



Rates Information 2023

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Rates 2023 overview



Georges River Council area

Residential population: **153,055**

Georges River 2023 rates per person (total rates collected ÷ population): **\$455**

NSW average rate per person: **\$590**

Other states average: **\$835**

	2022/23 Financial Year	2023/24 Financial Year
Total rates collected	\$79.7 million	\$84.6 million
Rates collected (residential)	\$65.7 million	\$69.6 million
Rates collected (business)	\$14 million	\$15 million
Less cost of the mandatory pensioner rebate	\$1,000,000	\$1,000,000

Residential		
Minimum rate	\$990	\$1,047
Rate in the dollar*	0.001704	0.0011298
Business		
Minimum rate - Strategic Centres (Kogarah and Hurstville)	\$1,538	\$1,627
Minimum rate - Other business sub-categories	\$1,128	\$1,193
Rate in the dollar – General*	0.0034863	0.0026168
Rate in the dollar – Industrial*	0.0042723	0.0032111
Rate in the dollar – Local*	0.0040531	0.0035193
Rate in the dollar - Strategic Centres*	0.0043441	0.0035903
Rate in the dollar - Major shopping complex*	0.0094025	0.0111165

*Applicable to land values issued by NSW Valuer-General.

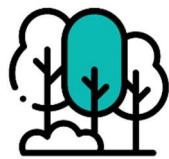


Rates are a type of property tax, and are a mandatory payment by all property owners within a Council area to fund vital community services and infrastructure. Your rates are a simple way of contributing to maintaining community facilities, providing new projects and more than 100 services provided by Council, maintaining:



394km

of local roads



427

hectares of open
public space



11

public halls



5

aquatic centres



5

public libraries

Your rates are at work all year round, funding a lifetime of services and projects for everyone in the community. All residents and businesses make use of Council services, infrastructure or facilities at some point in time regardless of where they live (e.g. driving on roads, using parking space, public bins, benefitting from street lighting). Many services are provided for the benefit of all community members, but every individual decides which services they use and access.

How have rates changed this year?

- Changes from the NSW Valuer-General July 2022 land values have impacted rates. Land values have increased by 66% in total from 2019 to 2022 valuations. Accordingly, Council reduced the 'rate in the dollar' applied this year to land values to ensure our total rates collected is within the permitted increase (refer to table on page 3).
- Total rates collected by Council has increased by 5.8% (third year of the five year Special Rate Variation approved by IPART in 2021). Each individual ratepayer may experience changes above or below this percentage, depending on land value changes across the Georges River Council area.
- Residential apartment owners' rates will increase by \$57 this year (5.8%).
- Businesses owners paying minimum rates will increase by 5.8% this year, between \$65 to \$89.
- The average residential land value of \$1.367 million has rates charges of \$1,544. (Excluding properties paying a set minimum rate, that is, apartments and properties with land value less than \$926,713)



Council is facing increasing costs, such as inflationary costs and impacts of supply chain shortages. We have managed to partially offset these additional costs with ongoing savings. Council is continuing to advocate and implement other non-rate income sources such as grants from the State or Federal Government, and user pay fees, to help ease the pressure on ratepayers.

Frequently asked questions

1. Why have my rates changed?

This year's rates have been affected by the new July 2022 land values issued by the NSW Valuer General earlier this year. Council will use these land values to calculate rates from 1 July 2023 to 30 June 2026. The land value of all properties is updated every three years by the NSW Valuer-General (The land value doesn't take into account any buildings on the land).

Changes to your rates depends on how your property's land value has changed and how other properties' land values have changed in the Georges River Council area. As this is a revaluation year, properties whose land value increased more than the average, may have a high increase in rates. However, properties whose land value increased less than the average may see a smaller increase or even a reduction in rates.

If you have any queries or concerns about land value, visit www.valuergeneral.nsw.gov.au or contact the NSW Valuer-General's office on 1800 110 038 or PO BOX 745 Bathurst NSW 2795.

2. How are rates higher or lower for different properties?

Properties with a higher land value contribute more rates, and vice versa. The NSW Valuer-General valued all land on 1 July 2022, so suburbs may have been at different points in the property market on that date, which can lead to differences in valuations, even for neighbouring suburbs.

- A big increase in land valuation since the last valuation could indicate a lift in the property market in your suburb; or that your property was at the low part of the market at the last valuation and has now caught up with the market.
- A small increase in land valuation could indicate a flat property market for your suburb or that your property was at the high part of the market at the last valuation, with only a small increase, as other suburbs catch up with the market.

3. Does Council get more money when land values go up?

No, Council does not receive extra money when land values increase, it only affects how the total rates is divided across properties, changing the rates amount for each property.

This is because the total rates collected by councils is restricted by the NSW Government (known as rate capping) through the the Independent Pricing and Regulatory Tribunal (IPART) setting a maximum percentage increase – by a rate peg (to keep up with inflation) or a higher approved Special Rate Variation.

Year after year, more properties and more population means more services and more maintenance are needed (parks, pathways, waste collection, library access, playgrounds and recreational space),

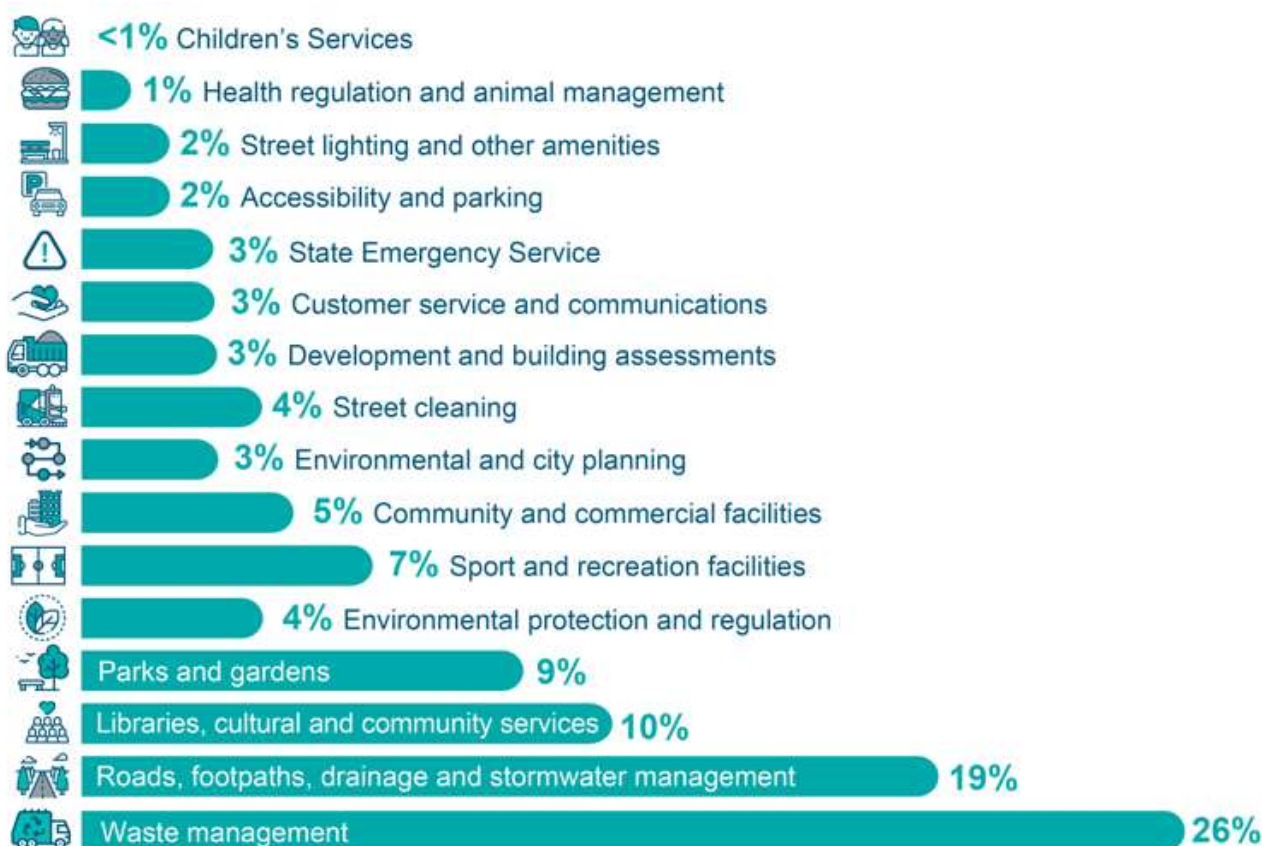


and therefore more costs. The demand for maintaining existing and for new infrastructure exceeds the rates collected from a new home, so in the short term, rates from new properties will never be enough. Our long-term financial plan has mapped and committed the rates of every new property into our financial decisions. We are also working to ensure the financial decisions we make now don't pass on high levels of debt to future generations.

4. What do rates pay for?

Rates are a property tax that contribute to the orderly running of our community and Council's delivery of services and facilities to ensure our community has what they need. From the moment you leave your property, you are enjoying use of the services Council provides – footpaths, roads, parks, street lighting, bins, public health services, playing fields, community facilities and much more.

The below chart highlights the variety of services Council provides each year at a high level:



To view the full list of what you can expect Council to deliver for the community this year, see our Operational Plan 2023/2024, available at: www.georgesriver.nsw.gov.au/DeliveryOperationalPlan.

5. Is there a fee for late payments?

Yes, rates and charges that have not been paid by the due dates are charged 9% p.a. daily interest, applicable from the first day after the due date. The longer an amount remains unpaid, the more interest is charged.



The interest rate is set by Council is within State Government regulation percentages. To avoid being charged interest, make sure payment is made on time or apply for a payment arrangement before the due date via the following link www.georgesriver.nsw.gov.au/HardshipAssistance.

6. What if I'm having difficulty paying my rates on time?

Council is committed to assisting customers who are experiencing financial hardship. We can offer arrangements such as payment extensions and payment plans on a case by case basis to ease the burden. In certain circumstances, Council may agree to write off interest charges accrued during the agreed payment arrangement period.

Submit a payment arrangement request before the due date, by completing the Hardship Assistance form available online www.georgesriver.nsw.gov.au/HardshipAssistance. Apply before the due date to avoid interest charges.

7. What support is available for eligible pensioner concession card holders?

Council provides a rebate up to a maximum of \$250 per rating year to eligible pensioners. In addition, eligible pensioners can request to:

- pay rates in monthly instalments at no additional cost; or
- defer payment of rates until the sale of their property without being charged penalty interest.

For more information including eligibility criteria, visit the *Pensioner discount and assistance* webpage at www.georgesriver.nsw.gov.au/RatesPensioner.

8. Does the pension rebate increase annually?

No, the pension rebate amount is fixed and does not increase with inflation or rate increases. Under NSW legislation, Council provides a rebate up to a maximum of \$250 each financial year to eligible pensioners (funded 45% by Council at a cost of \$1 million, and 55% by State Government).

To raise any requests to regarding pensioner rebate amount, contact your [local Member of Parliament \(MP\)](#).

9. Why is my car/storage space charged business rates?

Under the current law, properties within our Council area are classified as either business or residential, based on their primary use. Car/storage spaces with a separate title are not approved for residential accommodation. Therefore by law, Council must classify it as business and apply the Business Minimum rate.

If you own a residential/business apartment in the same strata complex as your car/storage space, you may be able to reduce the total rates you pay. Please see the information below.

10. I received a separate Rates Notice for my car/storage space. Is this correct?

Yes, car spots and storage spaces in the same unit/strata complex are commonly classified under separate titles, which means separate Rates and Charges Notices are issued for each property. Therefore, owners of a residential / business apartment may receive a Rates Notice for each 'lot' on their property – such as the residence itself and any associated car/storage spaces.



You can apply to have such lots combined (aggregated) so that your rates charges are calculated as one land value instead. This removes any minimum rate charges you may be paying for car/storage lots, and reduces the total amount of rates you pay. This does not affect the owner's ability to sell each lot separately.

The following conditions must be met for aggregation and once approved, you will be issued with one notice for all lots with one set of rates and charges.

- Only car spaces or storage facilities can be aggregated to a residential/business apartment on the same strata plan (Aggregating two storage lots/car spaces together without a residential/business apartment is not permitted).
- All lots involved must be under identical ownership.
- All lots involved must be used by the occupier of the unit (cannot be leased out separately).
- A maximum of 2 car spaces or storage facilities can be aggregated.

Check your eligibility with Council before applying. Once eligibility is confirmed, an application and fee payment (\$295 for each space) must be submitted to proceed –

<https://www.georgesriver.nsw.gov.au/RatesForm-AggregationOfMultipleLots.aspx>

11. Why do I receive an error message when paying by card?

To prevent fraud, Council has increased the level of security for all card payments. Card payment is not accepted from:

- Virtual Private Network (VPN) connection.
- Overseas-issued card.
- Overseas computer / overseas IP address.

Please use an alternative payment method listed on your Rates Notice or on Council's website.



Residential Rate Charges by Land Value 2023/24

Land Value as provided by NSW Valuer-General	Rates Charge (not including Waste or Stormwater)
Up to 999,999	\$1,047.01 - \$1,129.80
1,000,000 - 1,999,999	\$1,129.80 - \$2,259.60
2,000,000 - 2,999,999	\$2,259.60 - \$3,389.40
3,000,000 - 3,999,999	\$3,389.40 - \$4,519.20
4,000,000 - 4,999,999	\$4,519.20 - \$5,649.00
5,000,000 - 9,999,999	\$5,649.00 - \$11,298.00
Greater than 9,999,999	Greater than \$11,298.01

Average Residential Land Value and Rate Changes by Suburb

Changes to your rates depends on how your land value has changed, as well as how other properties have changed in the Georges River Council area. Each individual ratepayer may experience changes above or below the averages indicated in the table below.

Georges River Council LGA Suburb	Average Land Value from the NSW Valuer-General 2023/24	Average Residential Rate 2023/24	Average Change Last Year	Average Rate Change This Year
Allawah*	\$425,498	\$1,110	\$37	\$51
Beverley Park	\$1,175,050	\$1,447	\$94	\$71
Beverly Hills [^]	\$888,224	\$1,195	\$60	\$47
Blakehurst	\$1,443,773	\$1,730	\$118	-\$5
Carlton* [^]	\$738,340	\$1,240	\$60	\$54
Carss Park	\$1,346,315	\$1,604	\$108	\$28
Connells Point	\$1,464,965	\$1,743	\$109	\$125
Hurstville*	\$571,435	\$1,188	\$51	\$37
Hurstville Grove	\$1,267,646	\$1,484	\$97	\$75
Kingsgrove [^]	\$1,009,225	\$1,262	\$76	\$58
Kogarah* [^]	\$414,043	\$1,141	\$44	\$4
Kogarah Bay	\$1,480,571	\$1,728	\$120	\$44
Kyle Bay	\$1,782,977	\$2,019	\$145	\$28
Lugarno	\$963,427	\$1,149	\$68	\$0
Mortdale*	\$671,083	\$1,137	\$50	\$42
Narwee* [^]	\$779,360	\$1,108	\$45	\$54
Oatley	\$1,238,231	\$1,554	\$105	-\$52
Peakhurst*	\$766,157	\$1,126	\$43	\$37
Peakhurst Heights	\$949,623	\$1,114	\$56	\$55
Penshurst*	\$669,695	\$1,165	\$51	\$49
Ramsgate* [^]	\$244,363	\$1,063	\$28	\$45
Riverwood* [^]	\$652,302	\$1,087	\$46	\$30
Sans Souci	\$1,523,619	\$1,883	\$123	\$92
South Hurstville*	\$764,136	\$1,213	\$60	\$48
LGA AVERAGE	\$818,405	\$1,267	\$75	\$43

*Suburbs with a higher percentage of villas, townhouses or apartments will have a lower average land value and lower average rates (these properties are charged the minimum rate).

[^]This suburb is split between several councils. Therefore, Georges River Council only manages part of this suburb. This table reflects information for the properties within the Georges River Council area only.



Contact

For more rates information

Visit www.georgesriver.nsw.gov.au/Rates.

Else, if you have a query, our customer service team is available on 9330 6400 or via email to mail@georgesriver.nsw.gov.au with subject line *Rates 2023 Feedback* to ensure your query is attended to by the appropriate team.

Want to speak to someone about this Information Pack?

To book a scheduled time with a Council officer to discuss your 2023 Rates and this information pack, visit: <https://www.georgesriver.nsw.gov.au/Rates-Booking/>.

To raise a service request

Help us maintain a clean and safe community. If you see a maintenance issue that should be reported, visit Council's [website](#) and click on the Log it/Fix it icon.

Include as much detail as possible so we can easily arrange appropriate follow up. This will ensure your matter is scheduled with the appropriate team/s and you will receive a reference number which makes tracking your request easy.

Share your thoughts and ideas on Council projects and activities

Visit us on the Your Say Panel at <https://yoursay.georgesriver.nsw.gov.au/>.

