rate revenue needed through its Annual Business Plan and Budget. Property valuations are then used to work out **each property's share** of that total.

Council calculates a **rate in the dollar** based on the total value of all rateable properties to ensure it raises only the amount of rate revenue approved in its budget.

This means that a change in your property's valuation does not automatically result in the same increase in your rates. Your rates depend on how your property's value compares with other properties across the Council area and the total revenue Council needs to raise. The amount you pay may increase or decrease depending on changes to your property's valuation and Council's adopted rates revenue.

Council rates are calculated using several factors, including:

- The capital value of your property as determined by the Valuer-General.
- Council's rate in the dollar for the financial year – [Rates Information](#)
- A Fixed charge – a set amount applied to all rateable properties to contribute towards the cost of Council activities and maintaining the services and infrastructure that support the Council area.
- Water access charge (*Section 155 of Local Government Act 1999*) – a charged applied where a water service is provided to or made available to the property. If a property wishes to have another meter, they will have to pay for an additional water access charge.
- And CWMS (Sewerage) Service rate (*Section 155 of Local Government Act 1999*) – a service rate imposed on rateable properties to which Council provides or makes available. CWMS Service Rate: **Capital Value X CWMS rate in the dollar**
- Regional landscape levy (*Section 69 of the Landscape South Australia Act 2019*) – a levy imposed by Council on rateable land to fund Council's contribution to the SA Arid Lands Landscape Board. Council collects the levy on behalf of the Board and remits the funds in accordance with the Act.

Property rates are calculated as follows (as reflected on your rates notice):

(Capital Value × Council Rate in the Dollar) + Fixed Charge + Water Access Charge + CWMS (Sewerage) Service Rate + Regional Landscape Levy = Total Annual Rates Payable

Have rates increased in 2026-27?

Council has increased its total rate revenue by **8.3% for 2026-2027 which is made up of 3.3% CPI + 5% above inflation**).

However, this does not mean that every property owner's rates will increase by 8.3%. Your individual rates are calculated based on the value of your property and the charges that apply to it.

Your rates may change because of one or more of the following:

- Council's adopted 2026–2027 budget. [Council's 2026–2027 Budget](#)
- Changes in your property's capital valuation.
- Changes to the fixed charge or service charges.
- Changes to the Regional Landscape Levy.

A change in property value does not automatically mean your rates will increase by the same percentage as the total rate revenue being raised by the Council.

Does a higher property valuation always mean higher rates?

Not necessarily. Council rates are not based on your property's value alone. Rates are calculated using the **capital value of your property as determined by the Valuer-General**, together with Council's adopted **rate in the dollar, fixed charge**, and any applicable **service charges and statutory levies**.

What do my rates pay for?

Your municipal rates help fund the delivery of essential local government services and infrastructure, including:

- Roads, streets, footpaths and drainage maintenance.
- Waste management, including kerbside collection and landfill operations.
- Parks, playgrounds, recreational facilities and the swimming pool.
- Community amenities, including public toilets, barbecues and the cemetery.
- Regulatory services, including building compliance, public health, fire prevention and animal management.
- Airport operations and maintenance.
- Economic and community development initiatives.
- Environmental management and town maintenance.
- Tourism services, including the Visitor Information Centre.
- Governance and administration to support the delivery of Council services.

Please note: Municipal rates do **not** fund all Council services. Water, electricity, wastewater (CWMS), childcare, the Children and Parenting Program, and the Kanku-Breakaways Conservation Park are primarily funded through user charges, service charges and/or government grants rather than general rates.

Why are my rates higher than a property I own in another council area?

Council rates cannot be directly compared between different councils, even where properties have similar or higher capital values.

While your property's capital value, as determined by the Valuer-General, is used to calculate your rates, it is only one part of the calculation. Each council independently sets its annual budget and determines the revenue required to provide services, maintain infrastructure, meet legislative obligations and support its community.

Councils also have different rating structures, including their rate in the dollar, fixed charges, service charges and other statutory levies. In addition, councils have different financial circumstances, service levels, infrastructure responsibilities and operating costs.

Coober Pedy also faces unique challenges due to its remote location, ageing infrastructure and financial sustainability objectives, which influence the level of revenue required to deliver essential local government services.

For these reasons, a property with a higher capital value in another council area may still pay lower overall rates than a property in Coober Pedy.

Is there a capped/limit on how much my rates can increase?

Yes. As Council continues its transition to a single rate in the dollar, it has adopted a rate increase cap to help reduce the impact of significant changes in rates for individual properties.

For the 2026–27 financial year, Council has applied a 13% capping on increases to an individual property's general rates. This consists of:

- 8.3% for the adopted general rates increase (3.3% CPI + 5%); and
- 4.7% to allow for changes in property valuations.

The capping is provided as a discretionary rebate where an eligible property's general rate increase would otherwise exceed 13%.

The rate capping does not apply where:

- ownership of the property changed during the previous financial year;
- the property's valuation increased due to improvements or development; or
- the property's land use classification changed as determined by the Valuer-General.

This transitional arrangement is designed to minimise large year-to-year increases for individual ratepayers while Council moves towards its long-term rating structure.

Can I object to my property valuation?

Yes. If you believe your property's Capital Value is incorrect, you may lodge an objection with the Office of the Valuer-General within the required statutory timeframe. If the objection is approved, the Valuer General notify Council of the change in valuation.

Objections against the valuation of your property must be made through the Valuer- General in the State Valuation Office within 60 days after the service of the first Rates Notice. This can be made online via www.valuergeneral.sa.gov.au.

Council cannot change property valuations.

When are rates due?

Council issues rates notice each financial year with four quarterly instalment dates.

The due dates for the 2026–2027 financial year are shown on your rates notice.

- 07/09/2026, 07/12/2026, 01/03/2027 and 07/06/2026

You can choose to pay in full when you receive your initial rates notice or to pay by the instalment due dates. No fines and interest are applied if payments are made by the instalment dates.

What payment methods are available?

Council offers a range of payment options, including:

- BPAY
- In person at the Council office
- Centrepay

Can I set up a payment arrangement?

Yes. Council offers flexible payment options:

- Payment by instalments – You can pay your rates in regular instalments throughout the year, provided the account is paid in full by the required due dates.
- Payment plan for financial hardship – IF you are experiencing financial difficulty and cannot pay your rates by the due dates, you may be able to apply for a payment plan.

Payment plans are only available for your principal place of residence and are assessed in accordance with Council's Debt Recovery and Hardship Policy.

If you are experiencing financial difficulty, please contact Council as early as possible to discuss your options.

What happens if I don't pay my rates?

Rates are due by the instalment dates shown on your rates notice. If payment is not received by the due date, interest will be charged on the overdue balance, and fines will be applied to the instalment that is overdue in accordance with the **Local Government Act 1999**. Continued non-payment may result in debt recovery action.

Fines and interest are only applied to the instalment that was due for payment, not to the full amount due for the financial year.

Can I receive a rebate on my rates?

Council may grant rate rebates in accordance with the **Local Government Act 1999** and Council's adopted [Rates Rebate Policy](#).

Eligibility for a rate rebate depends on the type of property, its use, and the applicant's circumstances. If you believe you may be eligible, please complete the [Application for Rate Rebate](#) form.

I have sold my property. Am I still responsible for the rates?

Rates are adjusted during settlement by your conveyancer or solicitor. Any outstanding amounts after settlement should be discussed with your conveyancer.

I own a vacant property. Do I still pay rates?

Yes. Vacant land is generally rateable unless it is exempt under the **Local Government Act 1999**. Council's general rates are applied to all rateable land to help fund the delivery of essential local government services and infrastructure for the community, regardless of whether the land is developed.

How can I update my postal address or contact details?

Please notify Council in writing or complete the relevant **Change of Address Form**. The form is available from the Council office or [Council's website](#).

Updating your details will ensure that future rates notices and other Council correspondence are sent to the correct postal address.

Who do I contact if I have questions about my rates?

For assistance with your rates account, please contact:

District Council of Coober Pedy

Phone: (08) 8672 4600

Email: dccp@cpcouncil.sa.gov.au

Rates officer is available to explain your rates notice, payment options and any available assistance.