

DIFFICULTY MAKING PAYMENTS?

Council has a firm debt recovery process that is automatically implemented when an account is not paid and no contact has been made with Council.

Council can negotiate regular payment arrangement plans with ratepayers who are having difficulty meeting payment deadlines for rates, water or general invoices.

If you would like to discuss a payment plan, please ensure you contact Council to implement an arrangement that supports your financial situation. It is important that we hear from you to ensure the automatic referral to commence the Debt Recovery process is not implemented where no payment or no contact has been made by you.

BPAY View®

By using BPay View you can receive, pay and store your rates notices in your online banking account, making it easier for you to pay rates.

Sign up to BPay View today

1. Log into your online banking account
2. Look for the BPay View or View Bills section
3. Register to receive you Shoalhaven City Council Rates notice by entering:-
 - The Biller Code: 4366
 - Your Rate Reference number: As shown on your rate notice
 - Your name exactly as it is shown on your rates notice (include capital letters & spaces)

After you have completed these simple steps you will be notified by email or SMS if your registration has been approved.

When a rates notice arrives:

1. You will be alerted by SMS or email when your rate notice is available on your banking website
2. Log into your online banking account & select unpaid notices
3. Select your rate notice and make your payment.

Please note our usual payment methods are still available and details can be found on the back of your rate notice.

If your mailing address details are incorrect, please advise Council in writing.

All communication should be addressed to
The General Manager,
PO Box 42,
Nowra NSW 2541.

You can also change your address by fax or email or log onto Councils website at
www.shoalhaven.nsw.gov.au
Fax (02) 4422 1816
Email council@shoalhaven.nsw.gov.au

Visit Council
Bridge Road, Nowra
9am to 5pm Monday to Friday

Deering St, Ulladulla
9.15am to 4pm Monday to Friday

General Council Enquiries
Please phone (02) 4429 3111

For all your Rating Enquiries
Please phone (02) 4429 3210

Domestic Waste Services Enquiries
Please phone (02) 4429 3374

Shoal Water Enquiries
Please phone (02) 4429 3214

Ulladulla Branch Office
Please phone (02) 4429 8999

Visitor Information Centres
Nowra Please phone (02) 4421 0778
or free call 1300 662 808
Ulladulla Please phone (02) 4444 8820



Shoalhaven
City Council

RATES & CHARGES
INFORMATION

2016/2017

HOW IT WORKS

RATES & CHARGES FOR 2016/2017

Council has resolved to maintain the basic current rating structure, which prevailed during 2015/2016. This rating structure utilised both base amounts and the rates in the dollar levied on land value for rating categories Residential, Farmland and Business.

The total ordinary rate yield for 2016/2017 has been calculated on a rate pegging increase of 1.8%. The rate peg percentage for 2016/2017 was set by IPART based on a Local Government Index and a productivity factor. The rate peg amount was announced by IPART on 4th December 2015.

LAND VALUATION

The Valuer General's Department completed a 3 yearly property revaluation for the Shoalhaven Council area in 2014. These valuations will be used for the levying of rates from 2015/2016 through to 2017/2018.

If you would like to find out more about the way your property is valued or if you wish to lodge an objection to your valuation visit Land & Property Information on www.lpi.nsw.gov.au or call toll free on 1300 052 637.

HOW ARE GENERAL RATES CALCULATED

Rates are levied in accordance with NSW legislation and calculated by using:

- The unimproved land value which is determined by the NSW Land and Property Information (Valuer General).
- The rate in the dollar adopted each year by Council that is specific to your rate category.
- The Base Amount as adopted each year by Council.

To calculate your rates the 'rate in the dollar' is multiplied against your land value and added to the applicable Base Amount. (see the schedule in the table following)

PENSIONERS

Pensioners who became eligible for the pension rebate on or after the 1st July 2015 will no longer be able to accrue their rates against their estate. These eligible pensioners will be required to pay their Rates & Charges in full each year or by arrangement.

Council continues to assist eligible pensioners by allowing an interest free period to the 31st May each year to finalise their current rate account.

RATE CATEGORY DEFINITIONS

Residential – all rateable parcels of land either used as a residence or could be used for residential purposes as prescribed in the Local Government Act, Section 515. Does not include hotels, motels, guest houses, caravan parks etc which are in the Business – Commercial / Industrial category

Residential Non Urban – all rateable parcels of land that have NO entitlement to development consent – i.e. properties that have NO prospect of receiving any development approval. A property which can obtain conditional DA approval does not qualify for this category.

Farmland – eligible properties that meet the specific criteria for farmland as defined in the Local Government Act, 1993. Section 515.

Farmland Dairy Farmers – eligible properties that meet the specific criteria for farmland as defined in the Local Government Act, 1993, and are currently licensed with the NSW Food Authority for the production of fresh milk and are operating as a Dairy Farm.

Business General - rateable parcels of land unable to be categorised in any other category in accordance with the Local Government Act, 1993. Section 518.

Business Nowra - rateable parcels of land primarily used for business purposes in the defined Nowra town centre.

Business Commercial / Industrial – rateable parcels of land primarily used for business purposes or in the case of vacant land zoned 'Industrial'.

2016/2017 RATES & CHARGES		
	Base Amount	Cents in \$
Residential	\$505.00	0.24153
Residential Non-Urban	\$35.00	0.24153
Farmland	\$505.00	0.19165
Farmland Dairy Farmers	\$505.00	0.09868
Business – General	\$0.00	0.30133
Business – Nowra	\$505.00	0.61143
Commercial/Industrial	\$505.00	0.30133
Sussex Area Special Rate	\$0.00	0.3335
New Works Waste Management Charge (Vacant Land Charge)	\$64.00	
80 Litre Waste Bin Charge (domestic)	\$240.00	
120 Litre Waste Bin Charge (domestic)	\$315.00	
240 Litre Waste Bin Charge (domestic)	\$550.00	
Stormwater Charge	\$25.00	
Stormwater Charge - Strata	\$12.50	