

Why be
anywhere
else?



Having a hit at the
Bill O'Reilly Oval
in Wingello

How are rates calculated?

The shock of very high Valuer General valuations did not map to the latest rates notices

Every few years the NSW Valuer General issues updated "Notices of Valuation" for every property in NSW. This represents the unimproved value of the property, taking into account an "arms length" valuation of what the property would be worth with no improvements such as houses, buildings, fencing, landscaping, etc.

Since the last valuation, everyone's valuations have increased by very large amounts, some almost double. Many wondered if this meant that we would then experience rates increases of the same amount!

I thought it would be worth a review of how rates relate to land valuations.

The rates are calculated by multiplying a Rate per \$ valuation. If the value is less than the minimum, then the minimum applies. This would make it seem that everyone's rates should have increased by huge amounts, but not so!

The Rate/\$ above is calculated based on what has been approved as the total rates income for the year divided by the total of all the valuations. So what the increase in the Land Valuations would have done is effectively reduce the Rate/\$ which means the actual Council rates goes up by the already budgeted increase. What may change for those paying more than minimum, is that some may have a higher increase and others a lower or even decrease, depending on how their land is valued compared to everyone else's.

The reason there is a minimum levy (\$1,266.97 for 2023-24) is because every property has equal access to pretty much most of what the Council provides such as:

- Parks, Sports, Aquatics and Recreation

- Waste and recycling
- Libraries and Community services
- Roads, Transport, Paths and Stormwater

Included in the Rates is also the Weekly waste service and stormwater levy and other services depending on what is used on your property. Waste fees can be changed by adding or reducing services.

Discussions regarding how the Rates money is actually spent and trying to understand priorities and value for money are all a whole other topic!

(More info at: <https://www.wsc.nsw.gov.au/council/rates-payments/guide-to-council-rates>)



Family sport in
Council main-
tained park

PO Boxes Available

We have Post Office Boxes available at the Wingello Village Store. These provide 24/7 access to your mail and you can pick up your parcels at any time we are open. Signing up to Mail2Day gives you an email if you have mail in your box.

And we also do banking and all other Postal services.

A small PO Box is only \$72 with yearly renewal of \$52

This is a special concessional rate as Wingello, Penrose and parts of Tallong don't have street delivery.



Fire season ended

1 April

Check if you can burn on
your property.

Library Bus

Tuesdays 2:15 to 3:15

In front of the park

Aug 1, 15, 29 Sep 12, 26

Bin Collection Mondays

August

- 7 ● Green
- 14 ● Yellow
- 21 ● Green
- 28 ● Yellow

Store Opening Hours

Ph: 02 4884 4340 / 0493 521 856

Mon - Fri:	7:00am - 4:00pm
Weekends:	8:00am - 3:00pm
Public holidays:	8:00am - 10:30am

We are open **Every Day** except
Good Friday, Easter Sunday,
Christmas, Boxing & New Year's Days.

Wingello Events

The Men's Breakfast continues being a great time to gather and chat with no particular agenda. First Saturday of every month at the Wingello Village Store is when we meet to have a general chat and solve the problems of the world - then do it all again next month.

This is a very enjoyable, laid back event, catching up with local news and events. Being regular, we are getting to look forward to meeting up with "the guys" each month.

Craft Afternoons

The Wingello Village Association sponsored informal craft afternoons and catch ups continue. Held on the first Saturday of the month in the meeting room of Wingello Hall 2 pm to 4 pm. Bring along whatever craft you are working on and enjoy the company of other crafters or just come for the catch up. Cost is \$5 to help with cost of hiring the hall and afternoon tea.

Latest Store Upgrade

You would have noticed we have upgraded our chairs at the store. The other bamboo based chairs held up reasonably well over the years, but we needed some stronger chairs as we are getting busier! The new steel framed wooden chairs are very solid and have many years of service ahead.

If you are interested in any of the replaced older chairs, which are still working fine, let us know. They can be yours for free!



Nature is waking up

One of the great features of Australian nature is the lovely way we get signs that Winter is half way over and Spring is coming. The general greyness of Winter suddenly gets blasted with the bright yellow of Wattle blossoms.

Then once the message has been broadcast by the Wattle advance guard, other plants join in.

As the weather warms up and we get the opportunity to go for a walk around the village, the work that so many of our villagers have put into their gardens comes to fruition and the village brightens up considerably.

Well done to all our Village gardeners. We will be enjoying the next few months as we get to see the results.

