

Council Rates

Information for property owners within the Aerotropolis area

If you are a property owner in the Aerotropolis area, this information is provided in relation to council rates.

Please note that the information is general in nature and may not take into account your specific circumstances. As a property owner you have rights and liabilities in relation to council rates under the Local Government Act 1993, the Local Government (General) Regulation 2021 and the Valuation of Land Act 1916. This information seeks to summarise how your rates can be deferred along with your rights and liabilities under this legislation. You should rely on your own independent legal or financial advice to ascertain what is best in your circumstances now and into the future.

If you are unable to pay your rates on time, Council can assist you by allowing payment arrangements and extensions to suit your individual circumstances.

New Land Valuations

The NSW Valuer General re-values land every three years for rating purposes and property owners were issued their Valuation Notice with their updated land valuation in March 2023. These new land valuations have been used for the assessment of rates from 1 July 2023.

Overall land valuations have increased on average by around 71%. Residential properties have increased by an average of 62%.

Property owners are advised not to be alarmed by their valuation increase as a 71% increase in your valuation for example does not mean a 71% increase for your rates, and does not mean that Council will collect 71% more rates either. Despite these significant increases in land valuations, council rates on average have increased by 3.7% being the rates increase approved by the NSW Independent Pricing and Regulatory Tribunal (IPART) for 2023-24.

If your Residential property has increased by around the 62% average valuation, your rates in 2023-24 are around what you were paying in 2022-23. If your land valuation increase is below this average increase, your rates may be lower than what you were paying in 2022-23. If your property has increased in value above the average increase, then your rates may have increased.

Information for Rural Ratepayers

Penrith City Council introduced a lower rate for Rural Residential property owners in July 2021 with further reductions to continue until 2024-25 with an end result of a Rural rate that is 30% lower than the rate for urban Residential properties (general rate).

In 2021-22 the Rural rate was 8% lower than the general rate and in 2022-23 it was 14% lower. For 2023-24 the Rural rate is 28% lower than the general rate. In 2024-25 the rate will be adjusted further so that the Rural rate will be 30% lower than the general rate. From 2025-26 the Rural rate will then be maintained at 30% lower than the general rate.

Properties that are included in two separate rural sub-categories which will receive lower rates are:

Rural Area – All Residential properties in the suburbs of Agnes Banks, Badgerys Creek, Berkshire Park, Castlereagh, Kemps Creek, Llandilo, Londonderry, Luddenham, Mount Vernon, Mulgoa, Orchard Hills, Wallacia.

Rural Residential – 2 to 40 Hectares – Any Residential property outside of the suburbs listed above but are between 2 to 40 Hectares in size, contain a dwelling and is zoned for non-urban (rural) purposes.

Postponement of Rates

If you own land which has been rezoned, you may be able to postpone part of your rates if your land is:

- Residential land which contains a single occupied dwelling which is zoned for residential or commercial use or subdivision.
- Rural land which is zoned for a use other than rural land or if subdivision is permitted which will allow a lot of less than 40 hectares.

Postponing your rates will result in you paying less rates until you sell or develop the land when you must pay the postponed amount (including some postponed interest charges).

This provision is usually used for “asset rich and cash poor” owners who choose to continue to use and occupy their land after the land has been rezoned but can’t afford the high holding costs that come about due to increases in the land values. By postponing your rates, you can pay the postponed rates when you realise the value of the land when it is sold or developed. Where the land is held for longer than 5 years, some of the postponed rates are written off by Council so at any time you are only liable to pay a maximum of 5 years postponed rates and interest. This is particularly beneficial if you intend to hold the land for longer than 5 years.

To assess how much you will need to pay, the land is given two values, with one being the value of the land if it were only zoned for residential or rural use, and the full land value according to its zoned uses. Council will postpone the rates differences between the values and you will only need to pay the rates on the lower value. After 5 years and each year after that, unless the land has been vacated or developed, Council writes off one year of the postponed rates from 5 years prior so at any time you are only liable to pay a maximum of 5 years of postponed rates when the land is developed or sold.

You should seek your own independent advice to see if this suits your circumstances before making any decision. If you believe that you may be eligible and wish to discuss your situation, please contact Council on **4732 7777**.

All information on Rates and payments can be found on our website at:
<https://www.penrithcity.nsw.gov.au/council/council-business/rates-payments-fees>.

For all general rates enquiries please contact Council’s Rates Team on **4732 7777**. For payment arrangements/extensions only, please email rateshelp@penrith.city.

If you have any further queries in relation to this information, please email Council’s Rates Coordinator Matthew Saunders: on matthew.saunders@penrith.city or contact him directly on 02 4732 7756.