

# A guide to your **2023-24 LAND RATES**

## A SMARTER WAY TO PAY!

Pay your rates via direct debit, on a weekly, fortnightly, monthly, quarterly or annual basis.

Ease the burden of paying a lump sum!

No administration fees or penalties.

Direct Debit payments are accepted from a cheque or savings account.

Start Now!  
Sign up at

[inverell.nsw.gov.au](https://inverell.nsw.gov.au)



## HOW CAN I PAY MY RATES?

**BPAY** *No merchant fee applies.*

**CASH**

**CENTREPAY**

**CREDIT CARD\*** (*Visa, Mastercard*) - *Pay in person, by phone, or on our website.*

**CHEQUE**

**DIRECT DEBIT**

**EFTPOS / DEBIT CARD**

**MONEY ORDER**

**YETMAN POST OFFICE** *accepts cash, cheque and money order payments.*

**ASHFORD RTC** *accepts cash, cheque and money order payments.*

*\*Surcharge applies for credit card transactions.*

## PENSIONERS

Holders of a Centrelink or Department of Veterans Affairs Concession Card may be eligible for a rates concession. A form is available from our website listed below, or at our Administration Centre. Concessions are available for any quarter in which they are eligible pensioners.

## RATES NOTICE BY EMAIL

Rates notices can be received by mail or email. Sign up to receive your notice via email at [inverell.nsw.gov.au](https://inverell.nsw.gov.au)

## WHEN DO I PAY MY RATES?

Rates notices are issued in July each year. You can pay your rates either:

- In full by the due date 31 August each year;

OR

Pay by quarterly instalments;

- 1st payment due 31 August
- 2nd payment due 30 November
- 3rd payment due 28 February
- 4th payment due 31 May

## CONTACT COUNCIL

Phone: 02 6728 8288

Office: 144 Otho Street, Inverell NSW, 2360

Email: [council@inverell.nsw.gov.au](mailto:council@inverell.nsw.gov.au)

Mail: PO Box 138, Inverell NSW, 2360

## CONNECT WITH COUNCIL

 [inverell.nsw.gov.au](https://inverell.nsw.gov.au)

 [facebook.com/InverellCouncil](https://facebook.com/InverellCouncil)

 [@inverellnsw](https://www.instagram.com/inverellnsw)



# GENERAL RATES

## Rate Categories

Council must declare each parcel of land into one of the four (4) principal rating categories: Residential, Business, Farming, or Mining, in accordance with the Local Government Act. Subcategories can exist within these categories, Council has 12 categories in total, which are listed below. The rate charged may be the same or different within each category.

## HOW ARE MY GENERAL RATES CALCULATED?

The Ad Valorem rate (Rate in the \$) is multiplied by the unimproved property land value and then a base amount is added. This forms the “general rates” for each assessment.

For example, the calculation of a Residential property in Inverell with a land value of \$104,379 would be:

$$\begin{aligned} \$104,379 \times 0.0098049 &= \$1,023.42 \\ + \text{base amount} &\quad \$235.00 \end{aligned}$$

$$\text{Total General Rates} = \$1,258.42$$

Based on your property location, you may be subject to annual charges listed right.

*\*\*Land value figures below are typical of each location and are provided as an example only.*

RATE CATEGORY	LAND VALUE EXAMPLE	RATE IN THE \$	AD VALORUM TOTAL	BASE AMOUNT	TOTAL GENERAL RATES
	LV	x	=	+	
Residential - Inverell	104,379	0.0098049	1023.42	235.00	\$ 1,258.42
Residential - General	90,450	0.0060514	547.35	235.00	\$ 782.35
Residential - Ashford	34,655	0.0108023	374.35	235.00	\$ 609.35
Residential - Delungra	29,801	0.0132352	394.43	235.00	\$ 629.43
Residential - Gilgai	66,498	0.0071410	474.86	235.00	\$ 709.86
Residential - Yetman	22,801	0.0170878	389.61	235.00	\$ 624.61
Residential - Tingha	8,346	0.0410360	342.50	235.00	\$ 577.50
Residential - Rural	216,507	0.0042639	923.16	235.00	\$ 1,158.16
Farmland	1,526,583	0.0020234	3088.89	235.00	\$ 3,323.89
Business - Inverell	203,905	0.0298355	6083.61	235.00	\$ 6,318.61
Business - Other	145,981	0.0207417	3027.90	235.00	\$ 3,262.90
Mining	0	0.1045450			

# ANNUAL CHARGES

## ANNUAL WASTE MANAGEMENT

The Annual Waste Management Charge is levied on all rateable properties. It is not a collection charge; it is used to fund broader waste management activities across the Shire. These activities include and are not limited to maintaining landfills, street bins, waste education, littering patrols and EPA licensing requirements.

\$96/yr per assessment

## WATER CHARGE

Applies to all rateable land situated within 225m of a council owned water pipe. \$430 annually or \$430/yr per connected meter.

## SEWER CHARGE

Applies to all properties within 75m of a sewer main. \$612/yr for occupied land. \$385/yr for vacant land.

## GARBAGE COLLECTION

Applies to all land serviced by a weekly waste collection & fortnightly recycling collection. \$398/yr per collection for occupied land. \$72/yr vacant land.

## STORMWATER CHARGE

Applies to all urban properties - \$25 per residential assessment; \$12.50 per residential strata lot; and \$25 for business premises for each 350m<sup>2</sup> or part thereof (to a maximum of \$200).

A full listing of Council's annual charges can be found on our website.

## WHAT ARE LAND RATES?

Land rates are a levy billed each financial year to fund the services and facilities provided by Council. Rates are calculated on the value of land and do not include any improvements such as buildings.

## WHY DO I HAVE TO PAY RATES?

Councils help local communities run smoothly.

Rates are used to provide essential infrastructure and services to our Shire. If you own a home or business property you will pay rates to Council.

The services may include community services, sporting and recreation services, environmental planning, waste collection, treatment and disposal.

## HOW DOES LAND VALUE AFFECT MY RATES?

Your property value is used to determine the variable component of your general rates. Within a rate category, the higher the property value, the higher the rates. Other components of your rates are fixed charges, such as the base amount and annual charges (see left).

## CAN MY RATES INCREASE MORE THAN THE RATE-PEG PERCENTAGE?

Yes, that is possible as the rate pegging applies to a council's overall general income and not rates on individual properties.

## WHY DO RATES DIFFER BETWEEN NEIGHBOURING PROPERTIES?

Could be for multiple reasons:

- Different land value between the two properties.
- Different services, i.e. vacant sewer / occupied sewer.
- Different rate categories, i.e. Residential Rural / Farmland.

## WHO DECIDES THE AMOUNT I HAVE TO PAY?

Council's overall rates revenue cannot increase by more than the approved rate peg percentage. The Independent Pricing & Regulatory Tribunal (IPART) determines the rate peg % that applies to Council's general income.

**YOUR RATES NOTICE IS A VALUABLE DOCUMENT.**

**PLEASE KEEP IT SAFE.**