

FACT sheet

Rates and developer contributions charges for medium density housing types

Council charges rates according to four categories of land use:



The total amount of rates charged comes from two factors:

- a flat base amount — common to all properties in each category
- a variable amount — a rate applied to an individual property's land value, determined by the NSW Valuer General.

For new developments, Council charges development contributions to fund local infrastructure and facilities, in accordance with the Port Stephens Development Contributions Plan 2007. New developments are charged a variable rate, based on likely demand on Council roads, services and facilities.

For more information on Council rates and developer contributions visit:

NSW Valuer General

- valuergeneral.nsw.gov.au/council_rates

Port Stephens Council

- portstephens.nsw.gov.au/live/resident-services/rates/frequently-asked-questions
- portstephens.nsw.gov.au/grow/development-controls-plans-and-strategies/local-infrastructure-contributions

Summary of medium density housing types

Medium density development	Ownership model	Development contributions*	Council rates	Specific rules and regulations
Townhouses, multi-dwelling housing (Eg Multi dwelling housing at 61 Beatty Boulevard, Tanilba Bay)	Commonly strata title Strata levies are paid by owners towards the maintenance of common property such as shared driveways, gardens or other facilities.	\$15,428 per dwelling	The entire site land value is determined by the NSW Valuer General and Council rates for each lot are calculated by apportioning the site value according to unit entitlement.	<ul style="list-style-type: none"> Strata Schemes Development Act 2015 Strata Schemes Management Act 2015
Community title estates (Eg Seaside Estate, Fern Bay) Some community title estates may also be marketed as 'seniors housing'.	Community title Community title is mostly used for large estates and properties that contain shared internal roads, facilities and services. Levies are paid by owners towards the maintenance of the community property such as internal roads, gardens and parks, or play equipment.	\$15,428 per dwelling	The NSW Valuer General determines the land value of individual lots, incorporating the land value of community property like roads, parks and leisure facilities into their value. Council rates are charged per lot based on the land value determined by the NSW Valuer General.	<ul style="list-style-type: none"> Community Land Development Act 1989 Community Land Management Act 1989
Manufactured home estates (E.g. Palm Lake Resort, Fern Bay and Latitude One, Anna Bay) Although planning approval is required to develop a manufactured home estate, each home is approved under the Local Government Act 1993, rather than the local and State planning laws. Some manufactured home estates may also be marketed as 'seniors housing'.	Leasehold title Residents own or rent a manufactured home or moveable dwelling that is located on a site leased from the owner of the estate. By separating ownership of land and home, residents can access Commonwealth rental assistance schemes and remain exempt from stamp duty. The rent contributes to the maintenance and upkeep of private facilities in the estate such as clubhouses, gardens, internal roads and swimming pools.	\$7,438 per dwelling**	Council charges the owner of the estate business rates based on the land value of the entire estate determined by the NSW Valuer General.	<ul style="list-style-type: none"> Local Government Act 1993 Residential (Land Lease) Communities Act 2013 State Environmental Planning Policy No 36—Manufactured Home Estates Local Government (Manufactured Homes, Caravan, Camping Grounds and Moveable Dwellings) Regulation 2005
Seniors housing (Self-contained dwellings only, this does not include nursing homes) Note: State laws facilitate seniors housing in certain locations, despite any local planning laws.	Can be: <ul style="list-style-type: none"> strata title community title company title leasehold title (e.g. manufactured home estates) licence residential tenancy agreement 	\$15,428 per dwelling	Council charges the owner of the development business rates based on the land value of the site determined by the NSW Valuer General.	<ul style="list-style-type: none"> Retirement Villages Act 1999 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Nursing home (e.g. a residential care facility) Note State laws facilitate nursing homes in certain locations, despite any local planning laws.	Residents do not usually hold a property interest.	1% of the development costs	Council charges the owner of the development business rates based on the land value of the site determined by the NSW Valuer General.	<ul style="list-style-type: none"> Aged Care Act 1997 (Cth) State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Seniors housing or nursing home provided by a social housing provider (public charity) (E.g. Harbourside Haven, Shoal Bay) Note: State laws facilitate seniors housing in certain locations, despite any local planning laws.	Can be: <ul style="list-style-type: none"> strata title community title company title leasehold title (e.g. manufactured home estates) licence residential tenancy agreement 	Contributions are not charged where the provider is a public charity	Rates are not charged where the provider is a public charity.	<ul style="list-style-type: none"> Retirement Villages Act 1999 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

* Current development contributions levies, indexed for CPI as at December 2018.

**A proposal to increase this amount to \$15,428 per dwelling is currently on public exhibition, from 4 April 2019 to 5 May 2019.