

# Rates & Charges 2021-2022

## ORDINARY RATES

The 2021/2022 Ordinary Rates are based on the rate pegging limit of 2.0%, applied to the 2020/2021 estimated yield and calculated in accordance with the Local Government Act. The valuations (with base date 2019, as set by the Valuer General NSW) are used by Council for the calculation of the 2021/2022 Ordinary Rates. Revaluations occur every three years for local government rating purposes. The valuations are objective, impartial and are based on the market for land.

Land within the shire of Forbes is rated under one of the following categories:

### Farmland (S515, Local Government Act 1993)

Land is categorised as farmland if it is a parcel of rateable land valued as one assessment and its dominant use is for farming or agricultural production. Rural residential land is not categorised as farmland.

### Residential (S516, Local Government Act 1993)

Land is categorised as residential if it is a parcel of rateable land valued as one assessment and its dominant use is for residential accommodation or rural residential land; or if it is vacant land, it is zoned or otherwise designated for use under an environmental planning instrument for residential purposes.

### Mining (S517, Local Government Act 1993)

Land is to be categorised as mining if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.

### Business (S518, Local Government Act 1993)

Land is to be categorised as business if it cannot be categorised as farmland, residential or mining. Caravan parks are to be categorised as business.

Category	Sub Category	Rate in \$	Minimum
Residential	Ordinary	0.378730	\$ 229.00
	Forbes	1.252950	\$ 608.00
Business	Ordinary	3.363730	\$ 608.00
	Industrial	3.363730	\$ 608.00
	CBD	3.363730	\$ 608.00
Farmland	Ordinary	0.302290	\$ 221.00
Mining	Ordinary	3.363730	\$ 608.00

## SEWER CHARGES

### **Sewerage Service Charge**

This charge applies to all properties within 75m of a Council sewer. An 'unconnected' charge is applicable to any of these properties that are classified as vacant land.

Residential Charge	\$ 766.00
Vacant Land	\$ 358.00

### **Non Residential Charge**

Non residential properties are subject to a two-part tariff: an annual access charge and a sewer usage charge/kL.

Accounts for non residential properties will be distributed each quarter, based on actual water usage, water connection size and the sewer usage charge (\$1.77/kL).

Non Residential Minimum	\$ 766.00
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### **Multiple Residential Properties (flats/units)**

Multiple residential properties are subject to a per unit charge (minimum charge of \$766 applies to each property).

All Strata & 3 Bedroom	\$ 766.00
2 Bedroom (Non-strata)	\$ 383.00
1 Bedroom (Non-strata)	\$ 191.50

## WATER CHARGES

The water availability charge applies to all properties (including vacant land) within 225m of a Council water main. These charges vary depending on the diameter of the pipe through which the water is supplied.

20mm (standard connection)	\$ 257.00
25mm	\$ 404.00
32mm	\$ 662.00
40mm	\$ 1,032.00
50mm	\$ 1,615.00
65mm	\$ 2,730.00
80mm	\$ 4,137.00
100mm	\$ 6,463.00

Where metered, consumption charges are billed quarterly.

Residential - Forbes/Ootha	\$ 1.50/kL
Non Residential	\$ 1.50/kL

## WASTE MANAGEMENT CHARGES

The waste management service charges for 2021/2022 have been calculated with regard to the purposes for which the services are provided; the nature, extent and frequency of the services; the cost of providing the services; the categories for rating purposes of the land to which the service is provided; the nature and use of premises to which the service is provided; and the area of land to which the service is provided.

In accordance with S496 and S501 of the Local Government Act 1993, Council will levy the following charges for waste management:

<u>Kerbside Collection</u>	<u>Charge/annum</u>
Domestic ( <i>min 3 bin service</i> )	\$ 547.00
Additional:	
Waste ( <i>f/n collection</i> )	\$ 321.00
Recycling ( <i>f/n collection</i> )	\$ 100.00
Organic ( <i>wk collection</i> )	\$ 126.00
Commercial ( <i>min 2 bin service</i> )	\$ 483.00
Additional:	
Waste ( <i>wk collection</i> )	\$ 383.00
Recycling ( <i>f/n collection</i> )	\$ 100.00
Organic ( <i>wk collection</i> )	\$ 126.00

Every property, that is not classified as vacant land, located within Council's waste collection area will be subject to the minimum bin service charges.

<u>Tip Availability</u>	<u>Charge/annum</u>
<12km Daroobalgie Waste Depot	
Rural Occupied	\$ 158.00
Vacant	\$ 32.00
>12km Daroobalgie Waste Depot	
Rural Occupied	\$ 79.00

## STORMWATER MANAGEMENT CHARGE

In accordance with the Local Government Amendment (Stormwater) Act, Council has a levy to provide funds for stormwater infrastructure in the Forbes urban area. The stormwater levy is a flat charge and will apply to all properties in the urban area of the shire. Vacant properties (those without any structure) are not subject to this levy.

Stormwater Management Charge	\$ 25.00
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## PENSIONER REBATE

In accordance with S575 of the Local Government Act 1993, Council provides a rate reduction of 50% of the amount of ordinary rate levy together with the domestic waste management charge up to a maximum of \$250 to eligible pensioners. Council also provides a reduction up to \$87.50 for both water & sewer availability charges (making a total maximum rebate of \$425). Of this rate reduction 55% is reimbursed by the NSW Government.

Property owners who hold a pensioner concession card, or a Veterans Affairs Gold Card and meet certain criteria, may be eligible for this rate rebate.

To be eligible, the property you are claiming the rebate for must be your principal place of residence and you must be the responsible ratepayer for this property.

Your Pensioner Concession or Veterans Affairs Card must be presented when making an application.

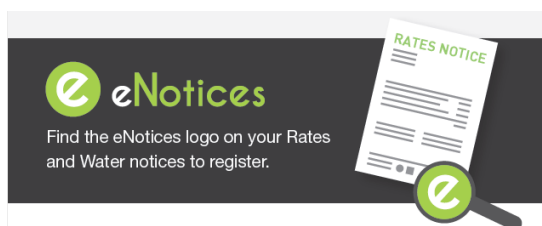
When we have your details on file, rebate amounts are printed on your rates notice, where applicable.

Your application for a rebate will be verified and approved by the Department of Local Government later in the year. If you are found to be ineligible at any time, your rebate may be revoked.

## RATES ACCOUNT DUE DATES

Payment in full...  
by 31 August 2021

Payment in quarterly instalments...  
1<sup>st</sup> 31 August 2021  
2<sup>nd</sup> 30 November 2021  
3<sup>rd</sup> 28 February 2022  
4<sup>th</sup> 31 May 2022



Registering for eNotices will provide ratepayers with flexibility for advising changes to contact details, applying for pensioner concessions, submitting general enquiries and access to their rates & water notice archive.

## LATE PAYMENTS

If you are having difficulty paying your rates by the due date, please contact Council as early as possible as we may be able to provide assistance through an alternative payment arrangement.

## INTEREST ON OVERDUE CHARGES

Section 566(3) of the Local Government Act 1993 requires the accrual of interest on overdue rates and charges. The Minister for Local Government has specified that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2021 to 30 June 2022 (inclusive) will be 6.0% per annum.

Any rate instalment that has not been paid by its due date will attract interest, calculated daily, as long as it remains overdue. Interest attracted on overdue amounts will be included on the next notice.

## CHANGE OF ADDRESS OR DETAILS

If you change your mailing address at any time, please notify Council of your new details as soon as possible. You may do this by emailing Council your updated details, lodging a request to Council through the online eNotices portal, or completing a change of address form available at Council's Administration Centre in Court Street.

If you are buying or selling a property, the change of ownership details will be notified to Council by NSW Land Registry Services once the transaction is complete. At times there may be some delay before Council is notified, however until we receive notification we are not able to update our records. When received, this information will be backdated to take effect from the settlement date.

**This information leaflet has been produced as a resource to ratepayers in understanding Council rates and charges.**

**Council has endeavoured to provide you with all relevant information regarding your rates as appropriate, however please contact Council if you have any further queries.**

# FORBES SHIRE COUNCIL

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GENERAL  
ENQUIRIES  
(02) 6850 2300

RATES  
(02) 6850 2319

WATER  
(02) 6850 2308

## PAYING BY



Please note that unique reference numbers apply to rates & water accounts, so payments need to be made separately