

What you get for your rates now

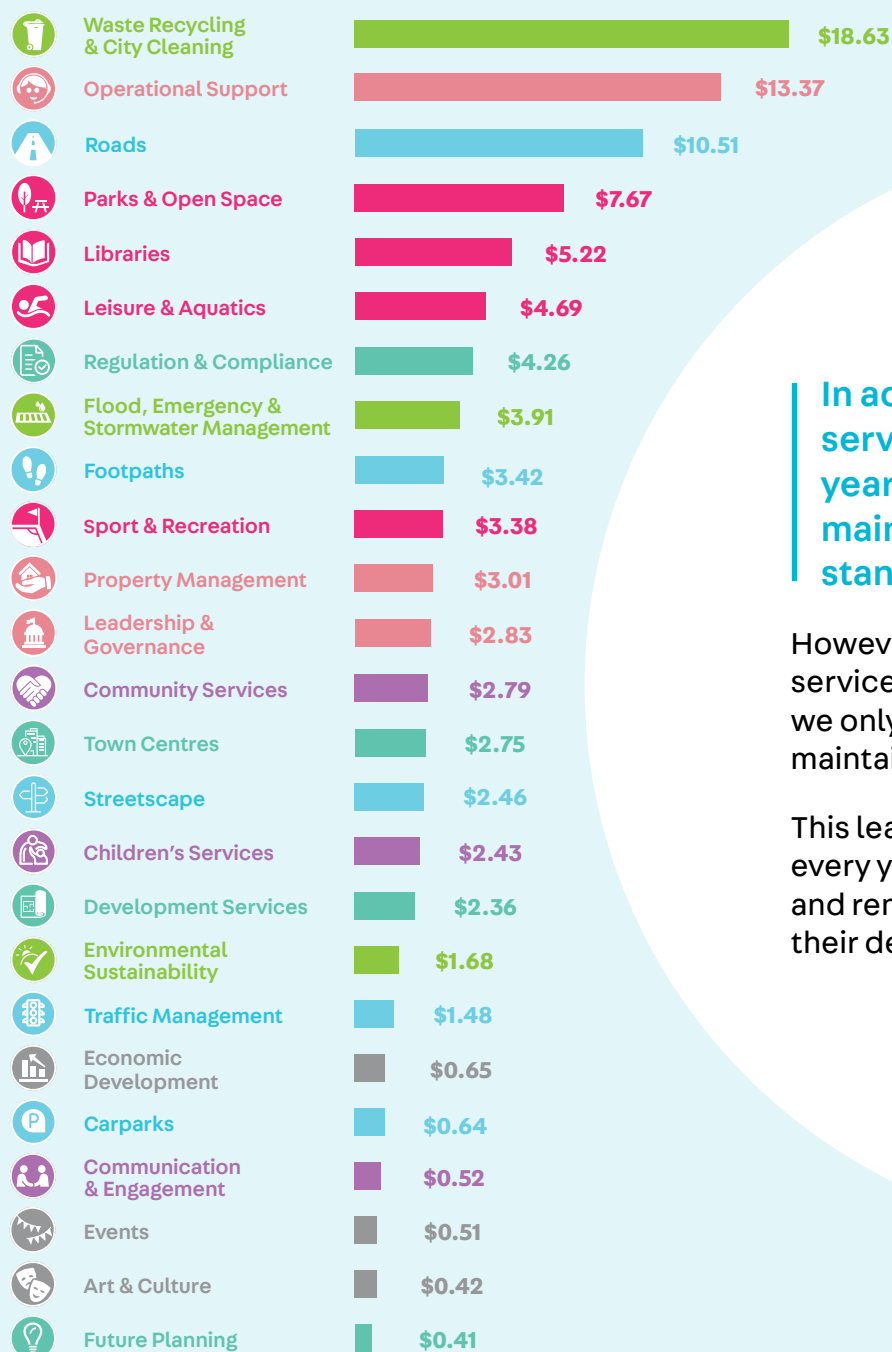
Your rates provide a range of community services, for the enjoyment, benefit and safety of the whole community.

Rates are the main source of revenue that pay for these services. This contribution, from residential and business ratepayers, is used to maintain community infrastructure.



How are your rates spent?

Every \$100 collected is distributed as follows across a range of services.



In addition to paying for your services, \$70 million every year is needed to keep assets maintained up to current standards.

However, once Council pays for all the services we provide to the community, we only have **\$39 million** left to maintain our assets.

This leaves a shortfall of **\$31 million** every year. Deferring the maintenance and renewal of many assets, results in their deterioration.

What is needed?

You told us you want a modern and clean City.

This means providing a range of new services and facilities, as well as supporting and investing in our local economy. We want our City and its people to thrive now and in the future.

To fund these new services and assets, **\$40 million** per year is needed.

\$31 million

To maintain and renew existing assets.

This means more money for:

- Your parks
- Your roads and footpaths
- Your children's playgrounds
- Your town centres
- Your community buildings
- Your sporting fields and recreation areas
- Your community sport clubhouses



\$4 million

To provide new and enhanced services to address modern community expectations.

This means more money for:

- Cleaning your town centres, streets, parks and waterways
- Improvements to your industrial centres
- Promotion, upkeep and support of your town centres
- Incorporating innovation and technology into your services
- Addressing illegal dumping in your City



\$5 million

To provide new and enhanced leisure and aquatic facilities.

This means more money for:

- Modern and diverse leisure and aquatic centres
- A broad range of recreation and community facilities



How can Council raise additional funds every year and make it fair?

Currently we are one city - with **different rates**.

Residential

▶ CCC **\$0.00180159**
▶ BCC **\$0.00207299**

Council Rate Charge
(rate in the dollar)

▶ CCC **\$713.90**
▶ BCC **\$636.80**

Minimum Rates - Residential



Business

▶ CCC **\$0.00455657**
▶ BCC **\$0.00549445**

Council Rate Charge
(rate in the dollar)

▶ CCC **\$713.90**
▶ BCC **\$778.70**

Minimum Rates - Business



CCC = Former Canterbury City Council BCC = Former Bankstown City Council

Step One: Harmonisation

Currently people pay different rates depending on where they live in the City. This is because we are a merged council. The NSW Government requires all merged councils to implement a new aligned rating system by **1 July, 2021**. This is called harmonisation.

This will harmonise the minimum rate to \$728.18 (residential) and \$794.27 (business) in 2021/22. It will also harmonise the rate in the dollar over 5 years (subject to legislative changes).

Step Two: Increase the income stream

To ensure that we provide the services the community wants and deserves, an additional \$40 million is needed every year.

Proposal

It is proposed to apply for a rate variation to generate an additional \$40 million per year by 2025/26. This will include an increase to the minimum rate for residential and business properties to \$990 over 3 years and a Special Rate Variation (SRV).

Under this proposal, business rating sub-categories will be introduced and the Bankstown CBD Special Rate will be discontinued.

This proposal will address the current rates imbalance and bring about fairness and equity for all ratepayers.



What this means for you

Residential

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

	Former Canterbury City Council (CCC)						Former Bankstown City Council (BCC)						One City
Year	20/21	21/22	22/23	23/24	24/25	25/26	20/21	21/22	22/23	23/24	24/25	25/26	25/26
% Increase (inc. Rate Peg)		2.0	7.8	7.8	7.4	7.1		2.0	7.8	7.8	7.4	7.1	
Sample Ratable Value (\$)	Current Rates	Annual Rate Increase (\$)					Current Rate	Annual Rate Increase (\$)					One Rate
Min	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
200,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
300,000	713.90	14.28	121.82	140.00	24.75	25.37	636.80	91.38	121.82	140.00	24.75	25.37	1,040.12
400,000	720.64	14.41	114.95	140.00	24.75	25.37	829.20	0.60	20.20	140.00	24.75	25.37	1,040.12
500,000	900.80	18.01	42.24	70.98	110.43	114.92	1,036.50	0.75	13.77	43.51	81.51	81.35	1,257.39
600,000	1,080.95	21.62	50.69	85.18	132.52	137.90	1,243.79	0.90	16.53	52.22	97.81	97.62	1,508.87
700,000	1,261.11	25.22	59.14	99.38	154.61	160.89	1,451.09	1.05	19.28	60.92	114.11	113.89	1,760.34
800,000	1,441.27	28.82	67.59	113.57	176.69	183.87	1,658.39	1.20	22.04	69.62	130.41	130.16	2,011.82
900,000	1,621.43	32.43	76.03	127.77	198.78	206.86	1,865.69	1.35	24.79	78.33	146.71	146.43	2,263.30
1,000,000	1,801.59	36.03	84.48	141.97	220.87	229.84	2,072.99	1.50	27.55	87.03	163.01	162.70	2,514.78
1,200,000	2,161.91	43.24	101.38	170.36	265.04	275.81	2,487.59	1.80	33.05	104.43	195.62	195.24	3,017.73
1,400,000	2,522.23	50.44	118.28	198.75	309.21	321.77	2,902.19	2.10	38.56	121.84	228.22	227.78	3,520.69
1,600,000	2,882.54	57.65	135.17	227.15	353.39	367.74	3,316.78	2.40	44.07	139.25	260.82	260.32	4,023.64
1,800,000	3,242.86	64.85	152.07	255.54	397.56	413.71	3,731.38	2.70	49.58	156.65	293.42	292.86	4,526.60
2,000,000	3,603.18	72.06	168.96	283.94	441.73	459.68	4,145.98	3.00	55.09	174.06	326.03	325.39	5,029.55

IMPORTANT NOTES:

- The NSW Government is introducing legislation that may change this
- Estimated rates include the annual rate peg increase as determined by Independent Pricing and Regulatory Tribunal (IPART) which reflects the increase in costs to Council such as materials and labour
- The rate peg increases included in above table are 2021/22 – 2.0% (actual), 2022/23 – 2.5% (estimate), 2023/24 – 2.5% (estimate), 2024/25 – 2.5% (estimate), 2025/26 – 2.5% (estimate)
- These indicative rates exclude the domestic waste charge and levies which are not subject to change via this SRV process
- These indicative rates assume continued rate paths not affected by supplementary or other Valuer General land value changes

A new minimum Council Rate.

The minimum rate for residential will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



*Includes IPART increase estimate only



لقداءة المعلومات باللغة العربية امسح هنا
 Để đọc tiếng Việt, quét (scan) vào đây
 Για Ελληνικά σαρώστε εδώ

اردو کے لیے یہاں سکن کریں
 中文請扫描这里
 বাংলার জন্য এখানে স্ক্যান করুন



Business

The table below shows what the three rate variations mean for you. Find your rateable value on your Rates Notice and select if you live in the former Canterbury City Council (CCC) or in the former Bankstown City Council (BCC) area.

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Sample Rateable Value (\$)	Current Rates	Annual Rate Increase (\$)					Current Rate	Annual Rate Increase (\$)					One Rate
Min	713.90	80.37	55.73	140.00	24.75	25.37	778.70	15.57	55.73	140.00	24.75	25.37	1,040.12
200,000	911.31	43.48	155.06	89.22	105.02	174.02	1,098.89	6.90	130.70	50.45	112.72	78.46	1,478.11
300,000	1,366.97	65.21	232.59	133.83	157.53	261.03	1,648.34	10.36	196.04	75.68	169.07	117.68	2,217.17
400,000	1,822.63	86.95	310.12	178.44	210.04	348.04	2,197.78	13.81	261.39	100.90	225.43	156.91	2,956.22
500,000	2,278.29	108.69	387.65	223.05	262.55	435.05	2,747.23	17.26	326.74	126.13	281.79	196.14	3,695.28
600,000	2,733.94	130.43	465.18	267.66	315.06	522.06	3,296.67	20.71	392.09	151.35	338.15	235.37	4,434.33
700,000	3,189.60	152.17	542.71	312.27	367.57	609.08	3,846.12	24.16	457.43	176.58	394.50	274.59	5,173.39
800,000	3,645.26	173.91	620.24	356.88	420.08	696.09	4,395.56	27.62	522.78	201.81	450.86	313.82	5,912.45
900,000	4,100.91	195.64	697.77	401.49	472.59	783.10	4,945.01	31.07	588.13	227.03	507.22	353.05	6,651.50
1,000,000	4,556.57	217.38	775.30	446.10	525.10	870.11	5,494.45	34.52	653.48	252.26	563.58	392.28	7,390.56
1,200,000	5,467.88	260.86	930.36	535.32	630.12	1,044.13	6,593.34	41.42	784.17	302.71	676.29	470.73	8,868.67
1,400,000	6,379.20	304.34	1,085.43	624.54	735.14	1,218.15	7,692.23	48.33	914.87	353.16	789.01	549.19	10,346.78
1,600,000	7,290.51	347.81	1,240.49	713.76	840.16	1,392.17	8,791.12	55.23	1,045.56	403.61	901.72	627.64	11,824.89
1,800,000	8,201.83	391.29	1,395.55	802.98	945.17	1,566.19	9,890.01	62.14	1,176.26	454.06	1,014.44	706.10	13,303.00
2,000,000	9,113.14	434.76	1,550.61	892.20	1,050.19	1,740.21	10,988.90	69.04	1,306.95	504.52	1,127.15	784.55	14,781.12

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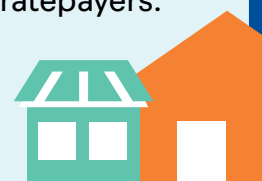
Calculator

To see more accurately what this means for you, go to our online calculator at cb.city/OneRate



A new minimum Council Rate.

The minimum rate for business will increase gradually over a 3 year period which will provide additional revenue and deliver greater equity for ratepayers.



\$794	year 1
\$850	year 2
\$990	year 3
\$1015*	year 4
\$1040*	year 5

*Includes IPART increase estimate only

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**Rates across the City
are being reviewed and
are proposed to change
from July 2021.**



Why

This will address the current rates imbalance and bring about fairness and equity for all ratepayers.

As the City grows, we will need to invest even more to deliver the modern services and infrastructure you expect.

This flyer provides information on:

- What you get for your rates now
- What is needed
- How we can fund the services and facilities you need
- What this means for you

You said you wanted:



Cleaner streets and parks, free from rubbish and graffiti



Better roads, less potholes, safer streets and more connections



Upgraded modern town centres



Modern and multi-purpose leisure and aquatic facilities

**“Make Canterbury-Bankstown
a place you want to go to rather
than through.”**