let's talk...

RATES - Funding better local infrastructure

What are the proposed rate changes?

Council is seeking community feedback on three rate options. Two involve a permanent increase in rates above the NSW Government rate peg (known as Special Rate Variations) to fund improved infrastructure outcomes.

Average residential rate

	Option 1	Option 2	Option 3
FY 25-26	$1,076	$1,076	$1,076
Annual increase	*$43*	*$219*	*$251*
FY 26-27	$1,119	$1,295	$1,327
Annual increase	*$34*	*$127*	*$193*
FY 27-28	$1,153	$1,422	$1,520
Annual increase	*$34*	*$84*	*$134*
FY 28-29	$1,187	$1,506	$1,654
Total increase	*$111*	*$430*	*$578*
Total 3 year cumulative increase above rate peg	*$0*	*$319*	*$467*

Minimum residential rate

	Option 1	Option 2	Option 3
FY 25-26	$743.85	$743.85	$743.85
Annual increase	$29.75	$226.87	$226.87
FY 26-27	$773.60	$970.72	$970.72
Annual increase	$23.21	$124.26	$145.60
FY 27-28	$796.81	$1,094.98	$1,116.32
Annual increase	$23.90	$76.65	$100.47
FY 28-29	$820.71	$1,171.63	$1,216.79
Total increase	*$76.86*	*$427.78*	*$472.94*
Total 3 year cumulative increase above rate peg	*$0*	*$350.92*	*$396.08*

Average business rate

	Option 1	Option 2	Option 3
FY 25-26	$7,193	$7,193	$7,193
Annual increase	*$288*	*$1,390*	*$1,617*
FY 26-27	$7,481	$8,583	$8,810
Annual increase	*$244*	*$893*	*$1,380*
FY 27-28	$7,705	$9,476	$10,190
Annual increase	*$231*	*$583*	*$947*
FY 28-29	$7,936	$10,059	$11,137
Total increase	*$763*	*$2,866*	*$3,944*
Total 3 year cumulative increase above rate peg	*$0*	*$2,103*	*$3,181*

Minimum business rate

	Option 1	Option 2	Option 3
FY 25-26	$743.85	$743.85	$743.85
Annual increase	$29.75	$226.87	$226.87
FY 26-27	$773.60	$970.72	$970.72
Annual increase	$23.21	$124.26	$145.60
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Making Rates Fairer for Everyone

Council rates are based on the unimproved land value, not the market value of your built property. Every Council sets a minimum rate which is the lowest amount a household can be charged.

This minimum rate mostly applies to apartments, because many units share the same block of land. Houses and townhouses usually pay much more.

In North Sydney, 77% of North Sydney residents currently pay the minimum rate of $743 – the third lowest minimum rate in metro Sydney.

Increasing the minimum is important to ensure everyone contributes fairly to the cost of local services and infrastructure. It also ensures that as more high-density developments are built, there is enough funding to support the extra demand on services and facilities.

Help with financial hardship

Council recognises cost-of-living pressures. There are a wide range of financial hardship support options available for the community. This includes pensioner rebates, flexible payment plans, deferral and other options. Find out more: **northsydney.nsw.gov.au/FinancialHardship**

Have your say – WE WANT TO HEAR FROM YOU

Consultation closes on Wednesday 3 December 2025. yoursay.northsydney.nsw.gov.au/lets-talk-rates