



PO Box 333,
FORBES NSW 2871

RATE NOTICE
01/07/2021 - 30/06/2022

FORBES SHIRE COUNCIL

ABN 86 023 614 567
Address: Town Hall, Court Street, FORBES
Phone: (02) 6850 2300
Fax: (02) 6850 2399
Email: forbes@forbes.nsw.gov.au
Web: www.forbes.nsw.gov.au

Siobhan Davies Super Company Pty Ltd
1201 Pinnacle Rd
GAREMA NSW 2871



ASSESSMENT NUMBER	2005296
ISSUE DATE	22/07/2021
DUE DATE	31/08/2021
DEDUCT PAYMENTS SINCE	13/07/2021

PROPERTY LOCATION AND DESCRIPTION	VALUATION DATE	RATEABLE VALUE
19 Warrenvale Lane WIRRINYA NSW 2871 Lot 1 DP 213848, Lot 24;84 DP 752937	1/07/2019	798,000
		Area: 439.4000 Ha

THIS PROPERTY HAS BEEN CATEGORISED AS: FARMLAND - ORDINARY

RATES & CHARGES

Farmland - Ordinary Tip Availability (Occupied)	798,000 1 @	0.0030229 \$79.00	\$2,412.27 \$79.00
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TOTAL AMOUNT \$2,491.27

INSTALMENT DETAILS	DUE	AMOUNT
Overdue	IMMEDIATELY	
1st Instalment	31/08/2021	\$625.27
2nd Instalment	30/11/2021	\$622.00
3rd Instalment	28/02/2022	\$622.00
4th Instalment	31/05/2022	\$622.00

PLEASE ADVISE RATES DEPT IMMEDIATELY IF
PAYMENT WILL NOT BE RECEIVED BY DUE DATE
PAYMENT PLANS CAN BE ARRANGED

INTEREST WILL BE CALCULATED IN ACCORDANCE WITH
THE LOCAL GOVT ACT ON OVERDUE AMOUNTS
FOR DETAILS PLEASE REFER TO REVERSE OF NOTICE

PLEASE DETACH AND RETURN WITH YOUR PAYMENT

PAYMENT OPTIONS



To have your notices emailed
Register at forbes.enotices.com.au
Reference No: **CBBA21459Q**

DIRECT DEBIT

Email forbes@forbes.nsw.gov.au to request forms
for new arrangements or for amendments to
existing ones.

IN PERSON

Town Hall, Court Street, Forbes
Cashier Hours: 8.30am - 4.45pm (Mon-Fri)



MAIL

Detach this payment slip and
mail with payment to:
Forbes Shire Council
PO Box 333, FORBES NSW 2871



TELEPHONE & INTERNET BANKING



Biller Code: 172387
Reference No: 2005296

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 2005296

Please tick box if receipt is required

ASSESSMENT NUMBER	2005296	AMOUNT DUE	\$625.27
LOCATION	19 Warrenvale Lane WIRRINYA NSW 2871	DUE DATE	31/08/2021
NAME	Siobhan Davies Super Company Pty Ltd		

IMPORTANT INFORMATION FOR RATEPAYERS

PAYMENT OF THIS NOTICE

OPTION 1 - PAYMENT OF RATES AND CHARGES BY QUARTERLY INSTALMENTS

Rates may be paid by quarterly instalments as shown on the front of this notice in accordance with Section 562 of the Local Government Act 1993. Daily interest charges will accrue on any balances not paid in full by the instalment due date.

OPTION 2 - PAYMENT OF RATES AND CHARGES IN FULL

If you wish to pay the total amount due in full, payment should be made on or before the first instalment due date, as daily interest will accrue immediately on the first instalment if unpaid by August 31.

MAXIMUM INTEREST RATE ON OVERDUE RATES & CHARGES

The maximum rate of interest payable in accordance with Section 566(3) of the Local Government Act 1993 on overdue rates and charges will be 6.0% per annum for the period 1 July 2021 to 30 June 2022 (inclusive).

DIRECT DEBIT ARRANGEMENTS

Direct debit arrangements authorised by the ratepayer, allow Council to periodically debit the nominated bank account for an agreed amount for payment of rates & charges. Council offers the following direct debit payment options:

Annually - your account will be debited with the full annual amount on August 31.

By Instalment - your account will be debited with the amount due set out on your notice on August 31, November 30, February 28, May 31.

Weekly, Fortnightly, Monthly payments - your account will be debited on Thursdays.

Any changes to the drawing arrangements should be notified to Council at least five (5) working days prior to the next scheduled drawing date.

PROCEEDINGS WILL COMMENCE FOR THE RECOVERY OF ANY AMOUNT OVERDUE

in accordance with Section 695 of the Local Government Act 1993. Should you experience financial difficulties, Council will consider any reasonable offer for payment by regular instalment provided contact is made promptly with the Rating Department.

RATE CATEGORIES

RATING CATEGORY - APPLICATION FOR A CHANGE OF CATEGORY

The parcel of land described in this notice has been rated on the basis of the category shown overleaf. The rateable person (or the person's agent) must notify Council within thirty (30) days of any request for a change in category. Sections 524 and 525 Local Government Act 1993.

APPEAL AGAINST DECLARATION OF CATEGORY

A rateable person who is dissatisfied with a category, after an application for change of category has been reviewed by Council, may appeal to the Land and Environment Court. Any appeal however must be made within thirty (30) days after the declaration is made, in accordance with Section 526 of the Local Government Act 1993. Council can provide further details of this process on request.

OTHER INFORMATION

LAND EXEMPT FROM RATES

Sections 555, 556 and 557 of the Act outline details of land entitled to rate exemptions. Further information is available from Council's Rates Department. Appeals under Section 574 of the Act against rates levied must be made within thirty (30) days of the date of service of this notice to the Land and Environment Court and may be made on the basis that the land or part of it is not rateable or subject to change.

DOMESTIC WASTE MANAGEMENT SERVICE CHARGES

Under Section 496 of the Local Government Act 1993, Council must make and levy a charge for the provision of Domestic Waste Management Services for each parcel of rateable land for which the service is available.

PRIVACY STATEMENT

Forbes Shire Council's privacy practices are regulated by the New South Wales Privacy and Personal Information Protection Act 1998.

Forbes Shire Council will only collect personal information for a lawful purpose which directly relates to its business functions.

Forbes Shire Council will not disclose your personal information to anyone without your consent unless legally required to do so.

For more information visit www.forbes.nsw.gov.au or phone 02 6850 2300.



GO TO FORBES.ENOTICES.COM.AU

See front of notice for your
eNotices Reference Number

Registering for eNotices not only allows you to receive rates & water notices directly to your inbox,
it also gives you access to ...



Apply for a Pensioner Concession



Update Address & Contact Details



Reprint Notices from Previous Years

Rates & Charges 2021-2022

ORDINARY RATES

The 2021/2022 Ordinary Rates are based on the rate pegging limit of 2.0%, applied to the 2020/2021 estimated yield and calculated in accordance with the Local Government Act. The valuations (with base date 2019, as set by the Valuer General NSW) are used by Council for the calculation of the 2021/2022 Ordinary Rates. Revaluations occur every three years for local government rating purposes. The valuations are objective, impartial and are based on the market for land.

Land within the shire of Forbes is rated under one of the following categories:

Farmland (S515, Local Government Act 1993)

Land is categorised as farmland if it is a parcel of rateable land valued as one assessment and its dominant use is for farming or agricultural production. Rural residential land is not categorised as farmland.

Residential (S516, Local Government Act 1993)

Land is categorised as residential if it is a parcel of rateable land valued as one assessment and its dominant use is for residential accommodation or rural residential land; or if it is vacant land, it is zoned or otherwise designated for use under an environmental planning instrument for residential purposes.

Mining (S517, Local Government Act 1993)

Land is to be categorised as mining if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.

Business (S518, Local Government Act 1993)

Land is to be categorised as business if it cannot be categorised as farmland, residential or mining. Caravan parks are to be categorised as business.

Category	Sub Category	Rate in \$	Minimum
Residential	Ordinary	0.378730	\$ 229.00
	Forbes	1.252950	\$ 608.00
Business	Ordinary	3.363730	\$ 608.00
	Industrial	3.363730	\$ 608.00
	CBD	3.363730	\$ 608.00
Farmland	Ordinary	0.302290	\$ 221.00
Mining	Ordinary	3.363730	\$ 608.00

SEWER CHARGES

Sewerage Service Charge

This charge applies to all properties within 75m of a Council sewer. An 'unconnected' charge is applicable to any of these properties that are classified as vacant land.

Residential Charge	\$ 766.00
Vacant Land	\$ 358.00

Non Residential Charge

Non residential properties are subject to a two-part tariff: an annual access charge and a sewer usage charge/kL.

Accounts for non residential properties will be distributed each quarter, based on actual water usage, water connection size and the sewer usage charge (\$1.77/kL).

Non Residential Minimum	\$ 766.00
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Multiple Residential Properties (flats/units)

Multiple residential properties are subject to a per unit charge (minimum charge of \$766 applies to each property).

All Strata & 3 Bedroom	\$ 766.00
2 Bedroom (Non-strata)	\$ 383.00
1 Bedroom (Non-strata)	\$ 191.50

WATER CHARGES

The water availability charge applies to all properties (including vacant land) within 225m of a Council water main. These charges vary depending on the diameter of the pipe through which the water is supplied.

20mm (standard connection)	\$ 257.00
25mm	\$ 404.00
32mm	\$ 662.00
40mm	\$ 1,032.00
50mm	\$ 1,615.00
65mm	\$ 2,730.00
80mm	\$ 4,137.00
100mm	\$ 6,463.00

Where metered, consumption charges are billed quarterly.

Residential - Forbes/Ootha	\$ 1.50/kL
Non Residential	\$ 1.50/kL

WASTE MANAGEMENT CHARGES

The waste management service charges for 2021/2022 have been calculated with regard to the purposes for which the services are provided; the nature, extent and frequency of the services; the cost of providing the services; the categories for rating purposes of the land to which the service is provided; the nature and use of premises to which the service is provided; and the area of land to which the service is provided.

In accordance with S496 and S501 of the Local Government Act 1993, Council will levy the following charges for waste management:

Kerbside Collection	Charge/annum
Domestic (<i>min 3 bin service</i>)	\$ 547.00
Additional: Waste (f/n collection)	\$ 321.00
Recycling (f/n collection)	\$ 100.00
Organic (wk collection)	\$ 126.00
Commercial (<i>min 2 bin service</i>)	\$ 483.00
Additional: Waste (wk collection)	\$ 383.00
Recycling (f/n collection)	\$ 100.00
Organic (wk collection)	\$ 126.00

Every property, that is not classified as vacant land, located within Council's waste collection area will be subject to the minimum bin service charges.

Tip Availability	Charge/annum
<12km Daroobalgie Waste Depot	
Rural Occupied	\$ 158.00
Vacant	\$ 32.00
>12km Daroobalgie Waste Depot	
Rural Occupied	\$ 79.00

STORMWATER MANAGEMENT CHARGE

In accordance with the Local Government Amendment (Stormwater) Act, Council has a levy to provide funds for stormwater infrastructure in the Forbes urban area. The stormwater levy is a flat charge and will apply to all properties in the urban area of the shire. Vacant properties (those without any structure) are not subject to this levy.

Stormwater Management Charge	\$ 25.00
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PENSIONER REBATE

In accordance with S575 of the Local Government Act 1993, Council provides a rate reduction of 50% of the amount of ordinary rate levy together with the domestic waste management charge up to a maximum of \$250 to eligible pensioners. Council also provides a reduction up to \$87.50 for both water & sewer availability charges (making a total maximum rebate of \$425). Of this rate reduction 55% is reimbursed by the NSW Government.

Property owners who hold a pensioner concession card, or a Veterans Affairs Gold Card and meet certain criteria, may be eligible for this rate rebate.

To be eligible, the property you are claiming the rebate for must be your principal place of residence and you must be the responsible ratepayer for this property.

Your Pensioner Concession or Veterans Affairs Card must be presented when making an application.

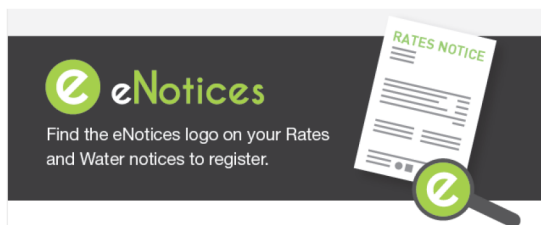
When we have your details on file, rebate amounts are printed on your rates notice, where applicable.

Your application for a rebate will be verified and approved by the Department of Local Government later in the year. If you are found to be ineligible at any time, your rebate may be revoked.

RATES ACCOUNT DUE DATES

Payment in full...
by 31 August 2021

Payment in quarterly instalments...
1st 31 August 2021
2nd 30 November 2021
3rd 28 February 2022
4th 31 May 2022



Registering for eNotices will provide ratepayers with flexibility for advising changes to contact details, applying for pensioner concessions, submitting general enquiries and access to their rates & water notice archive.

LATE PAYMENTS

If you are having difficulty paying your rates by the due date, please contact Council as early as possible as we may be able to provide assistance through an alternative payment arrangement.

INTEREST ON OVERDUE CHARGES

Section 566(3) of the Local Government Act 1993 requires the accrual of interest on overdue rates and charges. The Minister for Local Government has specified that the maximum rate of interest payable on overdue rates and charges for the period 1 July 2021 to 30 June 2022 (inclusive) will be 6.0% per annum.

Any rate instalment that has not been paid by its due date will attract interest, calculated daily, as long as it remains overdue. Interest attracted on overdue amounts will be included on the next notice.

CHANGE OF ADDRESS OR DETAILS

If you change your mailing address at any time, please notify Council of your new details as soon as possible. You may do this by emailing Council your updated details, lodging a request to Council through the online eNotices portal, or completing a change of address form available at Council's Administration Centre in Court Street.

If you are buying or selling a property, the change of ownership details will be notified to Council by NSW Land Registry Services once the transaction is complete. At times there may be some delay before Council is notified, however until we receive notification we are not able to update our records. When received, this information will be backdated to take effect from the settlement date.

This information leaflet has been produced as a resource to ratepayers in understanding Council rates and charges.

Council has endeavoured to provide you with all relevant information regarding your rates as appropriate, however please contact Council if you have any further queries.

FORBES SHIRE COUNCIL

TOWN HALL
2 COURT STREET
PO BOX 333
FORBES NSW 2871

EMAIL
forbes@forbes.nsw.gov.au

For more information
on Council,
please visit our
WEBSITE
www.forbes.nsw.gov.au

GENERAL
ENQUIRIES
(02) 6850 2300

RATES
(02) 6850 2319

WATER
(02) 6850 2308

PAYING BY



Please note that unique reference numbers apply to rates & water accounts, so payments need to be made separately

The Valuer General

The Valuer General, Dr David Parker was appointed by the Governor of NSW in January 2020 to lead the NSW valuation system. He has extensive experience in land valuation systems and compulsory acquisition, having been an Acting Commissioner of the Land and Environment Court and Professor of Property at the University of South Australia.

The Valuer General's primary responsibilities are set out in the Valuation of Land Act 1916 and the Land Acquisition (Just Terms Compensation) Act 1991.

Dr Parker's focus for 2021 continues to be an emphasis on transparency, quality, ensuring alignment with the Acts, meeting NSW Government Customer Service commitments and maintaining the independence of the role of the Valuer General.

Independence of the Valuer General

The Valuer General is independent of the NSW Government, which sets land tax, and councils, which set rates.

This independence is important as it clearly separates the determination of land values from their use by the NSW Government and councils for taxing and rating.

The Valuer General ensures land values are determined impartially and are evidence based, using property sales information.

Impacts on rating and taxing are not considered during the determination of land values.

Valuation contractors

Valuer General NSW outsources valuation services to contract valuers. NSW is divided into 18 contract regions that include one or more local government areas.

Contractors are selected by an open-market tender process that follows strict procurement guidelines for NSW public-sector agencies. You can see a list of the contractors providing land values at valuergeneral.nsw.gov.au.

Changes to the objection process

Valuer General NSW have introduced a number of customer service improvements, including system and process changes to improve customer access to information, procedural fairness and timeliness for objections.

The changes include an enhanced online objection form that is more structured and allows landholders to provide valid information at the time of lodgment. Sales information can also be selected and automatically included in the objection form from other VG NSW online sources.

We've also enhanced our valuation objection report to better address the matters raised and sales provided.

These improvements follow the Valuer General's review of the objections process in 2019-20 and subsequent amendments which require landholders to include their opinion of the value of their landholding and sales evidence to support that opinion when lodging an objection.

Land values and rates

Councils use land values to distribute rates across their local government areas.

The Valuer General issues new land values to councils for rating every three years in accordance with the Valuation of Land Act 1916.

Valuer General NSW does not set rates for councils.

Rates are set in accordance with the Local Government Act 1993, which provides flexibility for a council to provide a rating structure that distributes rates between its ratepayers.

A council can choose the combination of rates, charges and fees and pricing policies that are appropriate for its area and community. As such, a change in land value does not necessarily lead to a change in rates.

The Valuer General issued the 1 July 2019 land values to councils for rating.

To learn more about how your rates are calculated, please contact your council.

Dedicated Assistance Line

If you believe your land value has been impacted by COVID-19 and is incorrect, or you have received a letter from us regarding a substratum acquisition, please contact our dedicated assistance line on 1800 458 884.

Land values for NSW

The Valuer General determines land values annually for over 2.6 million properties across NSW.

Property sales are the most important factor considered in determining land values. Over 48,000 sales were analysed to determine the 1 July 2020 land values.

Valuer General NSW are now busy preparing the 1 July 2021 land values, which will be provided to Revenue NSW for calculating land tax.

1 July 2020 Land Values Recap

Overall, land values increased across NSW by 3.6% from \$1.74 trillion to \$1.80 trillion in the 12 months to 1 July 2020.

- Residential land values across the state increased by 4.0% overall, rebounding following reductions in 2019.
- Commercial land values had an overall decrease of 6.6%, largely due to the impact of the COVID-19 pandemic.
- The industrial market remained generally strong with land values increasing by 5.5% overall across the state.
- Rural land values increased by 4.8%.
- You can find more information on land values in our land value summaries and media releases available at www.valuergeneral.nsw.gov.au.

Need more information?

Visit www.valuergeneral.nsw.gov.au to find:

- land values and property sales
- policies explaining how valuations are made
- land value summaries for trends and value movements
- media releases explaining land value movement drivers

COVID-19 impact on land values

In March 2020, a worldwide pandemic was declared, called COVID-19. Australia was locked down to limit the spread resulting in disruption to individuals' lifestyles, the working environment and disrupting businesses.

In response, the Valuer General reviewed the impact of COVID-19 on the NSW property market in preparation for the 1 July 2020 valuations. The review found that sales activity continued, and the residential sector had generally remained steady or increased in value.

The non-residential sector, however, experienced greater disruption and the review outlined the Valuer General's approach to reducing land values in the absence of comparable sales. The review is available at www.valuergeneral.nsw.gov.au.

Valuer General NSW have undertaken further analysis of state-wide sales data in preparation for the 1 July 2021 valuations. The findings conclude that the property market has remained sufficiently active across all sectors. Therefore, the 1 July 2021 valuations for rating and taxing, for all property uses, will be applied by principal reference to comparable sales.

Rezoning Potentiality Review

The Valuer General has undertaken the *Review of the impact of rezoning potentiality on land values*.

The objective of the review was to develop a framework whereby land values may be determined for rating, taxing and compulsory acquisition to fairly reflect the potentiality for rezoning over an extended period leading to the rezoning.

The review was informed by recent Land and Environment Court cases and used the Western Sydney Aerotropolis as a case study.

The review concludes that it is possible to have sufficient and consistent evidence to support upward trends in the assessment of land values reflecting potentiality prior to a rezoning occurring.

The review forms the basis for the Valuer General NSW *Valuation of land with rezoning potential* Policy.

A copy of the review and policy are available at www.valuergeneral.nsw.gov.au.

Contact us

☎ 1800 110 038
Mon - Fri 8:30am - 5:00pm

✉ Valuer General NSW
PO Box 745
Bathurst NSW 2795

@ valuationenquiry@property.nsw.gov.au

Update your information

Visit valuergeneral.nsw.gov.au:

- for information on how to receive your Notice of Valuation by email
- to update your postal address to receive your Notice of Valuation.

We value your feedback

Your feedback helps us improve the valuation system.

@ valuergeneral@ovg.nsw.gov.au

Do you need an interpreter?

Please call TIS National on 131 450 and ask them to call us on 1800 110 038.

Translated newsletters are available at valuergeneral.nsw.gov.au



131 450

TIS
TRANSLATING
AND
INTERPRETING
SERVICE