

Rates Explained



Council issues its rate notices for the upcoming twelve (12) months in July each year.

Your rates notice will contain details of all your rates and annual charges, due dates and amounts, and all the payment options available.

Your first payment whether paying in full or by instalments is due by the 31 August. If you choose to pay by instalments, your remaining instalments will be due on the 30 November, 28 February and 31 May.

Reminder notices will be posted to you in the month prior to each due date.

Rates are Council's primary source of ongoing income that is used to provide essential infrastructure and services to our community.

These rates are determined in accordance with the provisions of the Local Government Act 1993.

Rates, Levies and Charges

1. General rates

Your property is categorized for rating purposes as either residential, business, mining or farmland depending on the dominant use of your property. Some properties may be eligible for mixed development rating where the property has a mixed use.

Rates are calculated using:

- ▶ The land valuation supplied by the NSW Valuer General; and
- ▶ Using the advalorem rate per \$ of land value adopted each year by Council for your rate category.

Note: if the valuation multiplied by the rate per \$ falls below the minimum rate, a minimum rate will be charged.

LAND VALUATIONS

New land values are currently issued by the Valuer General every three years.

As the Bayside Council's overall rates income is limited by rate pegging, an increase (or decrease) in your land value does not necessarily mean a corresponding increase (or decrease) in your rates.

Rate pegging: Each year the NSW State Government through the Independent Pricing and Regulatory Tribunal (IPART) approves a maximum percentage increase in the total income a Council can receive from rates, thereby limiting the amount of income a Council can raise via general rates.

GST: Council rates are exempt from the goods and services tax.

2. Impact on rates from the amalgamation of the City of Botany Bay and Rockdale City Council

Initially the rate paths of the former councils were frozen for a period of three (3) years following the amalgamation. This has recently been increased for a further twelve (12) months by the State Government meaning that the rating structures of the former councils will not be harmonized until 1 July 2021.

The former City of Botany Bay and Rockdale City Council applied different rating structures and hence rates will vary depending on where the property is located.

Additional rate levies and fees also vary between the former councils.



Some projects funded from the Infrastructure Levy. The off-leash dog exercise area at Cook Park (Kyeemagh) and the Rockdale Park playground upgrade.



3. Additional rate levies and fees

SPECIAL RATE VARIATION (FORMER ROCKDALE CITY COUNCIL LGA ONLY)

Councils may apply to the NSW Independent Pricing and Regulatory Tribunal (IPART) for a special variation that allows an increase in Council's general income by more than the rate peg. Council requests for Special Variations are often in order to develop or maintain essential community services or projects.

IPART are required to assess these applications against criteria in the Guidelines set by the NSW Office of Local Government (OLG) and may allow special variations under either section 508A or 508(2) of the Local Government Act 1993 (the Act). IPART can grant a general income variation for a single year or up to seven years. Over that time the Council can set its own rates and fees as long as its total general income from those sources stays within the agreed increase.

Former Rockdale City Council was successful in obtaining special rate variations to support community safety programs (Safer City Levy) and the renewal of infrastructure (Infrastructure Levy).

The infrastructure and safer city levies only apply to rate payers with rateable property within the former Rockdale City Local Government Area.

The income generated from these levies can only be applied to infrastructure projects within the former Rockdale City Local Government Area. Information about the levy expenditure is included in Council's Annual Financial Report to the NSW Office of Local Government (OLG). Council's annual report can be found on our website.

A. Infrastructure Levy

Rockdale's last rate variation for 'Renewing Rockdale's Infrastructure' was approved in 2014 by IPART.

This meant that each year from 1 July 2014 for 4 years residential and business rates increased by 6% above the previous year's rates. After the last year of the SRV (30 June 2018) the increases remain permanently in Council's rate base and will continue to fund the renewal of infrastructure programs such as park facilities, libraries and community buildings.

B. Safer City Levy

This levy is funded by a Special Rate Variation, which came into effect on 1 July 2007 and remains permanently in Council's rate base. It is only applied to the former Rockdale City Council ratepayers.

The Safer City Levy funds an annual program that comprises of four key components:

1. **Graffiti:** Assess and remove graffiti (provides for 12,000m² per year);
2. **CCTV:** Maintenance costs, and coordination of facility;
3. **Safer places:** Undertake safety audits and identify improvement measures. Works identified are to be prioritised and scheduled as part of the Capital Works Program; and
4. **Community education:** Raising awareness through community programs.



Graffiti removal and CCTV cameras are some of Council's projects funded from the Safer City Levy.



4. Local area rates

Special rates are levied on businesses in some local business areas to cover the cost of works, services, facilities or activities that are carried out to specifically benefit those business areas.

These works may include but are not limited to:

- ▶ Provision and maintenance of car parking facilities; and
- ▶ Streetscaping and beautification of shopping centres.

Both the former City of Botany Bay and Rockdale City Council have Local Area Rates applicable to rateable businesses in the following areas:

Former Rockdale LGA

- ▶ Arncliffe
- ▶ Bexley
- ▶ Brighton Le Sands
- ▶ Banksia
- ▶ Kingsgrove
- ▶ Ramsgate
- ▶ Ramsgate Beach
- ▶ Rockdale
- ▶ West Botany

Former Botany LGA

- ▶ Mascot Mainstreet
- ▶ Mascot Local Parking

The maps identifying the properties in the above Local Areas are in Council's Rating Policy available on Council's website.

5. Domestic waste and recycling management service

Residential property owners pay for waste services, including clean-ups and recycling.

Section 496 of the Local Government Act 1993 requires Council to levy a charge on each residential parcel of land for which the service is available, regardless of whether or not the garbage and recycling collection service is used. This charge is recovered via the domestic waste admin fee which appears as a line item on your annual rate notice.

Section 502 of the Act allows Council to levy users of the service an annual waste charge dependent upon the number of waste bins being utilized by your property.

This charge is recovered via residential waste service fee which appears as a line item(s) on your annual rate notice.

It is important to note that legislation only allows Council to recover the cost of providing the service to your property. This requirement is independently audited each year.

6. Commercial waste and recycling management service

Bayside Council also offers standard and flexible waste and recycling collection services for non-residential properties, such as businesses or commercial premises.

This Commercial Waste Service is an optional service, a business owner has the opportunity to choose and use any third party waste collection provider and opt not to use the Commercial Waste Service options provided by Council.

Please refer to Council's fees and charges on our website for more information.

7. Stormwater charge

Council charges a Stormwater Levy to every household and business in accordance with the policy gazetted by the Minister in October 2005 to improve the management of stormwater.

The maximum amount of the levy are set by legislation and is outside the capped rates to improve the management of stormwater within our City.

The Stormwater Levy allows Council to undertake significant improvements to the stormwater system to provide a cleaner and safer environment for the benefit of owners, residents and visitors.

Certain land may be exempt from the charge, such as Crown land, vacant land containing no impervious surfaces, and land belonging to charities and public benevolent institutions.



Payment Information

Rate notices

Annual rate notices are issued in July each year. If the annual rate notice is not received by the end of July or a reminder notice at least one month before an instalment is due, please send an email to **council@bayside.nsw.gov.au** and request a copy. Don't forget to include the address of your property in the email.

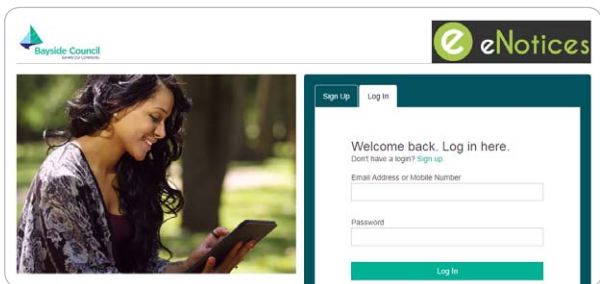
Note: copies of Rate Notices can only be sent to the property owner or their managing agent.

Receive your rates via email

You can now have your Rates Notice emailed to your nominated email address using eNotice. This service also enables you to log in and obtain a copy of any notices previously received via this service.

The use of emailed bill delivery is quicker, cheaper and better for the environment, allowing Council to provide better services elsewhere.

Convenient and easy – access anytime, anywhere!



Just 3 easy steps:

- Step 1: Go to **<https://bayside.enotices.com.au>**
Register using your email address and eNotice Reference Number (find this number next to the eNotices logo on your rate notice).
- Step 2: Check your email inbox and click the validation link.
- Step 3: Select a password and mobile number and follow the prompts. You are good to go!

Due dates for rates

Rates are paid every year and can be paid in full or by quarterly instalments.

- 1st instalment → due to 31 August
- 2nd instalment → due to 30 November
- 3rd instalment → due to 28 February
- 4th instalment → due to 31 May

If you are paying in full, your rates are due on or before 31 August each financial year.

Reminder notices for your 2nd, 3rd and 4th instalments are issued in the month prior to the due date.

Changing your postal address

We can't change your postal address over the phone but you can in person, via email or by downloading and returning the change of address form available on Council's website.

Unpaid rates

If you don't pay your rates on or before the due date, interest (calculated daily) will be charged on the amount owing. The interest rate, which is stated on your rate notice, is set each year by the Independent Pricing and Regulatory Tribunal (IPART).

It is important that you contact Council if you fall more than one payment behind as we may take legal action to recover unpaid rates and charge the cost of the action to the ratepayer.

Rates overpayment

Rates will usually only be refunded if your account is in credit. When making your request you will need to provide evidence of the payments made.

A refund may take up to 21 days to process and can be made by:

- ▶ Cheque; or
- ▶ EFT transfer, however, documentation confirming your account details will be required.



Financial difficulties

If you are having difficulty paying your rates on time, please contact Council to discuss possible alternative arrangements. If you are suffering severe financial difficulties you may apply for a financial hardship determination. Whilst we cannot reduce the amount you pay, there are other ways that we can assist you like allowing you a payment schedule more suitable to your situation.

If in severe financial difficulties, you might like to contact any of the below support services who may be able to assist you:

- ▶ www.moneysmart.gov.au/managing-your-money/managing-debts for financial advice, including financial counsellor search function.
- ▶ www.legalaid.nsw.gov.au/get-legal-help/find-a-service a legal aid service (Legal Advisers).
- ▶ www.clcnsw.org.au/find_legal_help to locate a community legal centre in our local government areas.

Pensioner rebate

Eligible pensioners can apply to receive up to \$250 per year off their Council rates.

The full rebate of \$250 applies if you owned (either solely or with your spouse) your property and were an eligible pensioner prior to 1st July.

The rebate amount will be reduced proportionately:

- ▶ On a quarterly pro rata entitlement if you purchased the property or became a pensioner on or after 1st July of the current year; or
- ▶ Where the property is part owned by a non-pensioner (other than your spouse).



Eligibility

An eligible pensioner is the:

- ▶ Holder of a PCC (Pensioner Concession Card);
- ▶ Holder of a Gold Card embossed with 'TPI' (Totally Permanently Incapacitated);
- ▶ Holder of a Gold Card embossed with 'EDA' (Extreme Disablement Adjustment); and
- ▶ War widow or widower or wholly dependent partner who is in possession of a Pensioner Concession Card*.

Holders of cards, other than those listed above, are not eligible for the concession.

You can apply for this rebate by downloading and completing the Pension Rebate Form and lodging the completed form with your current Pensioner Concession Card at one of our Customer Service Centres.

Forms will not be accepted via the mail as your Pension Card needs to be sighted when accepting your application.

If joint owners are eligible for a pensioner concession and they are not spouses, a separate form will need to be completed by each owner to receive the maximum rebate, otherwise only a partial rebate will be granted.

After confirming your eligibility for a pension rebate, the rebate amount will be apportioned across the remaining instalments of your rate account.

** If you are a war widow or widower or wholly dependent partner but do not have a Pensioner Concession Card, you should contact the Department of Veterans' Affairs (DVA) to test your eligibility for the DVA income support supplement. Eligibility is subject to an income and assets test. For assistance from the DVA call 133 254.*

Payment Methods

Details on how you can pay your rates are shown on the back of the rate notice. Please note a 0.5% service fee is charged for all credit card payments.

How to pay

ONLINE

Online at www.auspost.com.au/postbillpay using your debit or credit card (Visa and Mastercard).

Post billpay code is **0530**. Your reference number is stated on your rates notice.

DIRECT DEBIT

Payment can be made via direct debit from your nominated savings or cheque account (credit accounts are not applicable).

Download and complete all sections of the direct debit authority form at www.bayside.nsw.gov.au

Send completed form to Council via:

Email: council@bayside.nsw.gov.au

Post: PO Box 21, Rockdale NSW 2216

BPAY

Contact your bank or financial institution to make payment from your account.

The BPAY biller code is **10272**. Your reference number is stated on your rates notice.



PHONE

Call **13 18 16** using your debit or credit card (Visa and Mastercard) and follow the prompts. Payments from credit cards and savings accounts accepted.

MAIL

Make your cheque or money order payable to Bayside Council and cross 'Not Negotiable'.

Post with the payment advice from the bottom section of your rate notice to:

Locked Bag W122, Sydney NSW 1292

Please do not send your full statement or cash.

BY PERSON

Visit one of our Customer Service Centres between 8:30am - 4:30pm Monday to Friday and 9am - 1pm on Saturdays.

Eastgardens Customer Service Centre

Westfield Eastgardens, 152 Bunnerong Road

Rockdale Customer Service Centre

444-446 Princes Highway

Payment by debit and credit card (Visa and Mastercard) is preferable. However, we do still accept cash and cheques.

POST OFFICE

Payment can be made at any Australian Post Office by cash, cheque, debit card and credit cards (Visa and Mastercard).





Eastgardens Customer Service Centre
Westfield Eastgardens, 152 Bunnerong Road

Rockdale Customer Service Centre
444-446 Princes Highway

Phone 1300 581 299 | 02 9562 1666

Email council@bayside.nsw.gov.au

www.bayside.nsw.gov.au