

About council rates

How does council decide on rates?

Council decides what the rates charge will be each year, based on what it costs to deliver the services, programs and projects that support everyday life in our city.

This includes roads, parks, libraries, waste collection, maintenance and running community services, and important community facilities.

Where does the money come from?

The council receives funding from a range of sources, including your rates. A breakdown of where the money comes from can be found on page 41 of the draft Annual Business Plan 2025–26.

Council subtracts the amount of money received from other funding sources from the total budget. The remaining amount comes from everyone's rates.

Please see the back of this fact sheet for an example residential rates calculation.

What will council deliver?

Our draft Annual Business Plan and Budget 2025–26 sets out what we will deliver in the next financial year, and how it will be funded. It focuses on delivering the key activities our community expect, while upgrading and maintaining existing infrastructure.

Key priorities in 2025–26 include:

- six major road renewal projects (\$8.4 million)
- continued refurbishment of the Hopgood Theatre and Noarlunga Aquatic Centre
- coastal protection works, including the Christies Beach seawall and Port Noarlunga jetty upgrades
- completion of the final stage of the Witton Bluff Base Trail.

We also provide more than 200 services across 88 categories, to improve the lives of people of all ages, including vulnerable and disadvantaged groups.

For every \$100 spent, we provide the following services

Roads, footpaths, lights, bridges and carparks	\$21.59
Council buildings – maintenance and upgrades	\$17.64
Libraries and community services	\$13.42
Parks, open space and the coast	\$11.42
Waste and recycling services	\$11.92
Community safety, planning and regulatory services	\$8.42
Stormwater and community wastewater management systems (CWMS)*	\$6.01
Recreation services and tourist parks	\$2.79
Strategy, sustainability and tourism	\$2.89
Communications and engagement	\$2.02
Council vehicles and equipment	\$1.88

*Stormwater services are city-wide. CWMS services Clarendon, Morphett Vale, McLaren Flat, McLaren Vale, Willunga, Maslin Beach and Sellicks Beach and are funded through a separate service charge, applicable only to residents connected to one of the above CWMS services.

How your rates are calculated

Example calculation

The calculation opposite is an example only, assuming that:

- council needs \$170 million from rates
- council will receive \$100 million from the variable charge
- council will receive \$70 million from the fixed charge
- the variable charge is based on a residential 'rate in the dollar' of \$0.00189072
- a fixed charge of \$760 for every property.

This example rates notice calculation is based on a property that:

- has a median residential property value in Onkaparinga (\$737,000)
- is located in the Hills and Fleurieu regional landscape levy zone
- is connected to the community wastewater management systems (CWMS)
- has no outstanding fees or charges.

More information

Phone 8384 0666 or visit onkaparingacity.com/rates

Opening balance

If you have outstanding charges or are in credit from a previous quarterly or annual bill, this will be displayed in the opening balance.

Fixed charge

This is a set amount and is charged to each property in the council area.

The fixed charge ensures that all property owners contribute an equal base amount to the cost of services and infrastructure required across the entire council area.

The council adjusts this every year to ensure the fairest approach for all ratepayers.

Variable charge

This charge is based on your property value so it differs for each ratepayer. Property valuations are set by the state government's Valuer General, not by the council.

The variable charge is based on a 'rate in the dollar' set by the council. This is the total amount of money the council receives from variable rates divided by total value of every property in Onkaparinga.

To work out the variable charge, the property value is multiplied by the 'rate in the dollar'.

The 'rate in the dollar' for the variable charge also differs depending on the type of land you own (e.g. residential, industrial, commercial or primary production). This example uses the residential 'rate in the dollar'.

2024–25 Rates calculation - example

Opening balance	\$000.00
Rates – Fixed charge	\$760.00
Rates – Residential @ 0.00189072	\$1,393.46
Rates – Regional landscape levy Hills & Fleurieu @ 0.00010387	\$76.55
Service charge – CWMS	\$1,268.59
TOTAL DUE	\$3,498.60
Amount due this quarter	\$874.65

Regional landscape levy (RL Levy)

This is a state government tax that is collected by council and passed directly to the state government.

CWMS

This is a charge for the ongoing operation and maintenance of the community wastewater management systems.

The charge is applicable only to ratepayers connected to one of our seven CWMS services.