

REVENUE POLICY 2024/25

1. Rating Structure

Total revenue raised from the levying of land rates continues to be capped by the state government with IPART. The rates information below has reflected IPART approval of Council's application for a 15% rate increase in 2024/25 (5% rate peg plus a 10% SRV). The 15% rate increase will result in an \$8.15m increase in Council's rate income (\$5.4m related to the 10% SRV).

We have adopted the following rating categories in 2024/25, including the following rates in the dollar, minimum rates and their associated yields:

ORDINARY RATES 2024/25 RATE

Residential

Ad valorem*	.00059109
Minimum	\$1,013.35
Yield	\$37.05m

Business

Ad valorem*	.00405148
Minimum	\$1,441.55
Yield	\$14.21m

Chatswood Town Centre

Ad valorem*	.00741839
Minimum	\$1,539.25
Yield	\$8.55m

Chatswood Major Retail Centre – Chatswood Chase

Ad valorem*	.02264528
Minimum	\$1,290.00
Yield	\$1.08m

– Westfield

Ad valorem*	.02098373
Minimum	\$1,290.00
Yield	\$1.38m

Strata Storage Facility

Ad valorem*	.00674507
Minimum	\$978.45
Yield	\$0.11m

Total Yield Rates **\$62.38m**

**All Ad valorem amounts are expressed as cents per dollar land value.*

The levy for Chatswood Major Retail – Chatswood Chase and Westfield - remain at the same percentage of the rate levy compared to other categories as in previous years. The percentage will change with the addition or cancellation of properties from the category, but will not be affected by valuation changes.

All rating classes include the e.restore levy funding. Rates are calculated on the base date 1 July 2022 valuation.

HARDSHIP POLICY

We updated our hardship policy in November 2013, which includes our commitment to prevent financial hardship to ratepayers in the payment of annual rates and charges. This policy was proven to be effective throughout the COVID-19 crisis with a number of ratepayers granted rate deferrals as a result of hardship caused by the pandemic.

Council can also extend a pension concession to an individual eligible pensioner to avoid hardship, if we are satisfied that the person has paid or is likely to pay the whole of a rate or charge. Applications must be made using the hardship rate relief form available at willoughby.nsw.gov.au

2. e.restore Environmental Restoration Program

A sustainability levy replaced the existing environmental levy to fund a third round of the e.restore program known as 'e.restore 3' in July 2008. In line with the projected rate peg increase of 5%, an amount of \$6.61m will be raised from this levy in 2024/25.

Our *Green City Plan 2028* outlines projects and actions by e.restore 3 and demonstrates our commitment to ecological sustainability. It builds on previous rounds of environmental levy programs by continuing vital bushland and catchment management initiatives for our local environment protection; plus a focus on mitigating and adapting to climate change. Public reporting on expenditure demonstrates we are accountable by only funding relevant sustainability projects, and measuring our effectiveness with key performance indicators.

3. Stormwater Management Service Charge

We are continuing detailed investigation and assessment of our drainage assets. Many are approaching a critical phase in their lifespan and require a significant program of renewal, repair and upgrade. This maintenance will optimise their service life. Stormwater harvesting has also been included in the program. The program in 2024/25 is based on a 20-year plan, includes further investigation of pipeline condition, cleaning and blockage removal and the design of repair and upgrade works.

Stormwater Management Service Charge

\$25.00 per rateable residential property
\$12.50 per rateable strata titled property
\$25.00 per 350 sq. m for business related properties

Total Yield: \$704,000

4. Domestic Waste Management Charge

We have an annual domestic waste management charge (DWMC) on all rateable land that is categorised as residential. This recovers the cost of providing domestic waste management services for the 2024/25 rating year as outlined below. The 3.5% increase in this charge is required due to:

- Increased waste management volumes resulting from increased working from home;
- Inflation at over 4% (annualised CPI at December 2023 of 4.1%), increasing the price of current collection and disposal contracts.
- Unknown outcome from re-tendering of waste collection and waste disposal services in the near future.
- Funding the up-front investment and ongoing incremental costs associated with adoption of the State Government's Waste and Sustainable Materials (WaSM) Strategy.

Domestic Waste	2024/25 Amount
Domestic Waste Management Charge	\$640.00
Domestic Waste Management Charge – Self Funded Retiree and Pensioner Charge	\$476.00
Total Yield	\$19.6m

We reduce waste going to landfill by promoting solutions to avoid, reduce, reuse and recycle; and we ensure waste is disposed of in a sustainable manner. The DWMC covers the following services for residential dwellings:

- Weekly collections of waste (Red bins), recycling (Yellow) and vegetation (Green bins)
- 3 general clean-up collections per financial year
- A free on-call clean up collection per year.

We also provide an on-call clean up service for a fee of \$111.00 per service.

We charge a commercial waste collection service as below:

Commercial Waste	2024/25 Amount
Commercial Waste Charge	\$972.00
Total Yield	\$287,000

5. State Government Determinations

Eligible pensioners receive a statutory reduction of 50% of the combined rates and domestic waste management charge to a maximum of \$250. Pensioners and qualifying self-funded retirees also receive a \$164 reduction in the domestic waste service charge. Under *Section 566(3) of the Local Government Act*, the Minister determines the maximum rate of interest payable on overdue rates and annual charges in a given year. The interest rate for

2024/25 has been set at 10.5%. Council will take up the maximum allowable.

6. Pricing Policy - Fees and Charges

The *Schedule of Fees and Charges 2024/25* is in a separate document to this Plan. All fees and charges quoted are GST inclusive. GST is applied in line with the relevant legislation, and using the best available information on the GST impact on the fees and charges at the time of publication.

Council is committed to raising revenue in a fair and equitable manner, to enable it to meet the community's needs. A number of considerations affect how each fee is set:

- Inflation - this year a general increase was set at 4%, where appropriate, to cater for inflation.
- Our community service obligations to provide particular goods and services.
- The full costs of providing particular goods and services.

Our fee structure uses the pricing principles below:

User Pays Principle	Full Cost Recovery
Subsidised Pricing	Partial Cost Recovery
Market Pricing	Benchmarking and market preparedness to pay
Legislative Pricing	Standard Fee imposed by legislation

7. Work on Private Lands

If we carry out work on private land, we charge the actual prime costs plus a standard on costs. This provides a full cost recovery plus a return for Willoughby City Council.

8. Loan Borrowing 2024/25

We do not propose any new borrowing in 2024/25.

9. Definition of business sub-categories

The maps on the following pages show those areas to which each category and sub-category of rates included in the Plan applies.



BUSINESS RATE SUB-CATEGORIES

