

RATES

HARMONISATION



Cumberland City Council is making *changes* to the residential rate for those who own a unit or pay the minimum rate.

Rating Year	Minimum Residential Rate	Annual increase
2021/22	\$650	-
2022/23	\$715	10%
2023/24	\$785	9.79%
2024/25	\$860	9.55%



Dear ratepayer,

After the amalgamation of three former council areas in 2016, Cumberland City Council inherited three different rates structures which caused an inequity in how rates were being charged across the Local Government Area (LGA). Council was required, under legislation, to undertake a rates harmonisation process.

Council is working towards keeping rates relatively low through this rates harmonisation process whilst ensuring that essential community services are being delivered and vital infrastructure is being managed.

The implementation of the four year rates harmonisation process commenced on 1 July 2021 to ensure rates are equitable for Cumberland City Council ratepayers.

As a part of the legislated rates harmonisation process, the minimum residential rate will increase by \$65 from 1 July 2022 and continue to increase until 2024/25 as outlined in the table.

Unlike many other Metropolitan Councils which implemented Special Rate Variations and increased revenue to maintain services, Cumberland City Council will not generate any additional rates revenue (over and above the IPART determined rate peg) as a part of this harmonisation process.

This will impact ratepayers who own a higher density dwelling who historically paid lower rates (due to having lower land values) but have the same access to Council services and infrastructure.

In delivering this rates harmonisation, Council will continue to work in the best interests of the community and ratepayers to minimise the financial impact during this process. A breakdown of Council's income and expenditure is provided on the following page.

Hardship Application for rate relief is available if you are experiencing genuine financial hardship.

If you would like to make a comment or have questions regarding the rates harmonisation process, please email council@cumberland.nsw.gov.au or call 8757 9000.


Cumberland City Council

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160.

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 Cumberland City Council Sydney

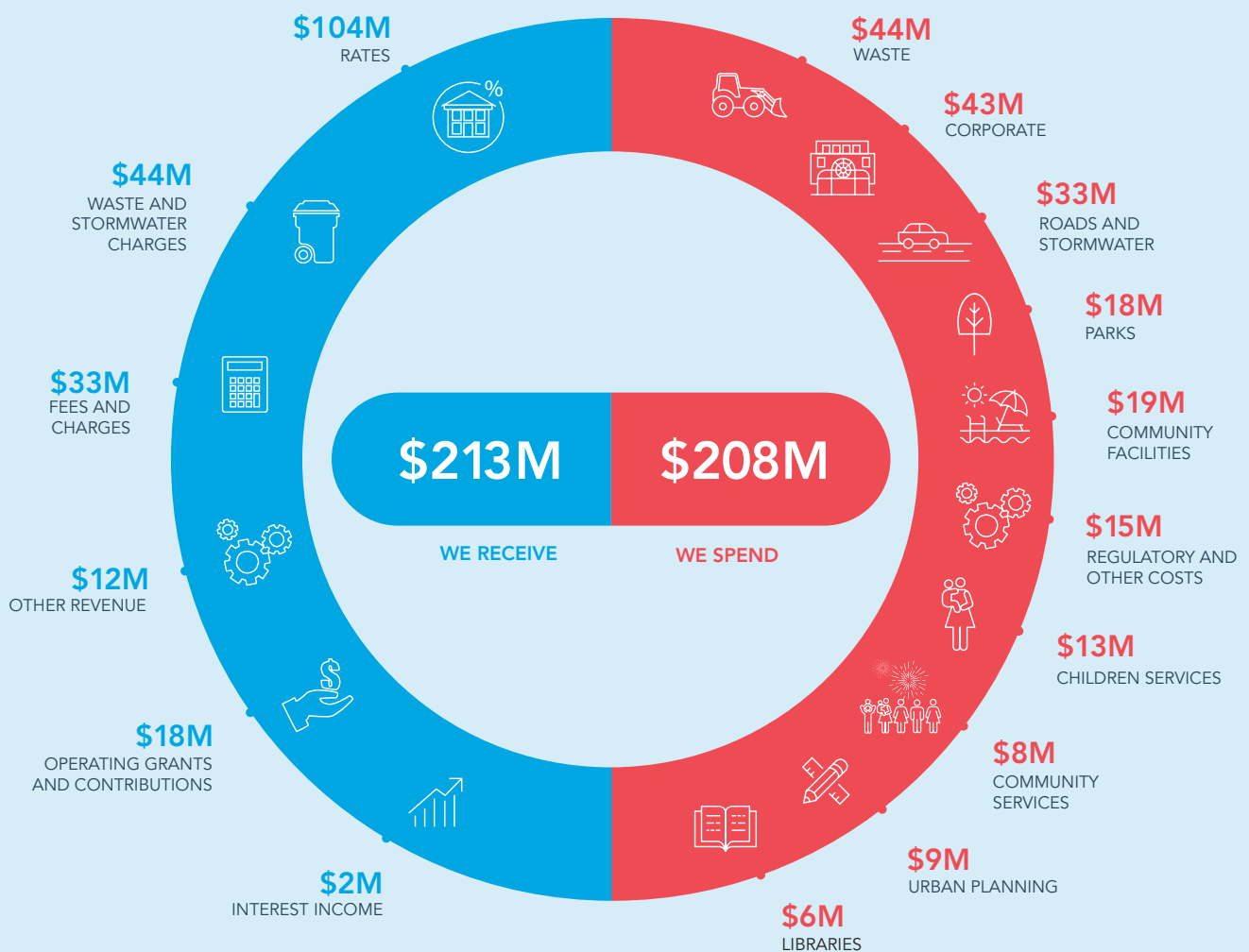
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Operational Income and Expenses




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