Ku-ring-gai Council rating and expenditure information compared to other Sydney councils

July 2025

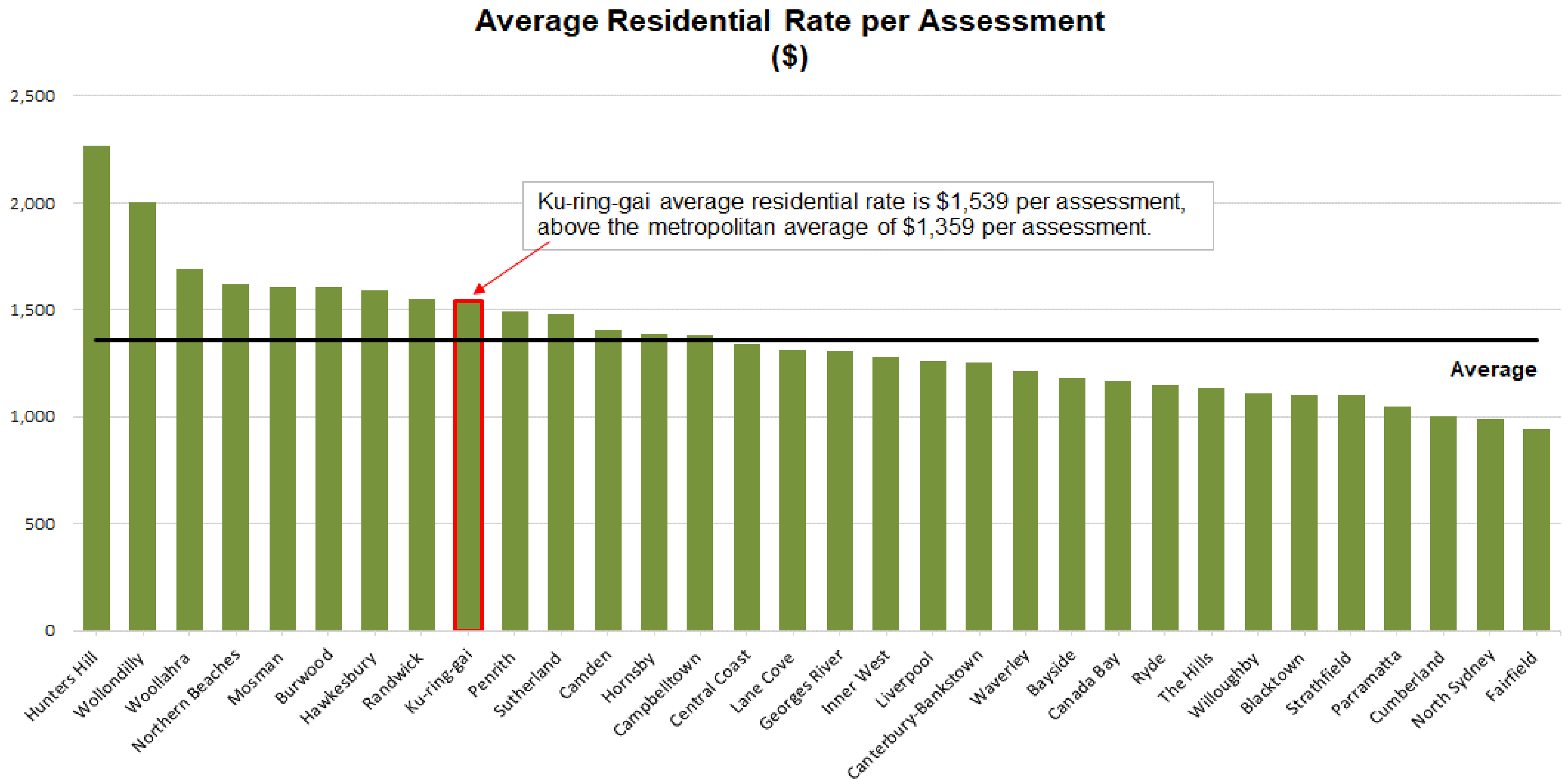
Rating information

About Council rates

- Rates are charged on unimproved land value — buildings and any improvements are not included.
- Land value is one measure of relative wealth, and is the basis for how much people contribute towards rates income
- Most rates in Ku-ring-gai come from residential rates (97%) and only (3%) from business rates
- Fewer business properties means less business rate income and a greater share of rate revenue burden from residential properties

Average residential rate per assessment

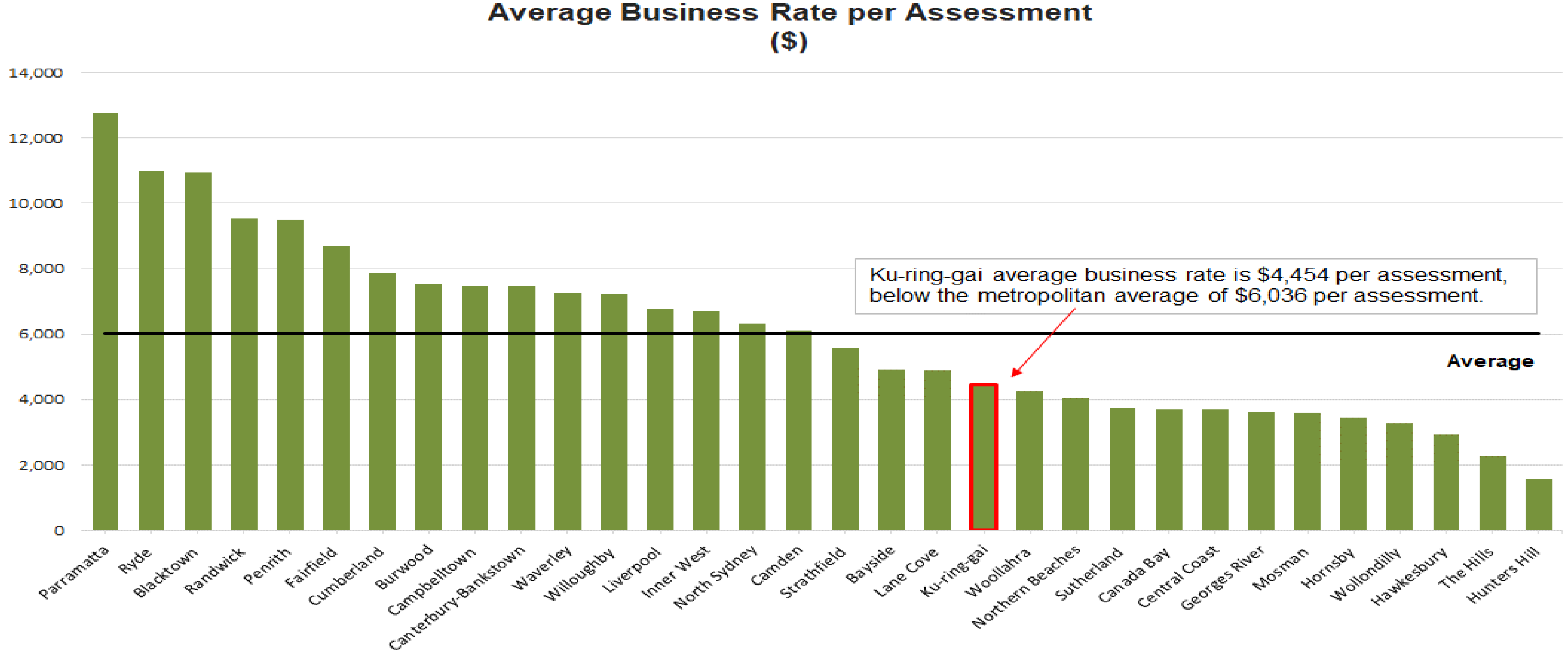
Ku-ring-gai’s average residential rate per assessment is above the Sydney average however below comparable councils with higher land values



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Average business rate per assessment

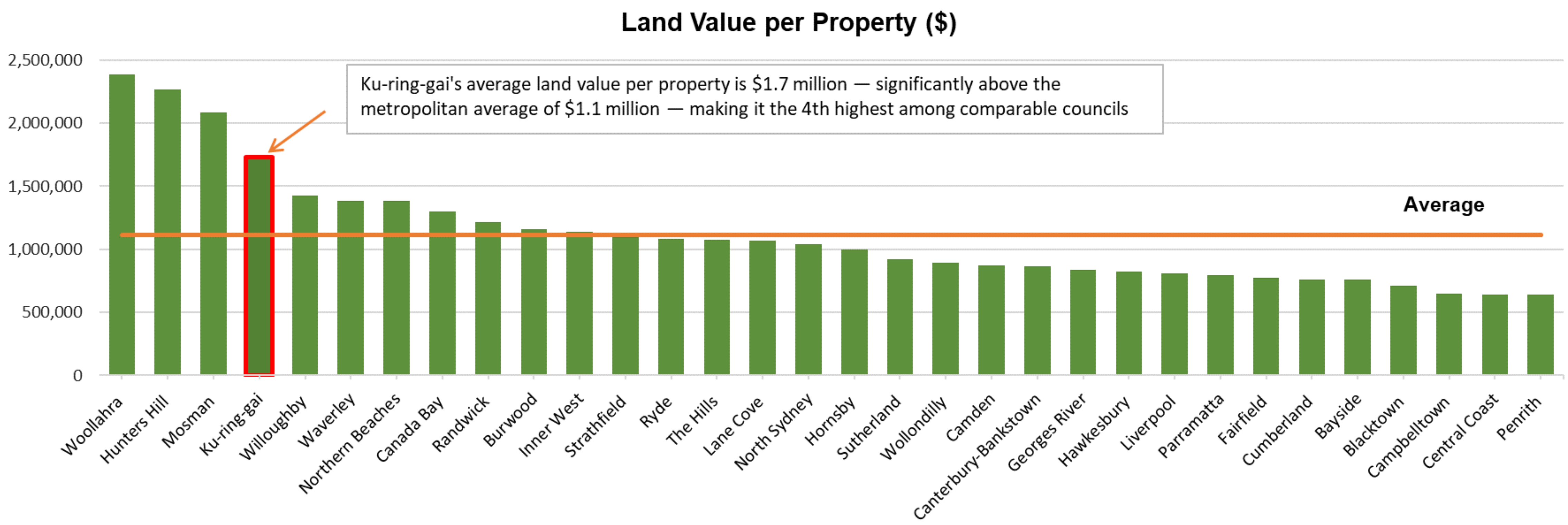
Ku-ring-gai's average business rate per assessment is below the Sydney average



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Average land value per property

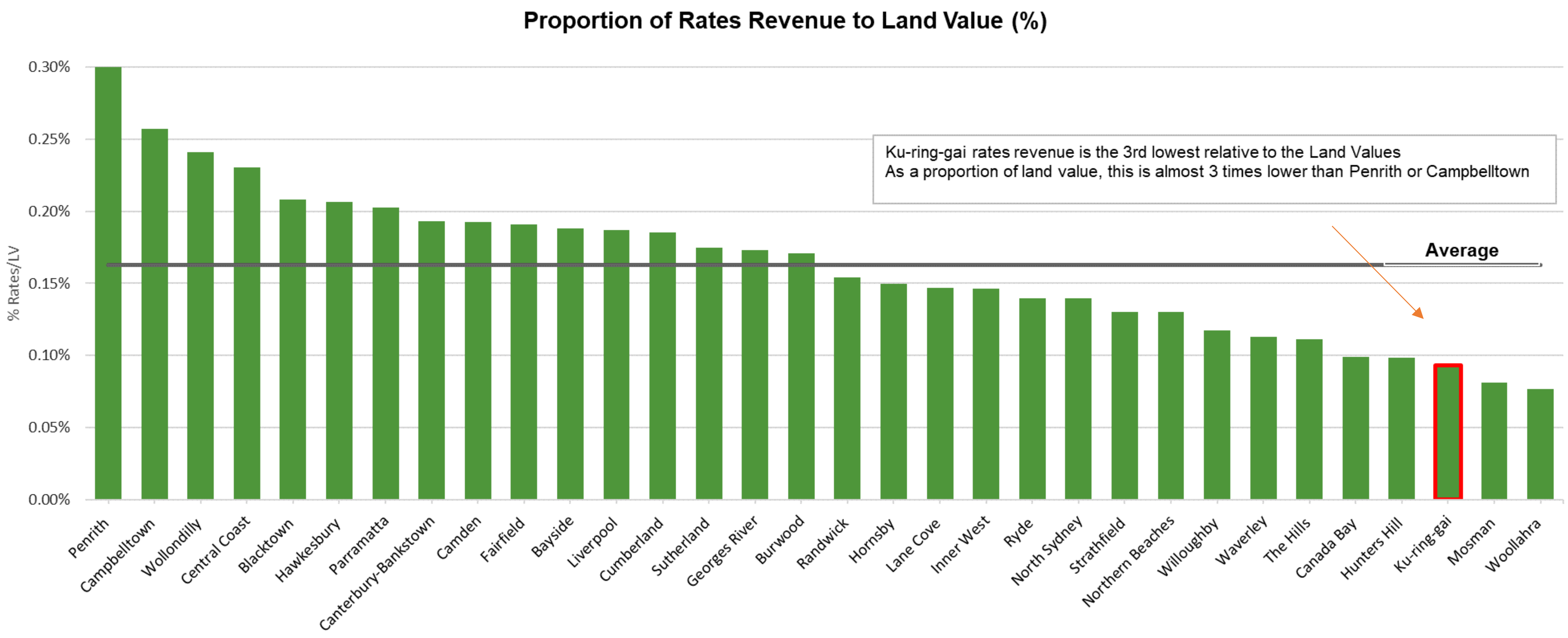
Ku-ring-gai's average land value per property is above the Sydney average



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils (excludes outlier City of Sydney. No data provided for Blue Mountains)

Low rates income from high land value

Ku-ring-gai's average rates, as a proportion of land value, is well below the Sydney average



OLG comparative data 2023-24. Includes metropolitan and metropolitan fringe councils
(excludes outlier City of Sydney. No data provided for Blue Mountains)

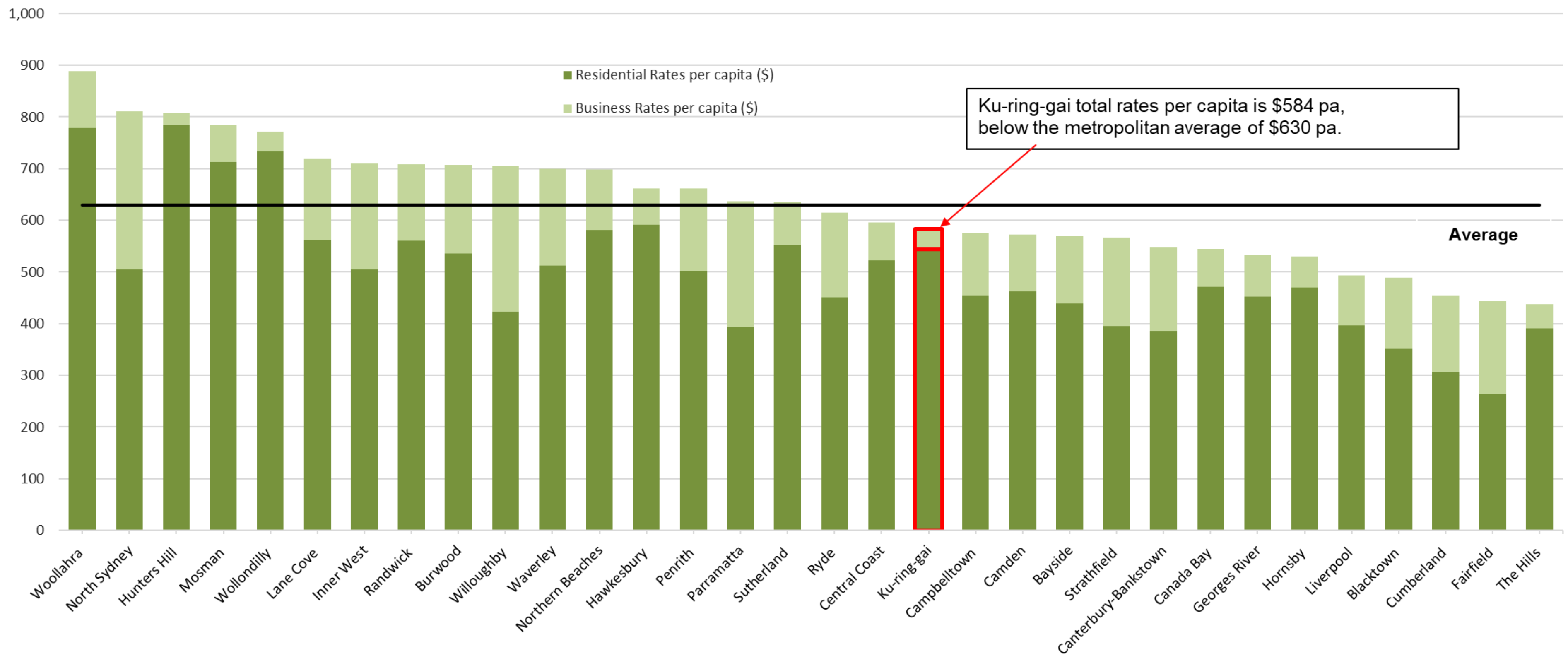
Low rates vs high land values

Key points

- Ku-ring-gai has the **4th highest land value** among Sydney metropolitan councils but ranks **3rd lowest in rates** charged for each dollar of land value.
- Ku-ring-gai’s average land value per property is $1.7 million — 56% higher than the Sydney average of $1.1 million
- However, Ku-ring-gai’s average residential rates are only 13% higher than the Sydney average ($1,539 vs $1,359).
- Land values have more than tripled (240%) over the past decade, but rates revenue has only increased by 30%.
- Council collects less rates revenue per dollar of land value than most Sydney councils
- <u>There is a mismatch</u> between the wealth in the area and what Council collects in rates.

Overall rates revenue per capita

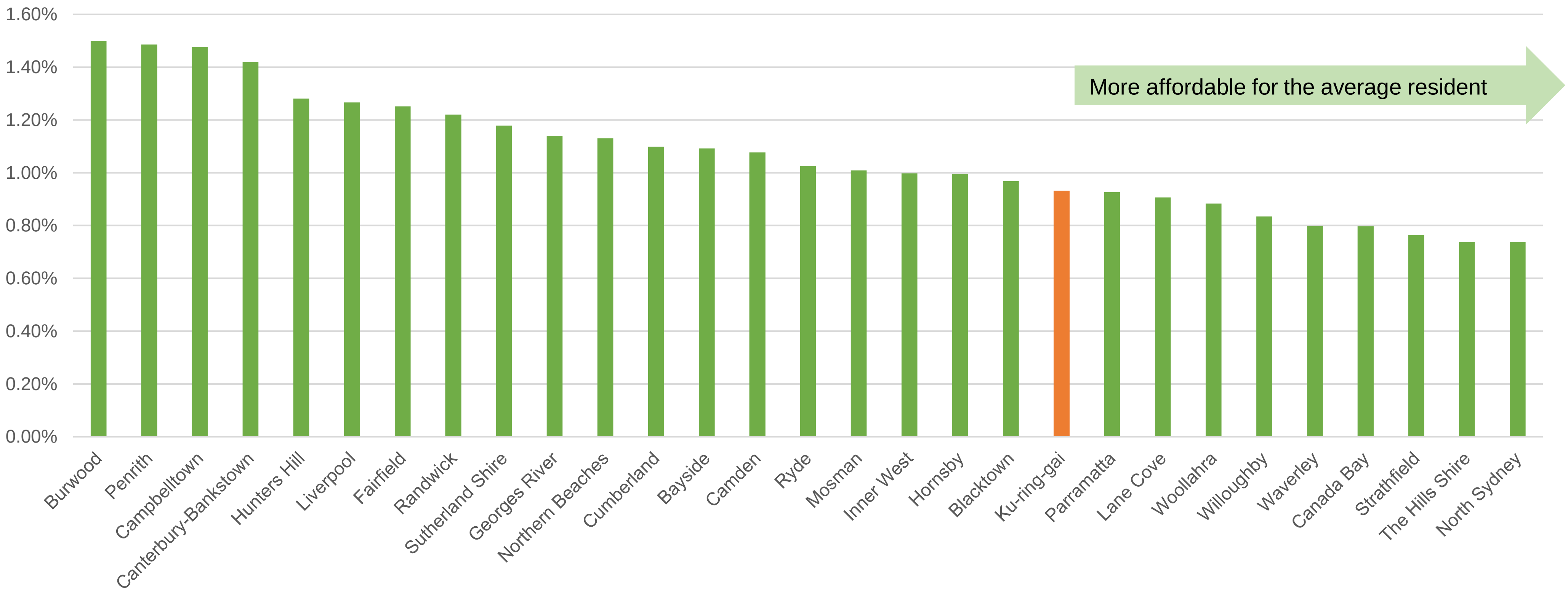
Ku-ring-gai Council's total rates revenue per capita in 2023/24 was $584, which was 7.3% below the Sydney average. This figure is an indication that Council has comparatively less capacity, compared to most other councils, to service the needs of its population through its rates revenue.



Information source: Office of Local Government comparative information data 2023/24, includes metropolitan and metropolitan fringe councils, excludes outlier City of Sydney. No data supplied by Blue Mountains

Affordability (residential rates to income ratio)

In 2021/22 (the last year for which Census income data was available) Ku-ring-gai residential ratepayers, on average, paid 0.93% of their weekly total household income on residential rates. This was one of the most affordable 'rates to income' ratios in the Sydney area.



Rates to income ratio is calculated as the proportion of average residential ordinary rates (weekly) in 2021/22 (source: NSW Office of Local Government, yourcouncil.nsw.gov.au) of median total household income (weekly) (source: 2021 Census of Population and Housing Community Profiles). It provides a comparison of the affordability of rates for the average resident in each LGA, and an approximation of proportion of total earnings payable as rates by the average resident in 2021. There will have been recent shifts due to rates increases under the cap and the commencement of SRVs for some Councils, and there are variances between councils due to subsidisation of residential rates by other ratings categories and sources of income (e.g. parking).

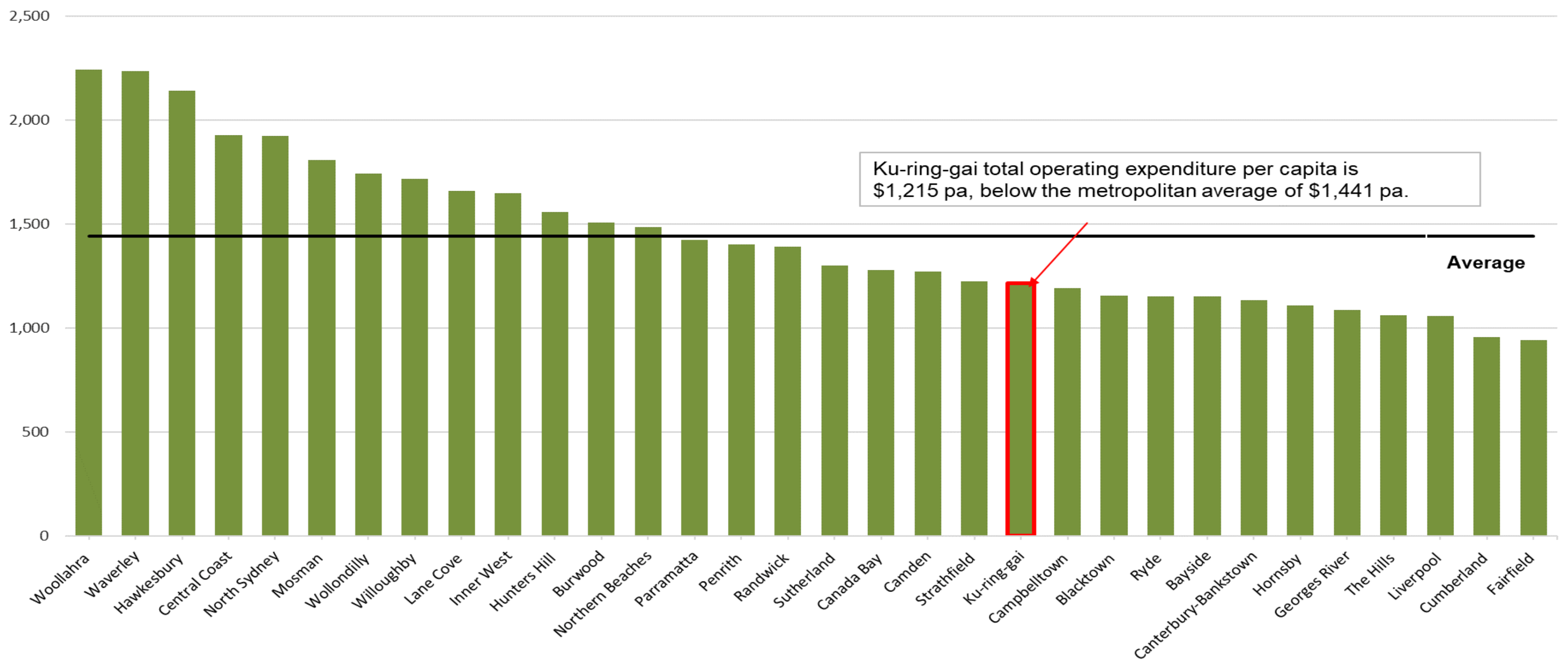
Rates per capita is below average
Key Points

- Ku-ring-gai’s residential rates revenue per capita was $584 in 2023/24, which was 7.3% below the Sydney average of $630.
- Business rates revenue per capita is only $40, which is 68% below Sydney average of $128.
- This is an indication that Council has comparatively less capacity, compared to most other councils, to service the needs of its population through its rates revenue.
- Despite higher land values, households in Ku-ring-gai area spend less than 1% of income (0.93%) in rates.
- This indicates residents can afford a modest increase in rates to ensure services and infrastructure are maintained and improved.

Expenditure information

Low operating expenditure per capita

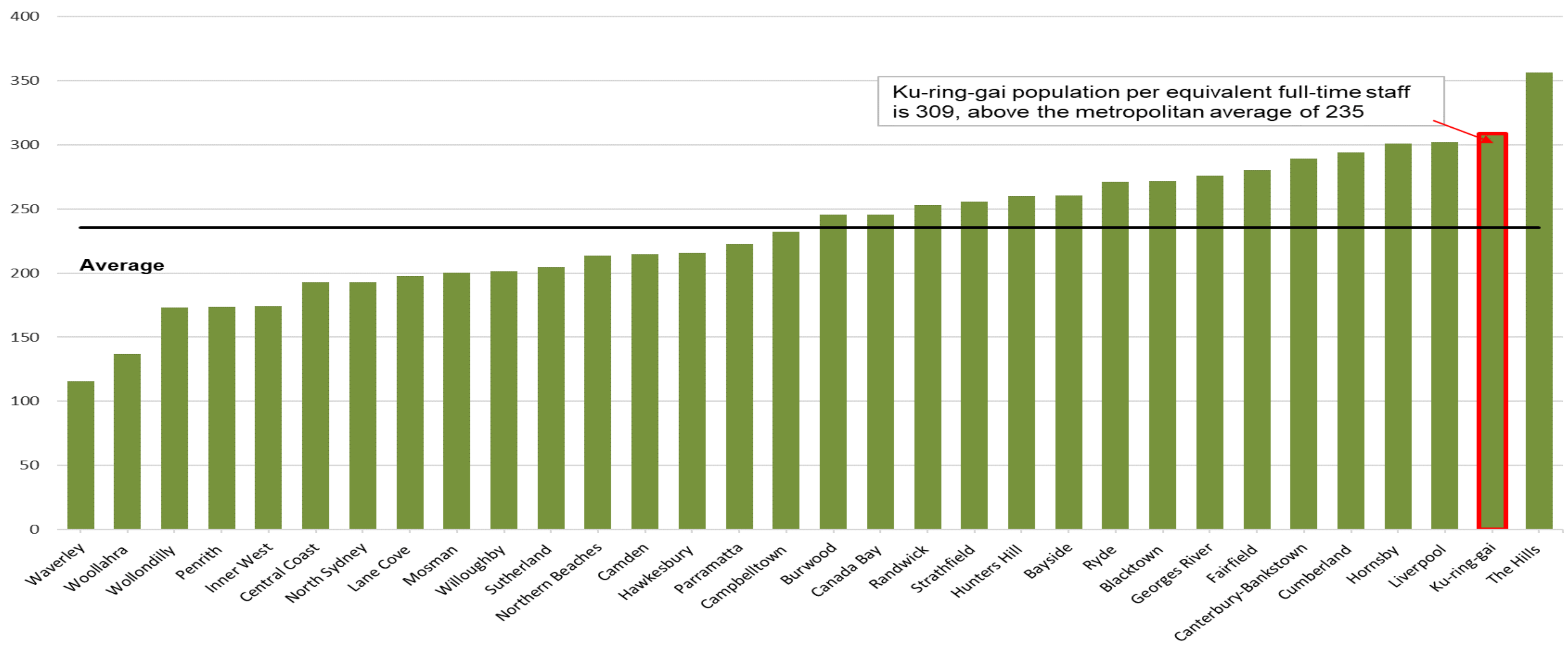
In 2023/24, Council had an operating expenditure per capita 16% less than Sydney average. This suggests that Council is delivering services more cost-effectively than comparable councils.



Information source: Office of Local Government comparative information data 2023/24, includes metropolitan and metropolitan fringe councils, excludes outlier City of Sydney. No data supplied by Blue Mountains

High population per staff ratio

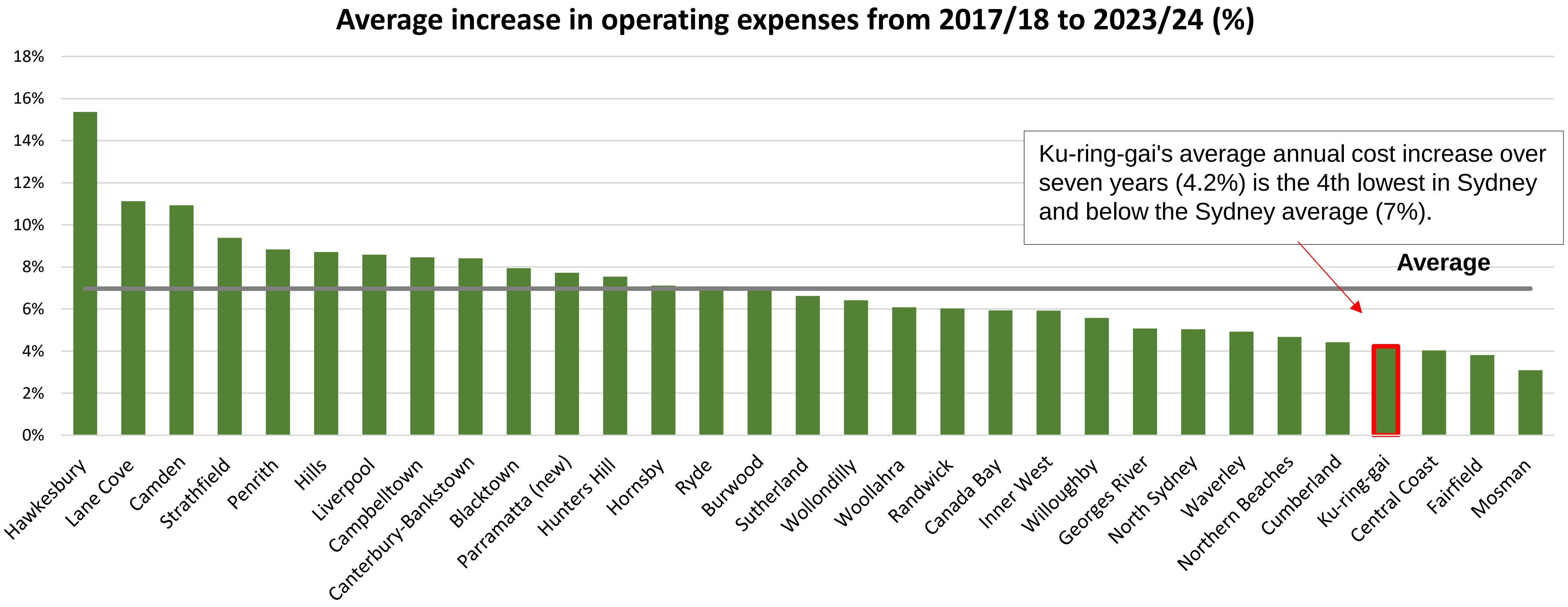
In 2023/24, each Ku-ring-gai staff member serviced 309 residents, the second highest in Sydney. This suggests each staff member is handling a larger workload, and the organisation is operating more efficiently.



Information source: Office of Local Government comparative information data 2023/24, includes metropolitan and metropolitan fringe councils, excludes outlier City of Sydney. No data supplied by Blue Mountains

Low operating expenditure increases

In recent years, Ku-ring-gai has had the 4th lowest average annual increase in operating expenditure out of any Sydney council, which is a sign of cost containment and efficiency.



Information source: Office of Local Government comparative information data 2023/24, includes metropolitan and metropolitan fringe councils, excludes outlier City of Sydney. No data supplied by Blue Mountains

Expenditure per capita is below average
Key Points

- Expenditure per capita is considered a factor of efficiency because it reflects how effectively a council delivers services and manages resources relative to its population.
- In 2023/24, Ku-ring-gai Council had an operating expenditure per capita of $1,215, which was 16% less than the Sydney average of $1,441. This suggests that the council is managing its operations and delivering services more cost-effectively compared to the average across Sydney.
- Ku-ring-gai has a relatively efficient staffing structure, with each staff member servicing more residents than any other major metropolitan councils. In 2023/24, each Ku-ring-gai staff member serviced 309 residents, the second highest in Sydney.

Information sources

NSW Office of Local Government comparative information

2021 Census of Population and Housing Community Profiles