

Your council rates explained

When 'us', 'we' or 'our' is used here, it means the City of Onkaparinga.

Why do I pay rates?

- Setting of council rates is governed by legislation.
- Rates are charged by the council each year to property owners in the council area.
- This helps us to provide the community with essential infrastructure and services.

Understanding the calculation

Total amount needed from rates

We work out the total amount of money we will need from council rates when preparing our annual budget. We divide this into a fixed-charge total and an amount for the variable charge.

Fixed charge

A fixed-charge total is taken off the initial total amount needed from rates and divided equally between all rateable properties. This reduces the rate in the dollar applied to the value of your property later in the calculation.

Value of all properties

This refers to the combined value of all rateable properties in the City of Onkaparinga and is divided into the remaining amount needed from rates to get a rate in the dollar.

Rate in the dollar

Every year we work out a rate in the dollar, which is applied to the value of your property.

Value of your property

The state government's Office of the Valuer-General works out the value of your property.

Variable charge

The variable charge is worked out by multiplying the value of your property by the rate in the dollar and is one part of your council rates.

Regional landscape levy

We are required to collect this levy for the state government's Green Adelaide and Hills and Fleurieu Regional Landscape Boards to help manage local natural resources. The Landscape Boards advise us on how much to collect.

Your council rates

The final amount you need to pay for your annual council rates is the total of your variable charge, fixed charge and regional landscape levy.

For more information about council rates, visit onkaparingacity.com/rates or call us on 8384 0666.

Rates calculation - example

Step 1—Amount needed from council rates



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Total needed
from rates

Minus a fixed-charge
total

Equals remaining amount
needed

\$170 million

\$70 million

\$100 million

Step 2—Rate in the dollar calculation



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=



Remaining
amount needed

Divided by value
of all properties

Equals the rate in the dollar

\$100 million

\$60.78 billion

\$0.0016453990

Step 3—Calculation of your variable charge



x



=



Rate in the
dollar

Times by value
of your property

Equals your variable charge

\$0.0016453990

\$704,000

\$1,158.83

Step 4—Adding up all charges



+



+



Your variable
charge

Plus the fixed
charge

Plus Regional Landscape
Levy

\$1,158.83

\$790

\$66.40

Your council rates



Equals your council rates

\$2,015.23