

GENERAL PURPOSE RATES

Council has adopted the recommended increase as set by the Independent Pricing and Regulatory Tribunal (IPART), for General Rates being 2.3% for the 2018/2019 financial year.

LOCAL LANDS SERVICES HUNTER

Council collects contributions on behalf of the Local Lands Services through its rates. Funds are then forwarded to the Authority to carry out catchment projects. The Local Land Services contribution for 2018/2019 is \$0.0111 of a cent in the dollar of the land value.

SEWER CHARGES

For residential properties, the annual sewer charge is \$565.00. For each flat, unit or apartment, an annual sewer access charge of \$565.00 will apply.

For each allotment of unconnected land on a rate assessment within 75 metres of a sewer main which is capable of being connected, an annual sewer access charge of \$423.00 will apply.

For commercial properties, the annual sewer access charge is based on the size of the water meter. For properties connected to the sewer with a 20mm water meter, the charge is \$680.00. Sewer annual access charges increase depending on the size of the water meter.

Commercial properties also pay a usage charge based on a sewer discharge factor which varies with the type of business or industry.

Some commercial properties will also pay trade waste charges depending on the type of material discharged into Council sewers.

WATER CHARGES

Council continues to move its water charging to meet the NSW Office of Water's best practice pricing which commenced in 2014/15. The aim is to have 75% of Council's water income raised from usage charges and 25% from the access charges which are included with your annual rates. The result over time has seen a decrease in access charges and increase in usage charges as part of this revised pricing structure.

Council has continued to use IPART principles for water billing. These charges to individuals depend on the size of the water service. The access charge for Aberdeen, Cassilis, Merriwa and Scone for a 20mm water service is \$210.00 and Murrurundi is \$276.00 per annum.

For each flat, unit or apartment, an annual water access charge will apply irrespective of single or multiple water meters. For each allotment of unconnected land on a rate assessment within 225 metres of a water main which is capable of being connected, an annual water access charge will apply - \$164.00 for Aberdeen, Cassilis, Merriwa and Scone and \$180.00 for Murrurundi.

Water meters are read and billed four times per year.

On the recommendation of the State Government, Council has a two step tariff for residential users.

Aberdeen, Cassilis, Merriwa and Scone residential users:

Step One per quarter	\$2.18 per kilolitre;
Step Two per quarter	\$3.35 per kilolitre.

Murrurundi residential users:

Step One per quarter	\$2.45 per kilolitre;
Step Two per quarter	\$3.35 per kilolitre.

Step one allowance will be used for the first 75kl used during the first two quarters of the year. For the second two quarters the step one allowance will be used for the first 100kl used. Accounts for water consumption are issued separately to rate accounts.

Non-residential users will be charged at the usage rates of \$2.30 per kilolitre for Aberdeen, Cassilis, Merriwa and Scone, \$3.18 per kilolitre for Murrurundi.

It should be noted that Council's responsibility ends at the downstream side of the water meter. It is each owner's responsibility to check that there are no water leaks on their property.

ONSITE SEWAGE MANAGEMENT CHARGE

All ratepayers who have an Onsite Sewage Management System will be charged \$61.00 per annum per rate assessment. There will be no fee for the initial inspection, but further inspections, if required, will be charged. This charge is in addition to any waste charge or Environmental Waste Levy.

WASTE CHARGES

Domestic and Commercial Waste Management Charges

All serviced properties will pay the State Levy of \$81.40. Enquiries on this charge can be made to the Environment Protection Authority at www.epa.gov.au

The Waste Management charges are:

<u>Domestic Waste</u>	\$360.00
<u>Commercial Waste</u>	
Aberdeen, Scone, Cassilis and Merriwa	\$400.00
Blandford and Murrurundi	\$390.00
<u>Recycling</u>	\$123.00
<u>Vacant Land</u>	
Aberdeen, Blandford, Cassilis, Gundy, Merriwa, Murrurundi, Parkville, Scone, Wingen	\$88.00
Bunnan, Moonan	

Environmental Waste Management

All properties outside of the centres of population \$46.00

This is for activities that are not part of normal domestic waste collection and disposal. This charge offsets the costs of rubbish disposal at Transfer Stations. All Ratepayers share the responsibilities of rehabilitating and protecting our local environment for the future.

STORMWATER CHARGE

All non-vacant (i.e a habitable dwelling or building) urban residential and business properties in the towns of Aberdeen, Merriwa, Murrurundi and Scone will be charged \$25.00 and strata title units will be charged \$12.50 each.

The funds are used for the development of appropriate stormwater management plans and additional stormwater capital projects.



PAYMENT DUE DATES

First Instalment	31 August 2018
Second Instalment	30 November 2018
Third Instalment	28 February 2019
Fourth Instalment	31 May 2019

Payment may be made in full by 31 August 2018 without incurring interest. Interest is payable on all overdue rates and charged at 7.5% per annum calculated daily.

HOW TO PAY YOUR RATES

- 1) Direct Debit from your bank account. Please contact any of Council's offices for an application form, or download it from Council's website upperhunter.nsw.gov.au, and return it to Council's office or email it to council@upperhunter.nsw.gov.au
- 2) Bpay. The Bpay logo, biller code and reference number are on your bill. Log on to your internet banking site or call your phone banking number. Select the Bpay bill payment option and follow the simple instructions. Record your receipt number and the bill is paid.
NOTE: Different Bpay reference numbers are used for rate and water accounts.
- 3) Payment at Australia Post. Present your notice intact and make your payment in person at most Australia Post Offices, by phone 13 18 16 or go to postbillpay.com.au
- 4) Personal payments. Present notice to the cashier at any Council office, Monday to Friday during business hours.
- 5) Payment through mail. Make your cheque payable to Upper Hunter Shire Council and mail to PO Box 208, Scone NSW 2337. Ensure sufficient time for mail delays.

REGULAR PAYMENTS BY ARRANGEMENT, DIRECT DEBIT OR BPAY

To assist customers with budgeting and financial management, regular payments may be made weekly, fortnightly or monthly. No interest will be charged when making regular payments provided that the full amounts are paid by the instalment due dates. People that are making regular payments should note if they receive a notice that shows an arrears amount the payment they are making is not covering their annual charges and need to increase their payment.

PENSIONER REBATES

Should you feel you are eligible for a pensioner rate rebate and the rebate does not appear on your 2018/2019 notice, please bring your rate notice and your current Pensioner Concession Card to any Council office, Monday to Friday during business hours. Council staff will assist you to obtain your rebate.

The pensioner rate rebate maximum amounts have not changed since last year and are:

General rate and domestic waste management charge	50% to a maximum rebate of \$250 per annum
Sewer annual access charge	50% to a maximum rebate of \$87.50 per annum
Water annual access charge	50% to a maximum rebate of \$87.50 per annum

EMAIL AND CHANGE OF ADDRESS

It is the ratepayer's responsibility to ensure that Council is informed of any change to your postal address for the service of rate notices. All notifications of change of postal address must be made to Council in writing.

To change the mailing address for your Rate or Water Notice or have your notice emailed to you, please complete the change of address section on the back of your notice and return it to any of Council's offices. A change of address form is also available on Council's website, or contact Council Customer Service staff for further assistance.

LAND VALUES AND THE VALUER GENERAL

Land rates are calculated using the land valuation issued to Council by the Valuer General. For further information regarding land valuations you can visit;

www.valuergeneral.nsw.gov.au

or for further help contact them by;

Phone: 1800 110 038, Monday-Friday, 8.30am-5.00pm

Email: valuationenquiry@property.nsw.gov.au

Mail: Valuation Services, Property NSW

P O Box 745

BATHURST NSW 2795

2018/2019 INFORMATION FOR RATE PAYERS

Contact Us

P: 02 6540 1100

E: council@upperhunter.nsw.gov.au

P O Box 208, Scone NSW 2337

135 Liverpool Street, Scone

34-40 Vennacher Street, Merriwa

47 Mayne Street, Murrurundi

WWW.UPPERHUNTER.NSW.GOV.AU

