

Your 2020/21 Rates and Charges



Your rates contribute to a range of Council services including the construction and maintenance of local roads and bridges, sporting fields, parks, libraries and community halls.

Our Operational Plan 2020/21, available on our website www.byron.nsw.gov.au, has a full list of what Council is planning to deliver for the community this financial year.

Your 2020/21 Rates and Charges notice shows the amount payable for your property, including land rates as well as charges for the delivery of water, wastewater (sewer), waste and stormwater services.



FREQUENTLY ASKED QUESTIONS

WHY HAVE MY RATES CHANGED IN 2020/21?

Some property owners will notice their rates have increased in 2020/21 while other people will find their rates have decreased.

The reason for this is that, in 2019, the NSW Valuer General reviewed and updated the land values in NSW, including the Byron Shire. This is undertaken by the NSW Government every three years to assist councils to equitably redistribute the rate burden. Council does not have anything to do with the valuation process.

The average land valuation in the Byron Shire rose by 37.5% from 2016 to 2019. Council has used these new land values to determine your land rates in 2020/21 and they will continue to apply until the end of 2022/23.

If the change in your land valuation is above the average land value change in the Shire your rates will increase while rates for some properties may decrease according to the new land valuations.

HOW ARE RATES CALCULATED?

Your rates are calculated by multiplying the value of your land by a 'rate in the dollar' which is determined by the category of your land.

Each property in the Byron Shire falls into one of the following categories. To calculate your rates you multiply the value of your land by the 'rate in the dollar' that applies to your rating category.

Category	Rate in the Dollar (\$)
Residential	0.001967
Residential - Flood Prone	0.001967
Business	0.003275
Business - Byron Bay CBD	0.004616
Mining	0.003275
Farmland	0.001752
Farmland - Flood Prone	0.001752

For example: If your residential property has a land value of \$500,000 the calculation is $\$500,000 \times 0.001967 = \983.50 . Please note, regardless of the land valuation, a minimum rate of \$928 per year is payable.

There are 15,810 rateable properties in the Byron Shire and the average rate is \$1,690 per annum.



DOES THE INCREASE IN LAND VALUES IN BYRON SHIRE MEAN COUNCIL IS GETTING MORE REVENUE?

Council does not receive any more revenue as a result of the increase in land values.

WHY HAS THE RESIDENTIAL WASTEWATER (SEWER) ACCESS CHARGE ON MY RATES NOTICE INCREASED?

Most residential customers will see an increase of \$400 to their wastewater (also known as sewer) access charge on their rates notice.

While your rates notice has increased it is important to understand that your future water bills will be cheaper as they will now only contain a water usage charge and not a wastewater (sewer) usage charge.

The changes follow best practice water pricing principles and mean that Byron Shire Council, along with all other NSW councils, now use a similar charging structure.

WILL COUNCIL BE MAKING MORE MONEY FROM THE CHANGES TO WASTEWATER CHARGES?

Council's revenue will not increase as a result of the change to the way we are charging for wastewater.

WHAT DO I DO IF I AM HAVING TROUBLE PAYING MY RATES?

Unfortunately Byron Shire Council cannot waive or stop rates and water repayments as this money is used to deliver essential and community services but we can make it easier for you to pay your accounts over a longer period of time. Visit www.byron.nsw.gov.au/rates for payment plan options.



Save paper and receive your rates and water notices electronically

Why not save paper by choosing to receive your rates and water notices electronically.

Signing up to receive your notice by email is easy. Simply visit <https://byron.enotices.com.au/> and sign up using the unique code printed on your notice.

Visit your internet banking site to sign up for BPAY View.



FOR MORE INFORMATION CONTACT OUR RATES TEAM:

 www.byron.nsw.gov.au/rates

 rates@byron.nsw.gov.au

 02 6626 7007

 70 Station Street, Mullumbimby NSW 2482

  Follow us on Facebook or Instagram