

Understanding your Annual Rates Notice



Annual Rates

Rating Categories

Each parcel of land within Council's area is categorised for rating purposes.

There are four land categories used for rating purposes, being:

- Farmland
- Residential
- Mining
- Business.

Council has made one sub-category of the Residential category called Rural Residential. Where a property has more than one potential categorisation, Council categorises the land according to its dominant usage.

Calculation of the General Rate

Uralla Shire Council structures its rate on:

- a) a **base amount** -- an amount paid by every rateable property in each land category, regardless of land value; *plus*
- b) an **ad-valorem amount** -- a cents in the dollar amount calculated in addition to the base amount, based on the land valuation as determined by the NSW Valuer General.

In the 2019 rating year:

- a) the base rate for all categories is **\$280.00**; and
- b) The ad valorem rate **0.3684 cents per dollar** of land valuation.

As an example, a property valued at \$100,000 by the NSW Valuer General would be subject to the following general rates:

a) A base amount of	\$280.00
b) An ad valorem amount of	\$368.40
Total rates	<u>\$648.40</u>

The general rate is subject to rate pegging legislation.

Annual charges for water and sewerage funds are not subject to rate pegging legislation, however, reflect the requirement to finance the maintenance, renewal and replacement of infrastructure required for effective water supplies and sewerage systems.

Annual Charges – 2019

\$

Water Supply - Access Charge

Council levies a charge on all consumers connected to, or capable of being connected to, the Uralla or Bundarra water supply systems for water services. Usage charges are advised separately. \$324.00

Usage charge per kilolitre \$2.35

Sewerage Charges – Residential

Council levies a charge on all residential consumers connected to, or capable of being connected to, the Uralla or Bundarra sewer system for sewerage services. \$572.00

Sewerage Charges – Non – Residential

Council levies an access charge (70% of residential charge) plus a usage charge (per kilolitre) on all non-residential consumers connected to, or capable of being connected to, the Uralla or Bundarra sewer systems for sewerage services. \$400.00

Usage charge per kilolitre \$1.25

Trade Waste Charge

Council levies an annual charge plus a usage charge on all non-residential consumers connected to, or capable of being connected to, the Uralla or Bundarra sewer systems for sewerage services. \$76.00

Usage charge per kilolitre \$1.38

Stormwater Management Levy

Council levies a charge for the provision of stormwater management services. This charge applies to all urban residential, business and industrial lots with impervious surfaces.

For residential the charge is: \$25.00

Strata units \$12.50

Business properties will be charged per 350m² to a maximum of \$100.00. \$25.00

Waste Management Charge (Residential and Non Rateable)

Council levies annual charges for the provision of waste management collection services on each parcel of rateable land for which collection services are available as follows:

Domestic Waste Management Charge is \$218.00

Recycling Service charge is \$115.00

Combined waste management charge \$333.00

Waste Management Charge (Non Residential)

Council levies an annual charge for the removal of material from non-residential properties.

Large commercial bin charge is \$249.00

Small commercial bins is \$192.00

Environmental Levy

Council levies an annual Environmental Levy on every rateable assessment in the Shire comprised of two elements:

(1) Bush Regeneration –to continue bush regeneration projects throughout the Shire and to match external funding for environmental management projects that are obtained. \$79.00

(2) Waste Management Facility – a charge recognising that all rateable properties potentially produce waste and hence should contribute to the costs of running Council's Waste Management Facilities. It is a separate and distinct charge from waste management charges or charges for waste collected at the gates of the waste facility plant. \$218.00

The total charge for the two elements \$297.00