



Bayside Council

Serving Our Community

Rating Policy

12 June 2019



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Rating Policy

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Τηλεφωνικές Υπηρεσίες Διερμηνέων

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1 Introduction

The Local Government Act requires Council to set the framework overarching Council's Annual Rating Policy. This policy does that.

2 Scope

This policy will be used to administer rates and charges for all properties within Bayside Council.

3 Rates & charges

The Local Government Amendment (Rates – Merged Council Areas) Act 2017 requires newly created Councils to maintain the rate path of the former Councils.

3.1 Ordinary rates

Ordinary rates in both former Councils are calculated using an ad valorem amount and where minimums are applied in accordance with section 548 of the Local Government Act 1993.

Properties in the former Rockdale City Council will be categorised according to their dominant use as either:

1. Residential, or
2. Business, or
3. Farmland

Properties in the former City of Botany Bay will be categorised according to their dominant use. These categories are identified in the attached maps as:

1. Residential, or
2. Business – Mascot Precinct (refer to attachment A), or
3. Business – Port Botany (refer to attachment B), or
4. Business – Industrial (refer to attachment C), or
5. Business – Industrial North (refer to attachment D).

All other properties will be categorised as Business A except:

1. Those categorised as Business B (refer to note below), and
2. the property located at 31 Edgehill Avenue Botany which is to be categorised as Business C.

Refer to the attachments **Schedule of properties in B categories** which identifies those properties categorised in the B category of the Mascot Precinct, Industrial, Industrial North and Business B categories.

Where properties in the schedule are subdivided, the new subdivided properties will also be categorised in the category of the historic property provided that the dominant use of the newly subdivided properties is also Business.

3.2 Determining the rating category

The Local Government Act requires every assessment to be categorised for rating purposes within one of the Ordinary rate categories according to its dominant use.

Where a property has more than one use (i.e. a mix of residential and business uses) it may be deemed by the Valuer General to be eligible for a **Mixed Development Apportionment Factor (MDAF)**. These properties are then rated part residential and part business on the basis of that MDAF and not categorised according to the dominant use.

Those properties deemed **not** eligible for a MDAF by the Valuer General must be categorised according to its dominant use.

As the Act allows a ratepayer to object to the categorisation of their property and further appeal Council's decision to the Land & Environment Court, the Council's basis for categorising these properties must be consistent and logical.

Where a ratepayer lodges an objection to Council's determination, an independent Valuer is to be engaged to supply a report on the property including estimates of the floor area occupied by each use, the estimated rental of each use (where the actual rental have not or will not be supplied by the ratepayer) and an estimate of the MDAF that would be applicable were the property eligible.

The report supplied by the Valuer can be used along with the following considerations when determining the dominant use of a property:

1. if the use of a parcel of rateable land complies with the Dictionary definition of Home Occupation, as stated in the Rockdale Local Environmental Plan – the property is to be categorised for rating purposes as residential
2. the intensity of the different uses
3. the general appearance of the property (i.e. which use occupies the ground floor) and the use of other properties in the immediate vicinity in which it is located
4. if there has been Council approval to use the land for a purpose other than for residential
5. if there has been any subsequent DA's in relation to a purpose other than for residential
6. if there is signage located on the land advertising the activity
7. if the activity is advertised (for e.g. in the White or Yellow Pages) or has a website
8. consideration as to whether the activity would still exist if the residence was not there
9. whether the owner would endeavour to maintain that right or purpose in terms of existing use rights if the parcel of land was put on the market to be sold.

3.3 Local area rates

The former Rockdale City Council has designated commercial districts where Local Area Rates are levied on business properties to fund works in those districts. These districts are listed below:

1. Arncliffe Local Area (refer to attachment E)
2. Banksia Local Area (refer to attachment F)
3. Bexley Local Area (refer to attachment G)
4. Brighton Le Sands Local Area (refer to attachment H)
5. Kingsgrove Local Area (refer to attachment I)
6. Ramsgate Local Area (refer to attachment J)
7. Ramsgate Beach Local Area (refer to attachment K)
8. Rockdale Local Area (refer to attachment L)
9. West Botany Street Local Area (refer to attachment M)

The above Local Area Rates will be calculated using an ad valorem amount except for the Ramsgate Beach Local Area Rate which is calculated using a base amount plus ad valorem amount.

The former City of Botany Bay has designated the Mascot commercial district where a Mainstreet Rate and a Mascot Local Parking Rate are to be levied on business properties to fund works and parking in those districts. This district is identified in attachment N.

3.4 Special levies

The former Rockdale City Council has previously been granted special rate variations to fund specific works. These funds are calculated via the:

1. Community Safety Levy which is used to fund The Safer City Program
2. Infrastructure Levy which is used to fund The Asset Rehabilitation and Improvements Program.

These special levies are levied on all rateable properties and calculated using a base amount plus ad valorem amount.

3.5 Rating of newly registered subdivisions

Rates for each rating year will be levied on all properties registered on or before the 30th June. Where a subdivision is registered after rates have been levied:

1. rates will be levied on the newly registered properties from the commencement of the next quarter (i.e. 1 July, 1 October, 1 January and 1 April) following the date of registration of the new plan, and
2. rates levied on the historic property will be adjusted to the end of the quarter (i.e. 30 June, 30 September, 31 December, 31 March) in which the new plan is registered.

3.6 Interest

Council will adopt the maximum rate as declared by the Minister.

3.7 Pension rebates

The Local Government Act 1993 allows for a 50% mandatory rebate to be granted to eligible pensioners up to a maximum annual amount of \$250.00

As required by the Local Government Act, an eligible pensioner must:-

1. be the owner or joint owner of the property, and
2. occupy the property as their principal place of residence and
3. be in possession of a current pensioner concession card issued by Centrelink and/or the Department of Veteran Affairs (DVA), or a gold card issued by DVA with the letters EDI or TPI stamped on it.

Where the pensioner part owns the property with someone other than their spouse, the amount of the rebate will be reduced proportionately according to their share of the property.

However, where the other owner does not reside at the property, Council will agree to extend the rebate amount to cover the other owner's proportion of ownership upon the other owner providing a statutory declaration stating:

1. their full residential address, and
2. declaring that they do not live at the property nor make any contribution to the outgoings for the property.

Where an eligible pensioner has not previously applied for a pension rebate on their rate account although they may have been eligible, a rebate shall be granted for the current year plus a retrospective rebate granted for the immediately preceding year (or part thereof).

Pensioner reference numbers will be verified with the relevant authority at least once yearly, and any write back of pensioner rebate amounts will be made as required by the Local Government Act 1993.

3.8 Aggregation (or Combining) of lots for rating purposes

Where separate rates are levied on lots that are used in conjunction with one another, section 548A of the Local Government Act 1993 allows for the aggregation of these lots for rating purposes. Any aggregation of lots will be limited too the lot occupied by the apartment or commercial activity and no more than two (2) other lots where they are occupied by a garage, car space or storage lot. These lots must be within the same building, strata plan or the immediately adjoining building or strata plans.

3.9 Change of mailing address for the service of rate notices

Requests to change the mailing address for the service of rate notices can only be accepted from:

1. the owner, or
2. their managing agent, or
3. a third party who has the owner's power of attorney and who provides a copy of such documentation.

4 Document control

4.1 Review

This policy should be reviewed when rating structures are to be harmonised and then every three (3) years in line with the general revaluation.

The Manager Governance & Risk may approve non-significant and/or any minor editorial amendment that does not change the policy substance.

4.2 Related documents

This document should be read in conjunction with:

1. Local Government Act 1993
2. Council's Annual Rating Policy which forms part of the Operational Plan

4.3 Version history

This document has been harmonised from the policies and procedures of the former Councils, particularly the Rating Policy of the former Rockdale City Council last approved 7 June 2016.

Version	Release Date	Author	Reason for Change
1.0	12/06/2019	Coordinator Rates & Revenue	Original, Harmonised document from former Councils

Appendices – Local Area Rating Maps

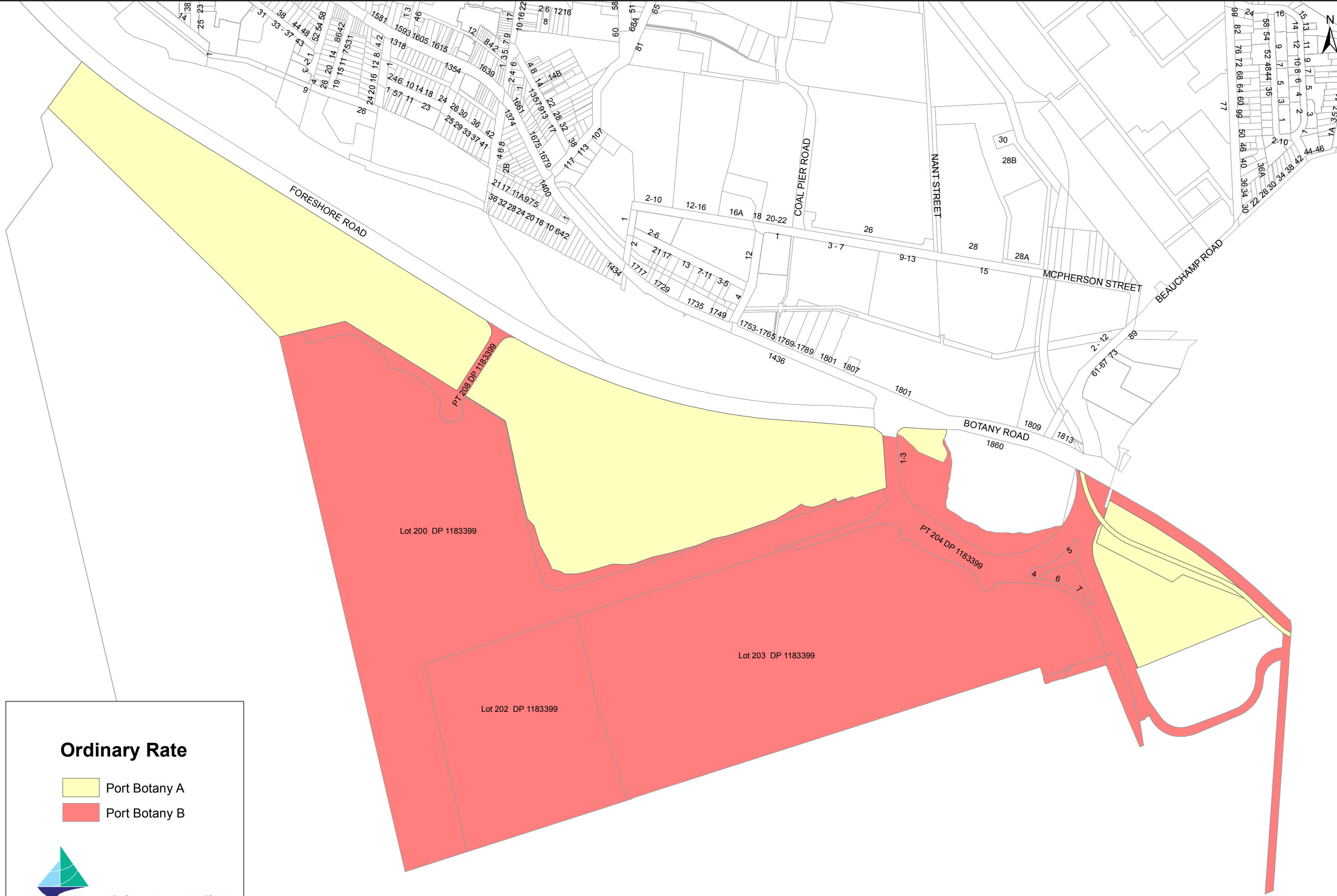
- Business – Mascot Precinct
- Business – Port Botany
- Business – Industrial
- Business – Industrial North
- Arncliffe Local Area
- Banksia Local Area
- Bexley Local Area
- Brighton Le Sands Local Area
- Kingsgrove Local Area
- Ramsgate Local Area
- Ramsgate Beach Local Area
- Rockdale Local Area
- West Botany Street Local Area
- Mascot Mainstreet & Local Parking Area



Ordinary Rate

Mascot A
Mascot B

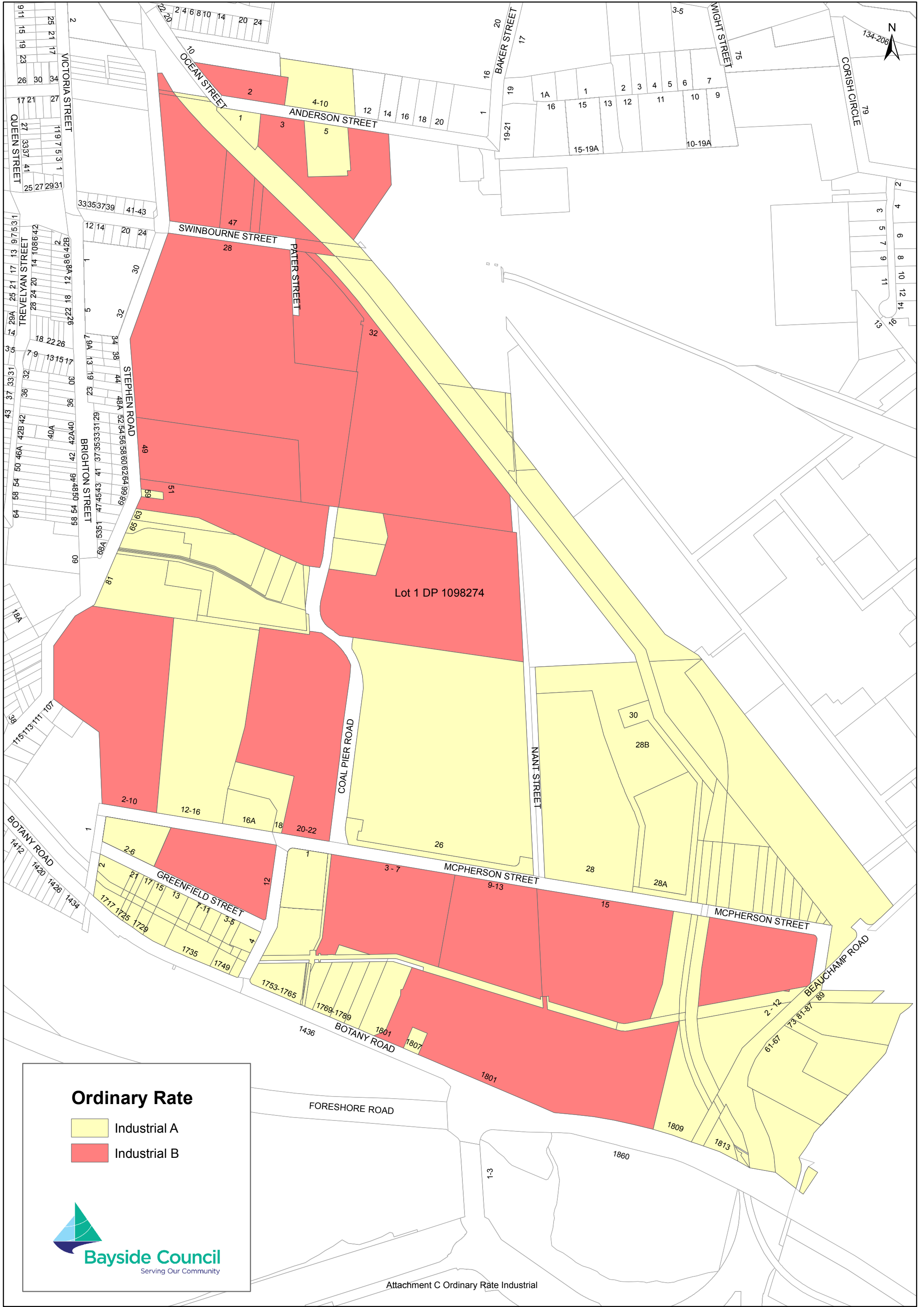






Ordinary Rate

- Port Botany A
- Port Botany B

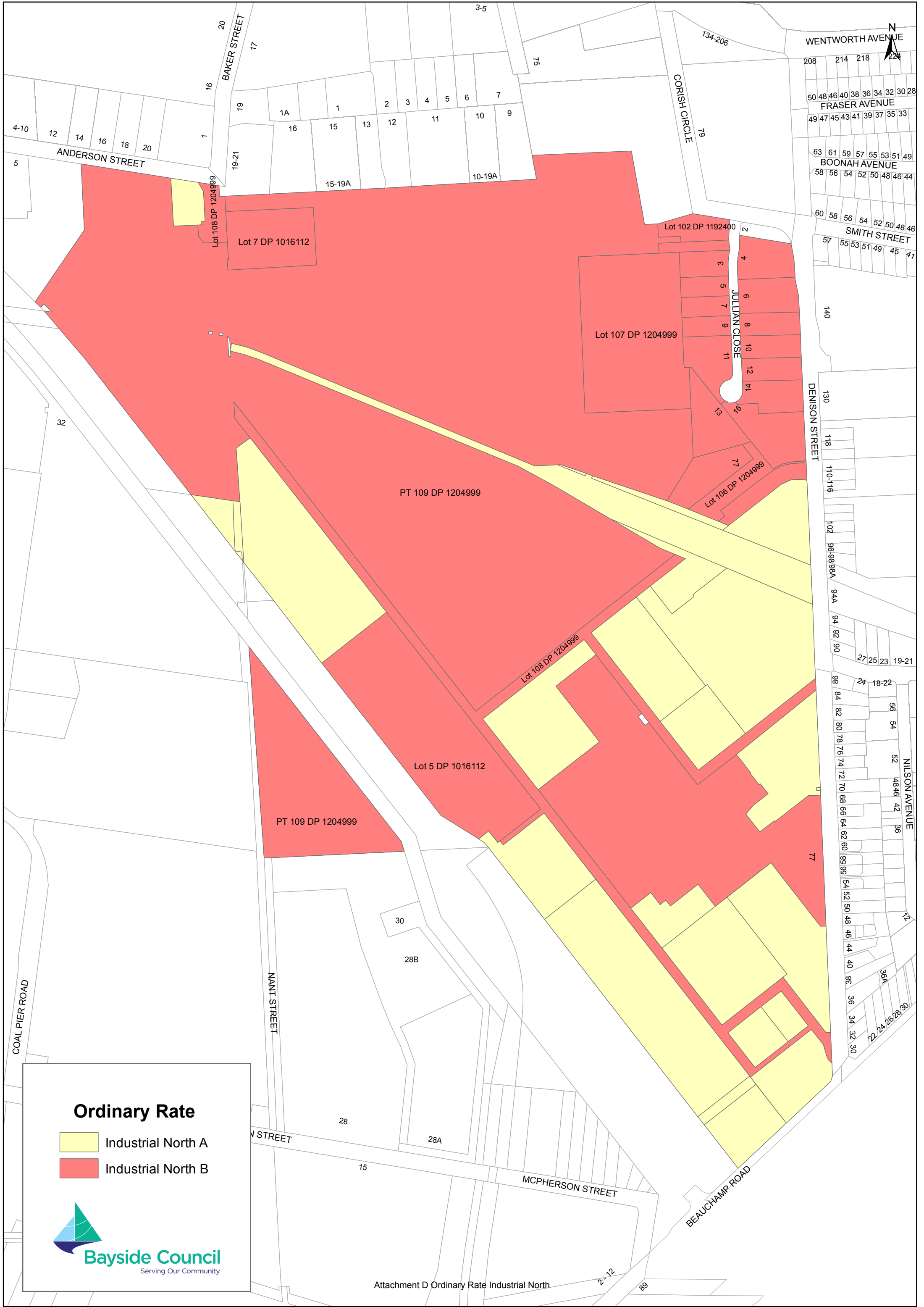




Ordinary Rate

-  Industrial A
-  Industrial B



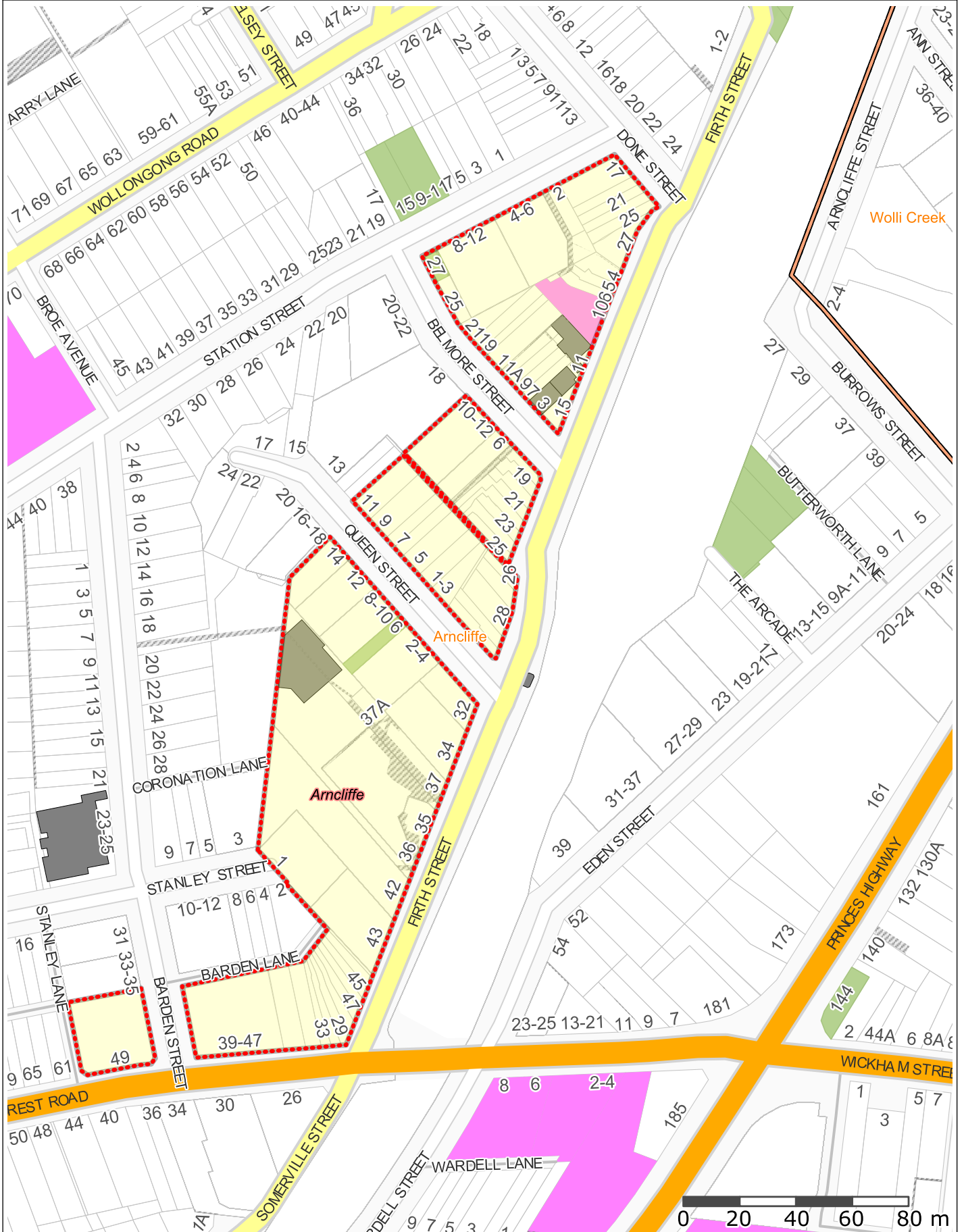



Ordinary Rate

- Industrial North A
- Industrial North B



Arncliffe Local Area rate



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		<p>1:2506</p>	
		<p>Prepared By: David Grima</p>	

This is a detailed street map of a residential area in Sydney, Australia. The map shows a grid of streets with property boundaries and lot numbers. Key streets include Mithers Lane, Godfrey Street, Banksia Avenue, and Princes Highway. The map is color-coded, with yellow highlighting certain areas and red dashed lines indicating specific lots. Labels for 'Banksia' and 'Rockdale' are present. A scale bar at the bottom indicates distances up to 80 meters.

Streets and Features:

- Mithers Lane:** Located at the top left, running vertically.
- Godfrey Street:** A horizontal street running across the middle of the map.
- Banksia Avenue:** A diagonal street running from the bottom left towards the top right.
- Princes Highway:** A major road running diagonally from the bottom left towards the top right.
- Other Streets:** Bowmer Street, Judd Street, Kimpton Street, Hattersley Street, Taylor Avenue, Tabrett Street, Langer Street, and Rockdale Street.

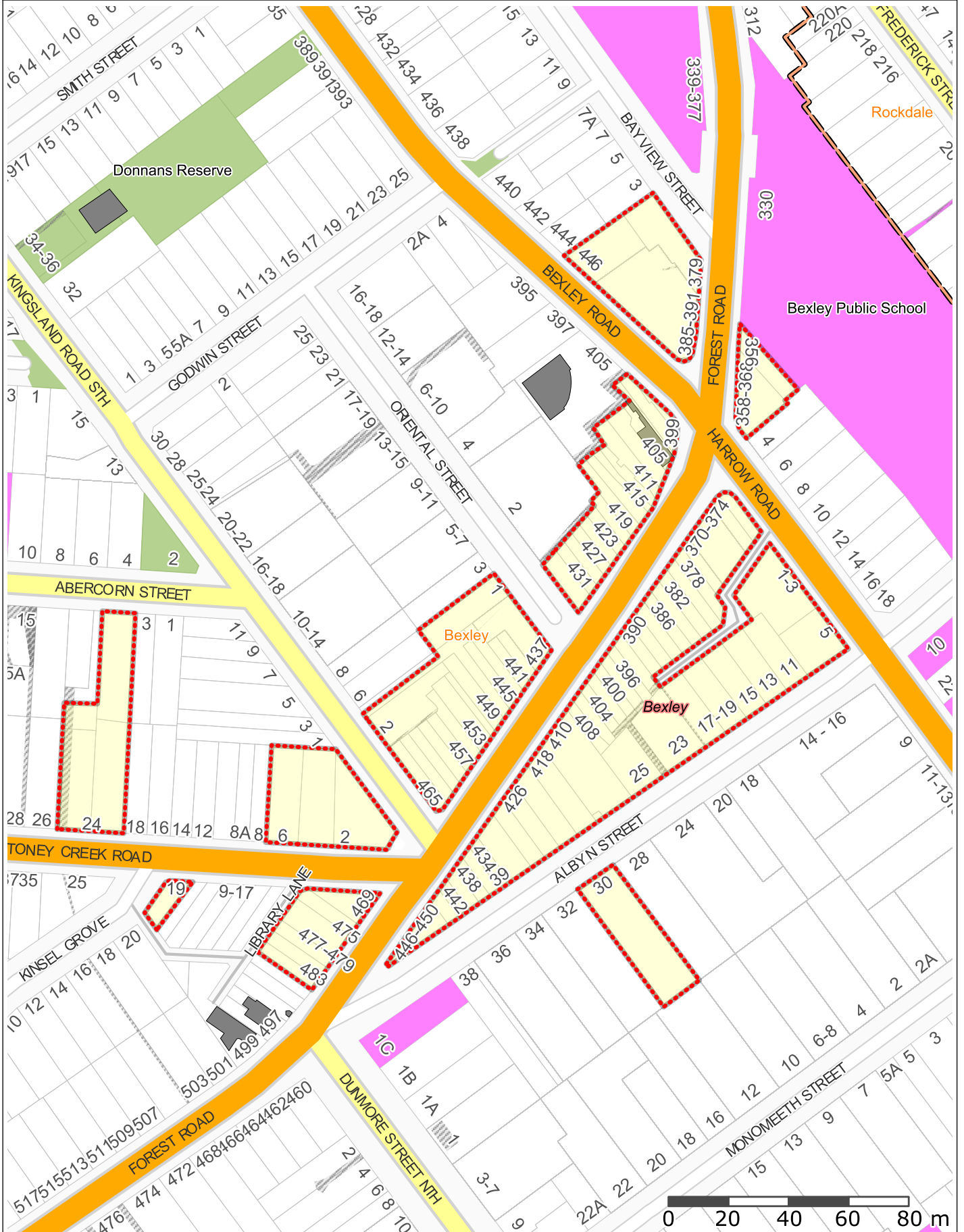
Property and Lot Details:

- Godfrey Street:** Lots 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.
- Banksia Avenue:** Lots 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.
- Kimpton Street:** Lots 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 1.
- Rockdale Street:** Lots 8, 8A, 6A, 6.

Labels and Markers:

- Banksia:** Two locations are marked with red dashed lines and labeled 'Banksia'.
- Rockdale:** A location is marked with a red dashed line and labeled 'Rockdale'.
- Scale:** A scale bar at the bottom indicates distances of 0, 20, 40, 60, and 80 meters.

Bexley Local Area rate

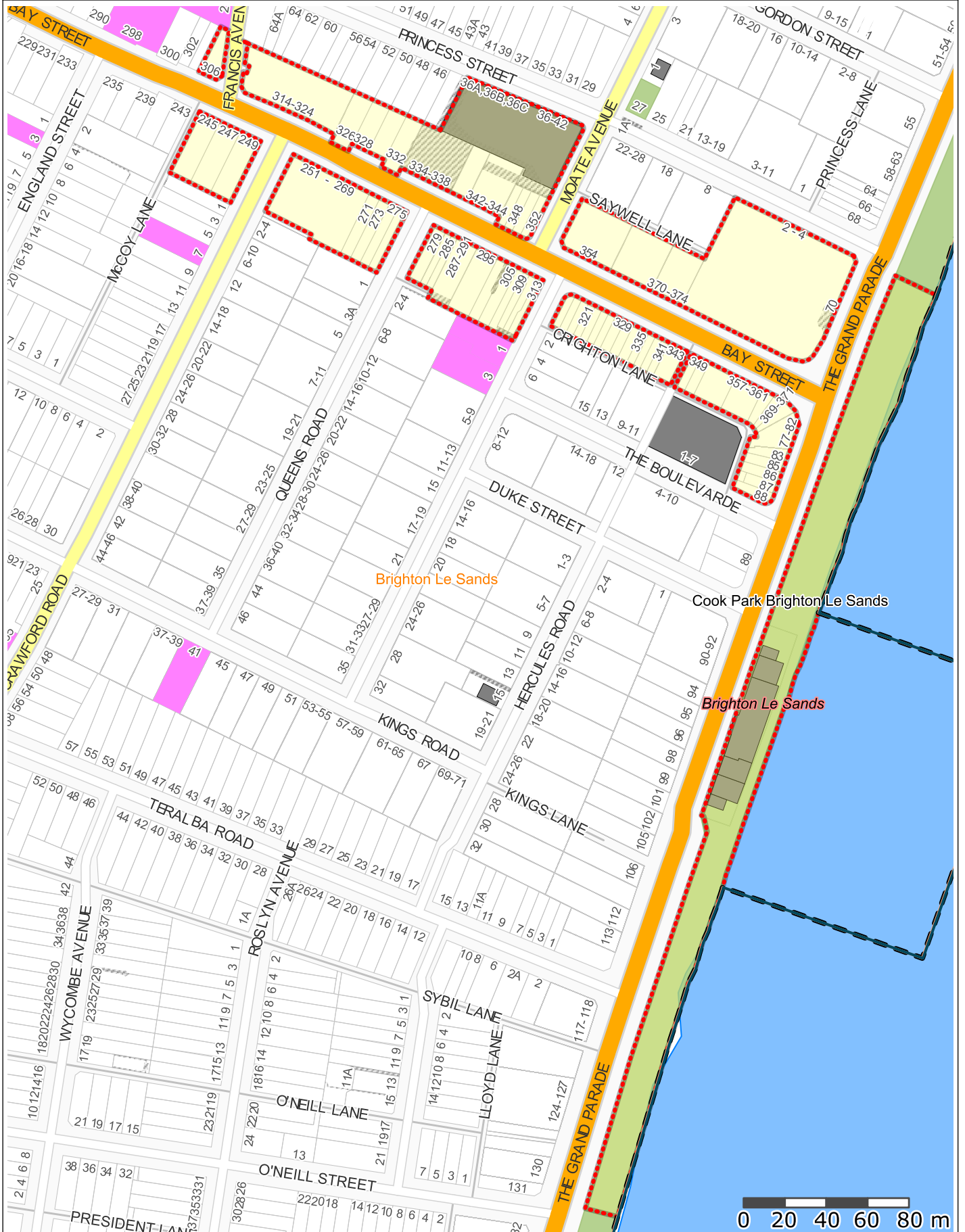


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Brighton Le Sands Local Area rate

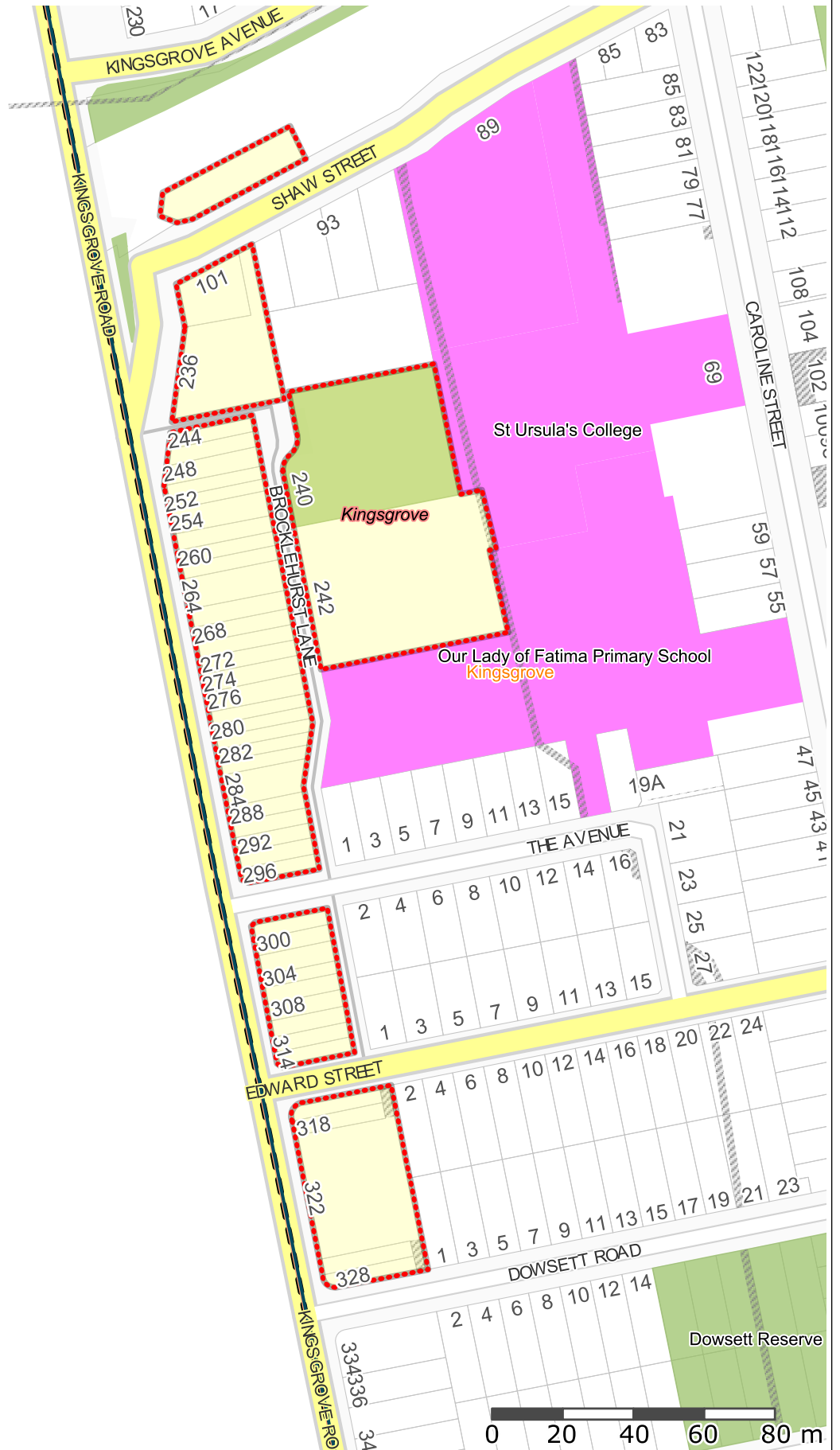


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Kingsgrove Local Area rate

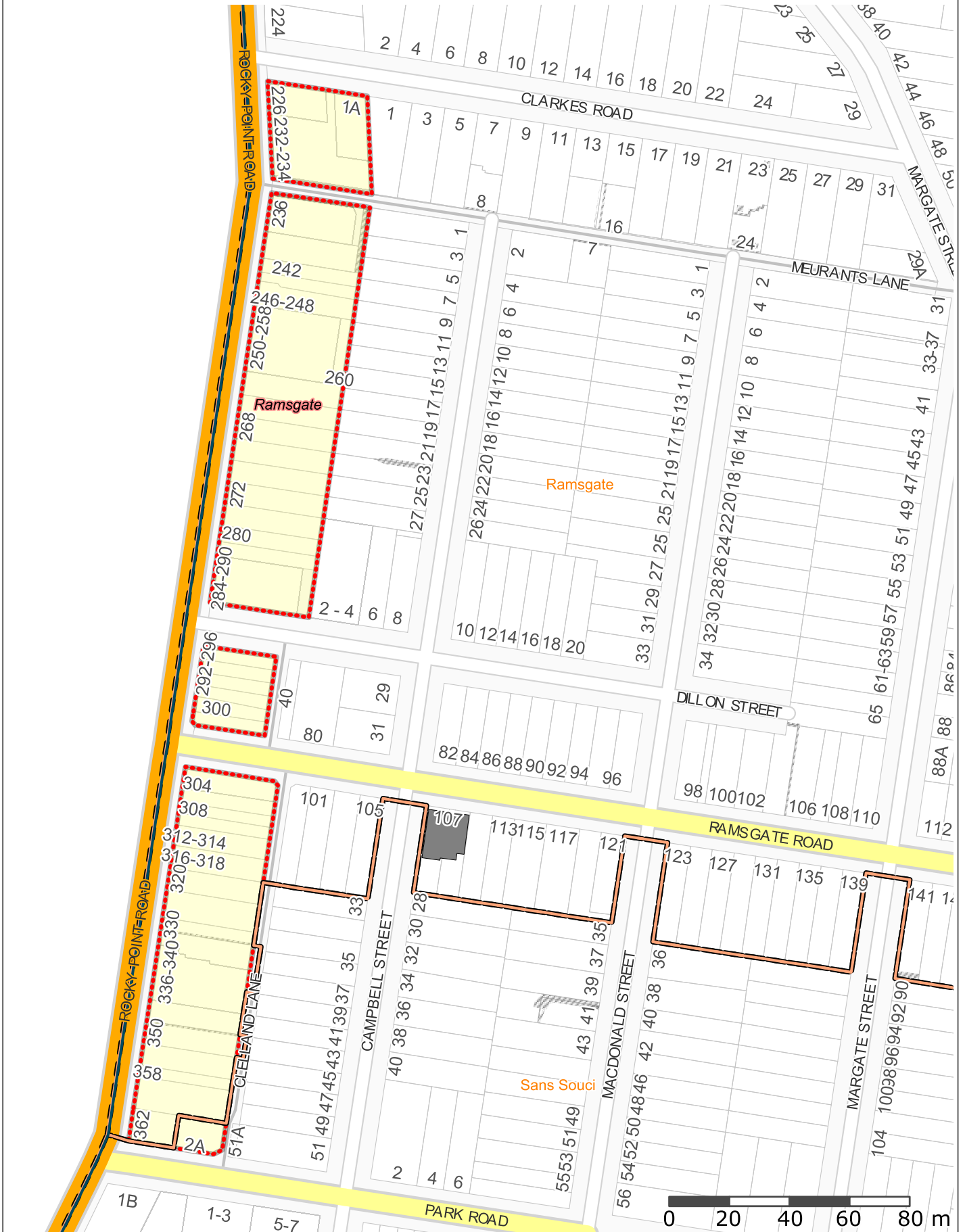




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Ramsgate Local Area rate



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		<p>1:2333</p>	
		<p>Prepared By: David Grima</p>	

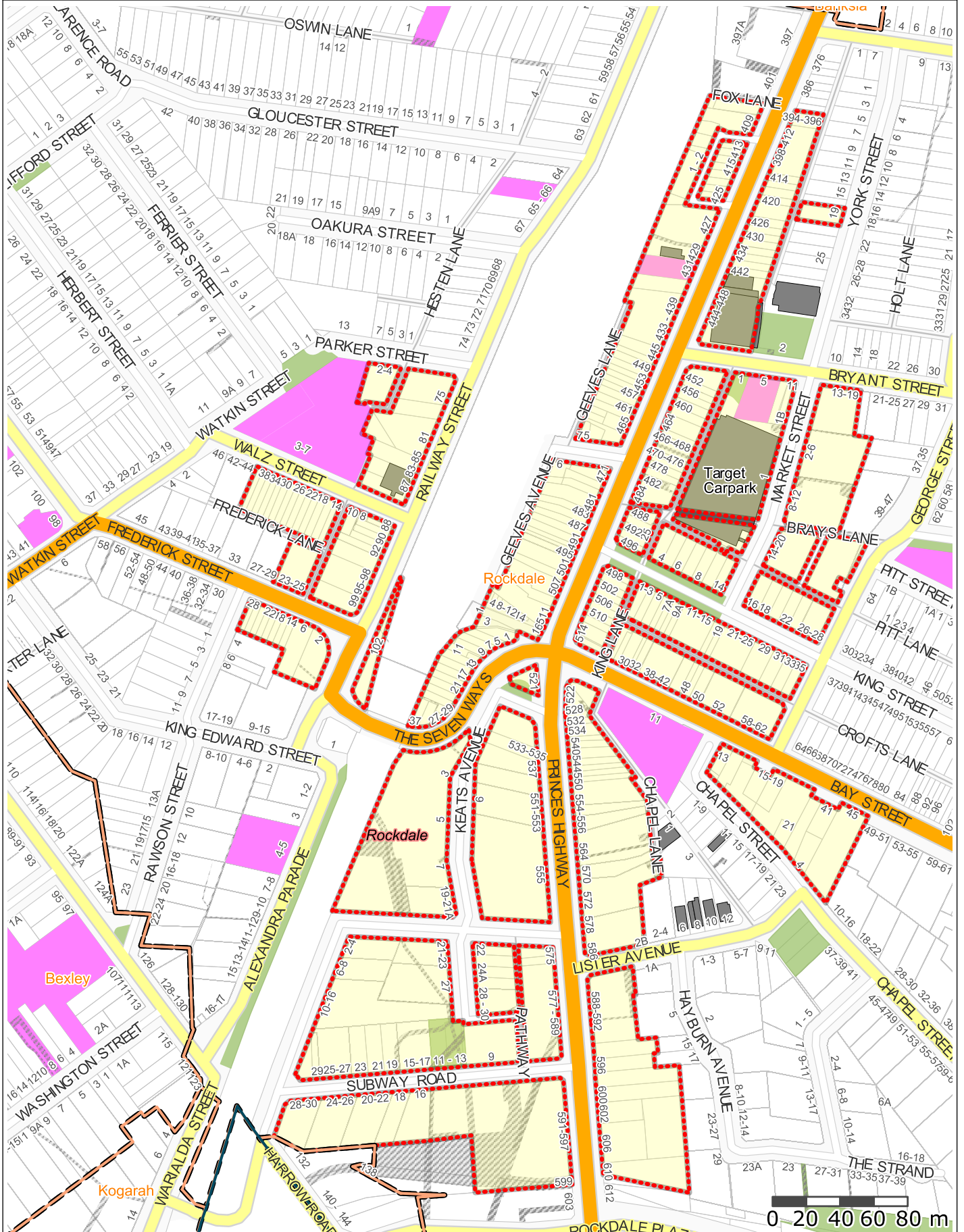


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Rockdale Local Area rate



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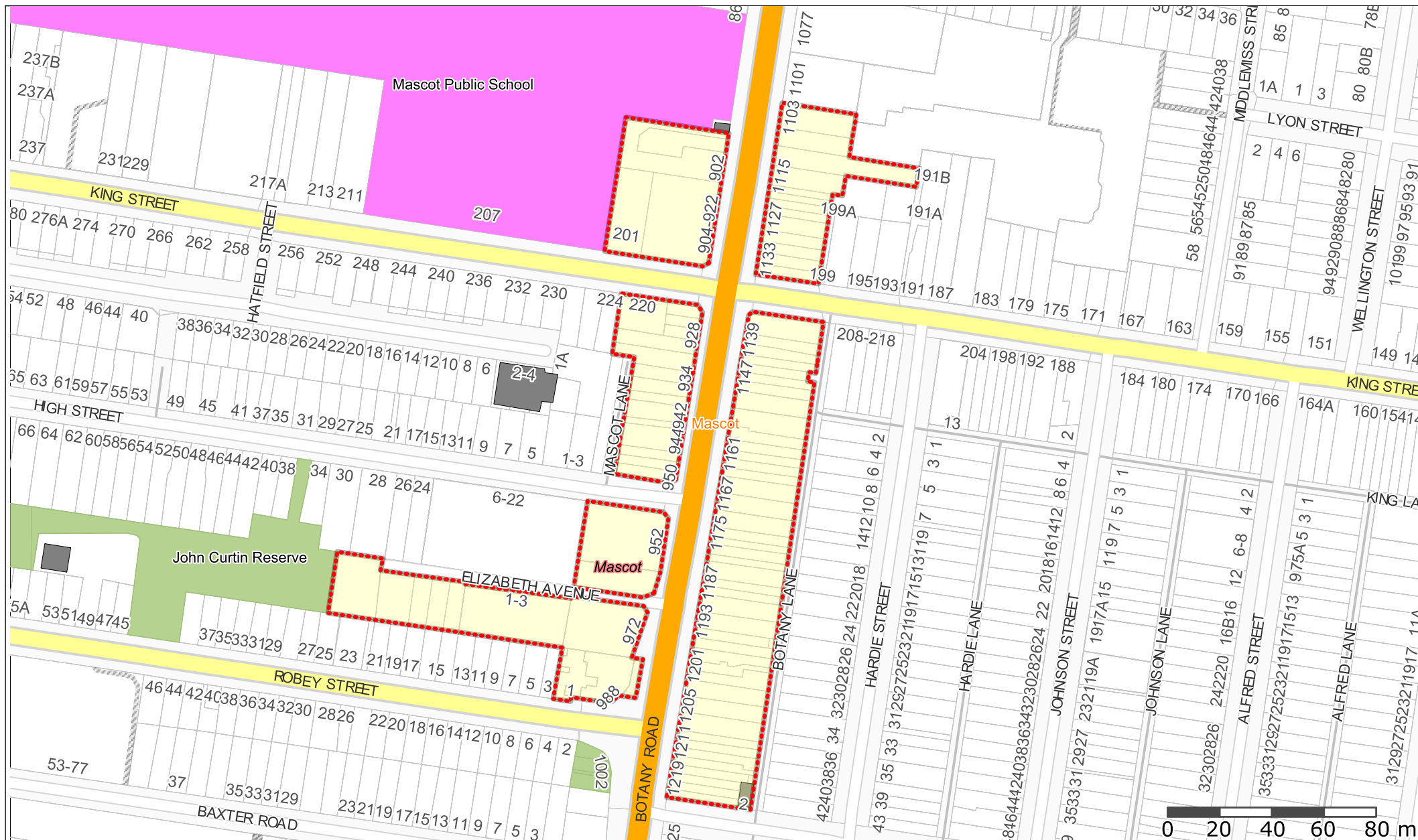
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1/05/2019

1:4123

Prepared By: David Grima





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		Prepared By: David Grima	1:2696	