

Frequently Asked Questions

Land Valuations and Rates

When is land valued?

Land is valued every four years. The last Oberon Council revaluation was in 2005.

Who values your land?

The New South Wales Valuer General values all land independently of Council.

The NSW Valuer General's Department can be contacted on **1800 110 038**.

When Council receives new values for rating purposes, the Valuer General also provides landowners with a Notice of Valuation informing them of the new land value.

Why is your land valued?

Land values are used to calculate rates and charges.

What is land value?

Your land value is the dollar value of your land not including any improvements. Some improvements relating to clearing, draining, filling, grading, excavation, reclamation and retaining walls are included in the value.

What is the impact of valuation changes?

Fluctuations in values only impact on rates if the change is greater than or less than other properties in that class.

For example, if average residential property values increased by 50%, but an individual residential property increased by 150%, that individual property would experience a rate increase greater than other residential properties.

What if I have an objection to my valuation?

If you disagree with your land valuation, as contained in the Notice of Valuation sent to you, you can object to the Valuer General.

You must still pay the full amount of your rates while your objection is being considered. Should your land valuation be amended, the Valuer General will advise Council and your rates will be adjusted.

How are my rates calculated?

Rates are calculated by Council setting a rate in the dollar in its annual Management Plan, which is then multiplied by your valuation. Council also sets a base amount which is added to the rate assessment.

Water availability and sewerage rates are set charges based on metre size.

Waste disposal charges are set as a fixed charge.

Water and sewer charges are set as a per kilolitre charge in the annual Management Plan, and are applied according to your quarterly meter reading.

Frequently Asked Questions

Land Valuations and Rates continued

How do I pay my rates?

Rates can be paid by coming in to the Council office or at any Australia Post Office or online using BPay.

You can also pay over the phone to Council.

What happens if I pay late?

Interest is charged for all late payments at a rate set by the NSW Government each year (this is usually considerably higher than the current bank interest rate).

Payments must be received by the Council on or before the due date. This means if you post a cheque on the due date, your payment will be received late.

Please allow for postage or processing time if you do not make your payment direct to Council.

Am I eligible for a Pensioner Rebate?

If you are an eligible pensioner you can claim a concession for your principal residence.

Eligible pensioners generally have a blue Centrelink Pensioner Card or a Veterans Affairs Card.

What is the Pensioner Rebate?

The pensioner rebate is divided between:

- Water availability charge
- Domestic waste charge
- General rates

This rebate is capped by the NSW Government. You do not receive a rebate on water usage accounts.

What if my rate notice details are incorrect?

You should contact Council to get them corrected.

Can I avoid any rates or charges on my notice?

No. The Local Government Act 1993 expressly states that charges are applicable even if you do not use a particular service.

What if I have a problem with my water meter reading?

Water leaks and meter malfunctions sometimes occur and impact on water bills. If you think your meter reading is wrong, please contact the Council who will have the problem checked.

Additional Information and Support

Oberon Council staff are always available to assist members of the community.

During business hours call Council on (02) 6329 8100.

A range of information is also available on Council's website www.oberon.nsw.gov.au

