



WOOLLAHRA MUNICIPAL COUNCIL

# Rates & Annual Charges

56% of Council's total income\*  
\*Excluding Capital Grants income

## What's included in your Rates Notice

There are six terms used in each Woollahra Rates Notice:

- Residential or Business Rate
- Residential or Business Base Amount
- Domestic Waste Management Charge
- Environmental & Infrastructure Levy Rate
- Environmental & Infrastructure Base Amount
- Stormwater Charge Residence

We want to give you some information to better understanding these charges and how increases are calculated.

**Woollahra Municipal Council**  
 558 New South Head Road  
 Double Bay NSW 2028  
 Correspondence to PO Box 81  
 Double Bay NSW 1582  
 ABN 92 214 483 242

Enquiries (02) 9391 7000  
 Facsimile (02) 9391 7044  
 Email: [enquiries@woollahra.nsw.gov.au](mailto:enquiries@woollahra.nsw.gov.au)  
 Website [www.woollahra.nsw.gov.au](http://www.woollahra.nsw.gov.au)

OFFICE HOURS  
 Monday to Friday  
 8:30am to 4:30pm

**RATE NOTICE 1 JULY 2020 - 30 JUNE 2021**  
**IF POSTAL ADDRESS SHOWN IS INCORRECT, PLEASE ADVISE COUNCIL IN WRITING, FAX OR EMAIL.**  
 LOCAL GOVERNMENT ACT, 1993  
 As the owner, holder, tenant, or other person liable to pay rates and charges in respect of the undermentioned land (or the agent for any such person) you are hereby notified that such land has been rated by Woollahra Municipal Council as shown hereunder:

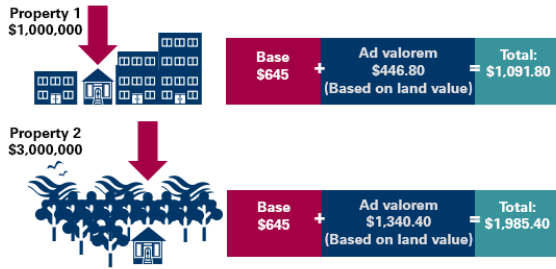
ASSESSMENT NUMBER: 00000000  
 POSTING DATE: 23/07/2020  
 NET INSTALLMENT: \$0.00  
 DUE DATE: 30/09/2020

Property Location and Description  
**WMC**  
 LOT x DP-XXXX

CRANG SIMPT ACHNAR  
 GENERAL MANAGER

Item	Rate/Charge	Rating Category	Valuation No.	Amount
Residential Rate	\$ 0.004373	Residential	1440000.00	\$629.76
Residential Base Amount	633.00	1.00		\$633.00
Domestic Waste Management Charge	69.65	1.00		\$336.65
Environmental & Infrastructure Levy Rate	\$ 0.0008754	1440000.00		\$82.86
Environmental & Infrastructure Base Amt	83.70	1.00		\$83.70
Stormwater Charge Residence	25.00	1.00		\$25.00

BASE DATE FOR LAND VALUE: 1.7.2019



## Residential Rates

Approximately 94% of the rateable properties in the Woollahra Local Government Area are residential.

The rates on residential properties consist of a base amount plus an ad valorem amount (based on the assessed value of the land). The ad valorem rate is calculated by multiplying land value by a rate in the dollar. The base amount generates 50% of the total residential rates with the other 50% calculated based on the ad valorem rate. The base amount for 2021/22 is \$645.00.

A property's land value is set by the Valuer General every three years. Council is required to use these land valuations to determine your share of the ad valorem rates Council collects.

A state Government rebate of up to \$250 per year can be granted to eligible pensioners, subject to verification by the Department of Veterans Affairs or Centrelink. [Eligible pensioners](#) also receive a full rebate for Council's Environmental and Infrastructure Levy.

If you are experiencing financial hardship and are unable to pay your rates, find out more about our [Financial Hardship](#) policy and how we may be able to assist.

## Business Rates

Approximately 6% of rateable properties in Woollahra are business.

Business rates are based on location-based categories. A property's land value is set by the Valuer General every three years. Council is required to use these land valuations to determine the business' share of the ad valorem rates it collects.

The business rates are calculated on an ad valorem basis i.e multiplying land value by a rate in the dollar, subject to a minimum rate of \$672.44 for 2021/22.

- Double Bay
- Oxford Street
- Rose Bay
- Edgecliff
- Bellevue Hill
- Edgecliff Road / Grosvenor Street
- Fiveways, Paddington
- New South Head Road, Vaucluse
- Old South Head Road, Rose Bay
- Old South Head Road, Vaucluse
- Plumer Road, Rose Bay
- Queen Street, Woollahra
- Watsons Bay





## Domestic Waste Management Charge

The domestic waste charge is a line item on the rates notice that funds the collection and processing of all household waste and recycling.

The 2021/22 Domestic Waste Management Charge (includes Domestic Waste Green Waste Clean Up and Recycling Collections) is \$557.50 for the year, which equates to \$10.72 per week.

This is set by Council annually (during May) as part of setting Council's Fees and Charges for the year.

## Environmental and Infrastructure Renewal Levy

The Environmental and Infrastructure Renewal Levy (E&IRL) was first introduced in 2002, allowing Council to fund a range of specific improvement projects under the Environmental Works Program.

Put simply, the E&IRL enables renewals to roads, kerbs and guttering, footpaths, seawalls and retaining walls that would otherwise continue to deteriorate to below acceptable community standards.

It also supports Council's continuing implementation of the [Woollahra Environmental Sustainability Action Plan](#) which sets out actions and environmental targets to improve and conserve biodiversity, reduce energy, water and waste and improve sustainable transport options.

The E&IRL consist of a base amount plus an ad valorem rate in the same manner as residential rates described above. The base amount for 2021/22 is \$85.45.





## How Much Do My Rates Increase By?

Each year the Independent Pricing and Regulatory Tribunal or IPART measures cost changes for councils in NSW and sets the maximum % increase that we're able to charge. This number is called the Local Government Cost Index or the Rate Peg or the Rate cap.

For 2021/22 that amount is 2% and we have applied that increase which is worth \$818,000 for the Council into our budget. Applying the rate peg enables us to cover some, but not all, of the annual increases in our costs that council incurs in delivering our existing services and maintaining our assets.



Woollahra  
Municipal  
Council