

Rates Harmonisation

Have your say



**CITY OF
PARRAMATTA**

Proposed changes to your rates

Rates are a vital source of income for Council which help fund essential services such as waste collection and provide new and upgraded infrastructure such as local roads, trees, signage and community facilities.

For every \$100 that Council spends:



Major works
& construction



Parks, recreation
& culture



Maintaining
roads, footpaths
& drains



Governance
& financial
management



Library &
community
services



Engineering
& traffic



Planning &
development



Waste
management



Environmental
sustainability



Trades & fleet
management

Why are these changes proposed?

All amalgamated councils in NSW are required to review their rate structures by July 2021, in order to create a single, fair rating structure across the entire Council area. The City of Parramatta currently has five different rating structures as a result of the Council amalgamations in May 2016. This has led to inconsistencies in how rates are calculated as shown in *diagram 2* and *3* on page 4.

What does 'rates harmonisation' mean?

'Rates harmonisation' refers to the process of reviewing how rates are calculated and moving to a single system using the same method of calculation.

How are rates calculated?

Properties are assigned a category and in some cases a sub-category for rating purposes and these are shown on your Rates Notice and in *table 1* below. As part of the harmonisation process some business properties will be re-classified into a new sub-category.

Rates are calculated on the land value of a property, multiplied by an adopted 'rate in the dollar'. The land value is determined by the NSW Valuer General who issues a Notice of Valuation every 3 years. Read the [Fact Sheet from the Valuer General](#) for more information regarding land values.

The total amount of money to be raised in general rates is divided by the total value of all rateable properties. The resulting figure is called 'the rate in the dollar'.

The council determines the amount to be paid in rates by applying an ad-valorem calculation of the rate in the dollar to the assessed value of each property. For example: \$650,000 (land value) x 0.00159173 (rate in the dollar) as per rates notice = \$1,034.62 (levy) *

**Ad-valorem rate based on current existing Parramatta City Council Structure*

What changes are proposed?

Council commissioned an independent body to undertake an assessment of the five rating structures and review the options available. A preferred structure has been selected and supported by Council. The aim of this process is not to increase Council's income from rates, but rather to provide a fair and consistent approach across the whole Council area.

The proposed method of calculation will be ad-valorem based (according to the value) subject to the following minimums:

- The **residential rate structure** based on the former Parramatta City Council minimum of **\$707.50**
- The **business ordinary rate structure** based on the former Auburn Council minimum of **\$500**
- The **business CBD and Industrial rate structure** based on the former Parramatta City Council minimum of **\$725**
- **Special rates** will be incorporated into the general rate base, with total rates continuing to be charged in the same proportion across all ratepayer categories and sub categories. Special rates are levied for particular works or services that will be of benefit to a limited group of ratepayers.

Rating Category	Sub-Category	Description
Residential		All ordinary residential properties
Business		All ordinary business properties
Business	CBD	Parramatta CBD
Business	CBD #2	Major shopping centres including Westfield
Business	Industrial	Industrial activities

Table 1.

How your rates are calculated

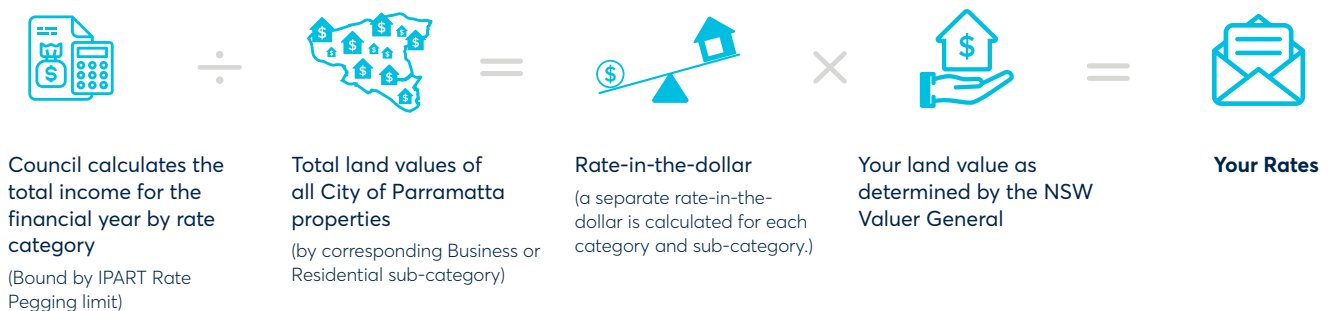


Diagram 1.

Current average residential rates

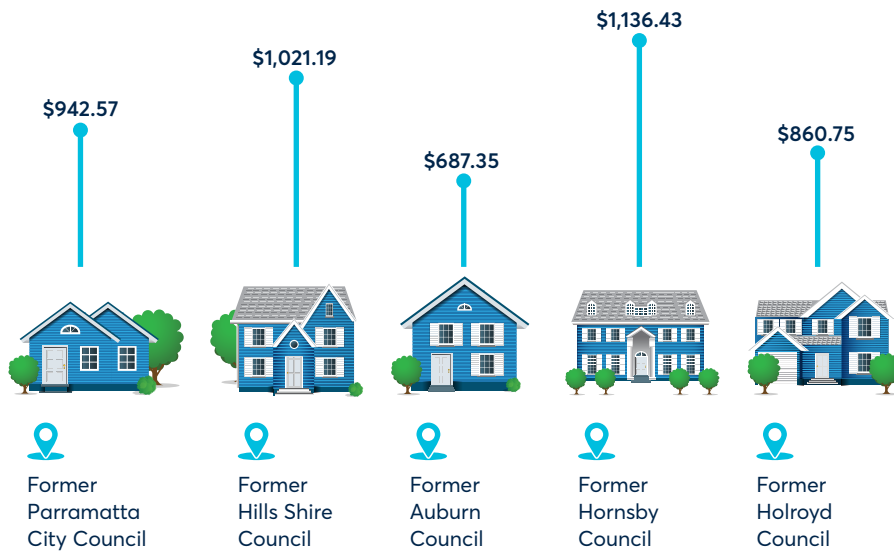


Diagram 2.

Moving to a single rating structure means that individual rates assessments may increase or decrease. Council has taken a balanced approach when creating the single rating (or rates) structure, aiming to minimise the number and extent of large individual impacts.

Current average business rates

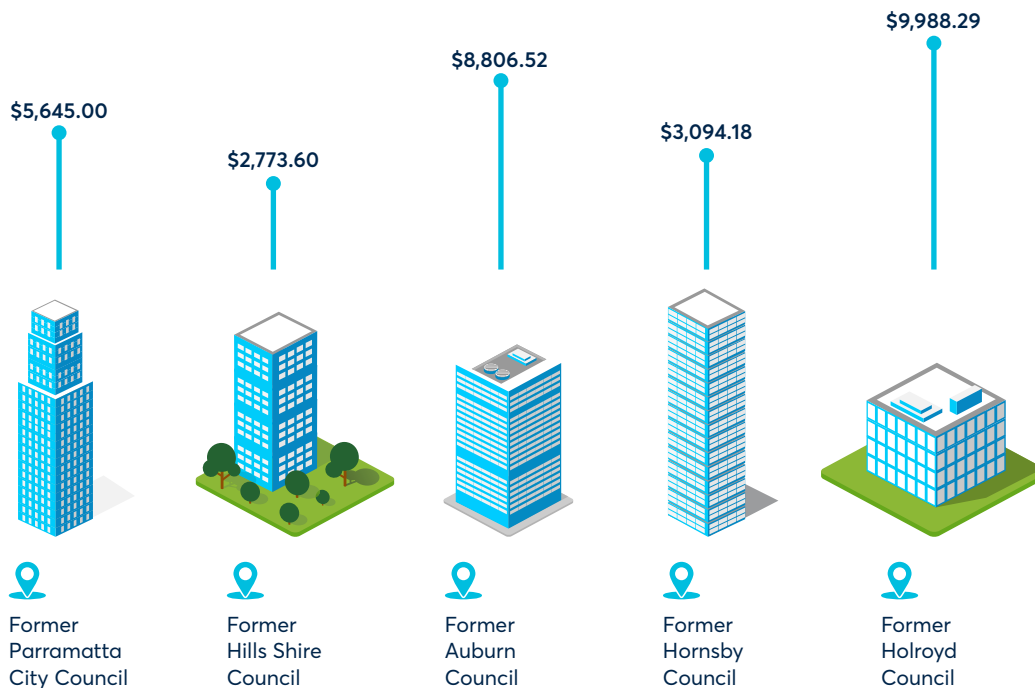


Diagram 3.



What does this mean for my rates?

Although Council is not proposing to increase the total income received from rates; moving to a single method of rate calculation will result in changes for some ratepayers. Changes will vary from property to property based on land values and other factors.

The diagram below shows the **average change** by former Council area under the new preferred residential rate structure.

Residential Rates Average Changes



Average change - former Auburn area



Average change - former Holroyd area



Average change - former Hornsby area



Average change - former Parramatta area



Average change - former Hills area



Number of residential assessments with increases over \$4.50 per week

Special rates, waste, and stormwater charges are not included in the average rates figure.

If you have questions about how these changes may apply to you, please contact Council on (02) 9806 5050 or visit participate.cityofparramatta.nsw.gov.au/rates to make a booking to speak with a Rates Officer.

The diagram below shows the **average change** by former Council area under the new preferred business ordinary rate structure.

Business Rates Average Changes



Average change - former Auburn area



Average change - former Holroyd area



Average change - former Hornsby area



Average change - former Parramatta area



Average change - former Hills area



Number of business assessments increasing more than 8.0%

Next steps

Following consultation, Council will review all feedback and decide on a final course of action. An application will be lodged with the Independent Pricing and Regulatory Tribunal of NSW (IPART) to make the required changes. If approved by IPART, new rates will take effect from 1 July 2021.

Register for project updates at participate.cityofparramatta.nsw.gov.au/rates by clicking the follow button to stay up to date.

Have your say and find out more

We're inviting feedback on the proposed changes to your rates.
Written submissions can be made during the exhibition period via
email, online or by post:

Email

rates@cityofparramatta.nsw.gov.au

Subject line: Rates Harmonisation Submission

Online

participate.cityofparramatta.nsw.gov.au/rates

Post

City of Parramatta Council

Attention: Rates Department

Subject: Rates Harmonisation Submission

PO Box 32, Parramatta NSW 2124

For the submission closing date and more information please visit
participate.cityofparramatta.nsw.gov.au/rates

You can also make a booking online to speak with a Rates Officer
or call **(02) 9806 5050**.



We will keep
the community
informed of our
progress and will
provide regular
updates.

For non-English speakers, phone
interpretation services are available
via TIS National on 131 450.

KOREAN

본 소식지와 관련해 통역 지원이
필요하신 경우, TIS (131 450)에 전화하여
Parramatta Customer Service (9806 5050)
를 연결해 달라고 요청하시면 됩니다.
업무시간은 월요일에서 금요일, 오전
8시 30분부터 오후 5시까지입니다.

ARABIC

إذا كنت بحاجة للمساعدة في
ترجمة هذه النشرة، اتصل بـ TIS على
الرقم 131 450 واطلب منهم الاتصال
بنيابة عنك بخدمة زبائن باراماتا على الرقم
9806 5050 من الإثنين إلى الجمعة بين
الساعة 8:30 صباحاً و 5:00 مساءً.

CHINESE

如果你需要翻译协助阅读这份新闻简
报，请联系 TIS，电话131 450，要求
他们代表你接通巴拉玛打市议会顾客
服务处，电话 9806 5050。顾客服务
处的工作时间是每星期一至星期五，
上午8:30至下午5:00。

HINDI

यदि आपको यह सूचना-पत्र समझने में सहायता
चाहिए तो कृपया TIS को 131 450 पर फ़ोन
करें और उनसे कहें कि आपकी तरफ़ से
पैरामाटा कस्टमर सर्विस को 9806 5050 पर
फ़ोन करें। यह सेवा सोमवार से शुक्रवार, सुबह
8.30 बजे से शाम 5.00 तक उपलब्ध है।