

Recognising home numbers in lifestyle villages

Lifestyle Villages

Retirement and lifestyle villages pay rates on one parcel of land, not the number of properties that sit on it.

General rates pay for community services like libraries, galleries, parks and community events (not to mention all the roads and pathways you use to get there!).

Previously this has averaged about \$201 per independent living unit (ILU) while an urban residential pensioner pays at least \$738 in general rates, after receiving the pension rebate.

Council introduced a new rating category for these types of developments in 2025 so these villages could pay a fairer share.

In the 2025–2026 financial year this equated to, on average, \$360 per independent living unit with some properties in this category increasing by just \$30 per year, per ILU.

It is Council's current intent for this category to be charged 80% of the general rate of an owner-occupied home, better reflecting the use of the properties.

However, to minimise the impacts of these changes, Council is staging the full introduction of this category's charge over multiple budgets.

The rates for lifestyle villages are levied on one parcel of land and how these costs are distributed or applied to residents is a decision of the operator, not Council.

Lifestyle villages can be commercial, or not-for-profit, with tax and business advantages being possible for both ownership models.

This strategy has been developed so that Council can take the fairest and most equitable approach to rating across all categories.

