



**Bowra Dam**

## Rates and Charges Information for Ratepayers

### Electronic Payments of Rates and Water

When making payments via BPay or other electronic means the reference numbers are different for rates accounts and water accounts. Using the incorrect reference number will result in your payment going to the wrong account. We now have different Biller Codes for rates and water. Please use the relevant numbers in the **BPay Box** when making payments.

Ratepayers with multiple properties need to make each electronic payment separately and not bundle payments on one reference number.

### Rates Notices and Water Billing Accounts

Council's Full Rate Notice records the Ordinary and Special Rates as well as the Annual Charge for Water Access/Availability, Sewerage Access/Availability, Liquid Trade Waste Access, Domestic Waste Management Service, Commercial Waste Management Service, Tip Provision or Vacant Waste Charge, OSSMS and Stormwater Management Charges as applicable. It will show any arrears or credit (- sign preceding the amount) carried forward and pension rebates granted as well as the instalments and instalment due dates. It also contains important information on the reverse of the Notice.

The Water Usage Account currently records the volume of Water Used and its cost and for businesses a Sewerage Usage Charge and Trade Waste Usage Charge where applicable.

For those ratepayers who receive a pensioner concession the rebates are reported only on the full rate notice. The total rebate may consist of:

- On the Rate Notice – 50% of the combined ordinary rates and domestic waste management charge up to the maximum rebate of \$250.00; 50% of the sewer access charge up to the maximum rebate of \$87.50 and 50% of the water access charge up to the maximum rebate of \$87.50 (any unused value of the water rebate will be transferred to the water usage account)

- On the Water Usage Account – unused rebate value transferred from the rate account, allocated equally between the two six monthly accounts and up to 50% of water charges up to the available rebate remainder.

The Rate Notices are sent to the owners, at their last known address, (unless the owner requests otherwise in writing) and can be paid in full or by quarterly instalments as detailed below. To be environmentally friendly Council prefers notices get emailed to owners. To request this email [council@nambucca.nsw.gov.au](mailto:council@nambucca.nsw.gov.au) or 'log a request' via Council's website.

The Water Usage Accounts are sent to the owners (unless the owner requests otherwise in writing), on a six monthly basis following Council's scheduled meter reading process.

**Interest will be charged on overdue rates & charges between at 6.00% per annum on overdue amounts from 1 July 2021.**

Rate Notices and Accounts will be issued and fall due as follows:

Notice, Instalment or Account	Issue Date	Payment Due Date
Rate Notice	Prior to end of July	31 August, full amount or the 1 <sup>st</sup> Instalment
Rate Instalments Reminders	Prior to end of October, January and April	Remaining instalments 30 November, 28 February & 31 May
Water Accounts	Prior to end of December and June	31 January and 31 July

### Water Annual Charges and Water Usage Charges

In line with the Best Practice Management of Water Supply and Pricing Guidelines, there is an increased emphasis on usage-based pricing with Residential and Non-Residential water usage charges required to generate at least 75% of total water revenue; whilst access charges generate the remaining 25% of total water revenue. Water access charges on multiple occupancy residential properties are charged on a per occupancy basis, at the 20mm charge, regardless of the number or size of meters connected.

#### Usage Charges

	2019/20	2020/21	2021/22
Per Kilolitre – all users	2.94	3.01	3.07

#### Access Charges

Meter Size	Access Charge 2019/20 \$	Access Charge 2020/21 \$	Access Charge 2021/22 \$	Current number of services
Not Connected	138	142	145	321
20 & 25mm	138	142	145	6,958
40mm	552	566	577	58
50mm	862	884	902	30
80mm	2,205	2,261	2,306	7
100mm	3,445	3,532	3,603	17

Water meters are read twice per year, unless otherwise requested, and the number of days between meter readings can vary slightly.

## Annual Sewerage Charges

Residential sewer access is charged on a per occupancy basis.

The Access/Availability Charge for Vacant Land (where connection to sewerage network is available) increases from \$241.00 to \$246.00

Sewerage Access Charges for Non-Residential properties are based on the capacity requirements that their loads place on the system, and determined by the size of their water connection. These charges have increased by 2% from last year.

Meter Size	Access Charge 2019/20 \$	Access Charge 2020/21 \$	Access Charge 2021/22 \$	Current Number of services
Not Connected	235	241	246	368
20 & 25mm	235	241	246	495
40mm	940	964	983	53
50mm	1,468	1,505	1,535	25
80mm	3,758	3,852	3,929	7
100mm	5,871	6,018	6,138	13
Residential	622	638	651	5701

A Sewerage Usage Charge for sewer connected to non-residential properties is charged for the estimated volume discharged to the sewerage system and calculated using a Sewer Discharge Factor (SDF) x Volume of Water Used x Sewer Usage Charge of \$3.77 per kl (up from \$3.70 last year).

## Liquid Trade Waste Charges (Non-Residential Properties)

Non-Residential properties are categorised into a charging category, based on the NSW State Government Liquid Trade Waste Regulation Guidelines.

Trade Waste Access Charges for Category 1, 1A & 4 is \$105.00 (up from \$103.00 last year), while Category 2 & 3 is \$172.00 (up from \$169.00 last year).

A Trade Waste Usage Charge for the estimated volume discharged to the sewerage system is calculated using a Trade Waste Discharge Factor (TWDF) x Volume of Water Used x Trade Waste Usage Charge of \$1.94 per kl (up from \$1.90 last year), with additional charges for non-conforming trade waste.

## Stormwater Management Charges

The annual charge for Stormwater Management is set by legislation. Currently the maximum residential charge is \$25.00 for dwellings and \$12.50 for strata units.

Land categorised as business is charged \$25.00 for each 350 square metres or part thereof, of the area of the property, currently capped by Council at \$100.00. Individual business strata units are charged the greater of \$5.00 or an amount based on their unit entitlement proportion within the strata plan.

## Waste Management Service Charges

The annual Waste Management Service charge for domestic waste is \$568.00 (up from \$557.00 last year); while commercial waste is \$543.00 (up from \$532.00 last year); both are per occupancy. The vacant waste charge, within the waste collection area, is \$139.00 and tip provision charge, outside the collection area, is \$154.00. Both are per assessment and up by \$3.00 each last year.

If additional bins are required please phone our Civic Services Coordinator on 02 6568 0244.

## General Rate (comprising Ordinary and Special Rate)

The Independent Pricing and Regulatory Tribunal (IPART) determines the rate peg for Council's general rate income based on the Local Government Cost Index (LGCI) and a productivity factor. Councils may apply for a special variation, higher than the rate peg amount, based on a demonstrated need and subject to approval by IPART.

The rate peg for 2021/22 was set at 2.0%. This percentage increase applies to the total amount of general rate income raised by Council and not to any individual property, rating category or sub-category.

The Special Rate is the Environmental Rate consisting of a base amount and ad-valorem levy.

2021/22 Rates will be raised on Land Values, base dated 1/7/2019, as advised by the NSW Valuer General. The Council has no input into Land Values and all enquiries or objections should be directed to the Valuer General's office.

## Average Residential and Farmland Rate per assessment for 2021/22 (Indicative only)

Category	Sub-Category	Number of Assessments	Ordinary Rate \$	Special Rate \$	Total \$
Residential	Town	5,702	1,026.27	40.93	1,067.21
	Village/Estate	2,239	1,156.06	46.11	1,202.17
	Non-Urban	647	1,143.91	45.62	1,189.53
Farmland		495	2,105.67	83.98	2,189.65

## Average Business Rate per assessment for 2021/22 (Indicative only)

Category	Sub-Category	Number of Assessments	Ordinary Rate \$	Special Rate \$	Total \$
Business	CBD	253	2,253.67	89.89	2,343.55
	Industrial Estate	150	1,331.59	53.11	1,384.70
	Ordinary	203	1,971.53	78.63	2,050.16

Further information on the rates and annual charges is contained in the 'Fees and Charges' on the Council's website.

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