

ONSITE SEWAGE MANAGEMENT CHARGE

All ratepayers who have an Onsite Sewage Management System will be charged \$55.00 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.

PAYMENT DUE DATES

First Instalment	31 August 2016
Second Instalment	30 November 2016
Third Instalment	28 February 2017
Fourth Instalment	31 May 2017

Payment may be made in full by 31 August 2016 without incurring interest. Interest is payable on all overdue rates and charged at 8% 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.
- 6) Australia Post Digital Mailbox. If you have registered to have your notices delivered electronically to your digital mailbox at www.auspost.com.au payments can be made through the site.

PENSIONER REBATES

Should you feel you are eligible for a pensioner rate rebate and the rebate does not appear on your 2016/2017 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.

2016/2017 INFORMATION FOR RATE PAYERS

Contact Us

P: 02 6540 1100
E: council@upperhunter.nsw.gov.au
PO Box 208 Scone NSW 2337
135 Liverpool Street, Scone
34-40 Vennacher Street, Merriwa
47 Mayne Street, Murrurundi

UPPERHUNTER.NSW.GOV.AU



GENERAL PURPOSE RATES

Council has adopted the maximum increase as set by the Independent Pricing and Regulatory Tribunal (IPART), for General Rates being 1.8% for the 2016/2017 financial year.

Council has previously secured subsidised interest rebates from the NSW State Government under the Local Infrastructure Renewal Scheme on loans to a total value of \$5.23 million.

This is assisting Council to address a large backlog of infrastructure works.

Additional income raised from the previous special rate variation is funding the loan repayments for these works (less the NSW Government interest subsidy) over a ten year period.

The majority of the projects have been completed over the past few years and residents are enjoying the benefits of those projects. The projects yet to be completed are:

- Sandy Creek Bridge replacement
- Timor Road upgrade

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 2016/2017 is \$0.0118 of a cent in the dollar of the land value.

SEWER CHARGES

Sewer charges will increase by 5.0% to cover increased costs. IPART principles also apply to sewer billing.

For residential properties, the annual sewer charge is \$526.00. For each flat, unit or apartment, an annual sewer access charge of \$526.00 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 \$394.00 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 \$633.00. 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 over a three year period 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 will see 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 \$206.00 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 - \$160.00 for Aberdeen, Cassilis, Merriwa and Scone and \$205.00 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:

first 75 kilolitres per period	\$2.05 per kilolitre;
over 75 kilolitres per period	\$3.28 per kilolitre.

Murrurundi residential users:

first 75 kilolitres per period	\$2.42 per kilolitre;
over 75 kilolitres per period	\$3.28 per kilolitre.

Accounts for water consumption are issued separately to rate accounts.

Non-residential users will be charged at the usage rates of \$2.16 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.

WASTE CHARGES

Domestic and Commercial Waste Management Charges

All serviced properties will pay the State Levy of \$78.20. Enquiries on this charge can be made to the Environment Protection Authority at www.epa.gov.au

The Waste Management charges are:

Aberdeen, Bunnan, Gundy, Moonan Brook, Moonan Flat, Parkville, Scone and Wingen	\$342.00
Cassilis, Merriwa	\$367.00
Blandford, Murrurundi	\$336.00

Vacant Land

Aberdeen, Blandford, Cassilis, Gundy, Merriwa, Murrurundi, Parkville, Scone and Wingen	\$85.00
Bunnan, Moonan Flat (fortnightly service)	\$43.00

Recycling

Aberdeen, Blandford, Bunnan, Cassilis, Gundy, Merriwa, Moonan Brook, Moonan Flat, Murrurundi, Parkville, Scone and Wingen	\$103.00
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Commercial waste charges include GST.

Environmental Waste Control

All rural areas	\$44.00
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This is for activities that are not part of normal domestic waste collection and disposal.

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.

