

DECLARATION OF RATES AND CHARGES 2021/2022

COOMALIE COMMUNITY GOVERNMENT COUNCIL

LOCAL GOVERNMENT ACT 2008



Notice is given pursuant to section 158 of the *Local Government Act 2008* that the following rates and charges were declared by Coomalie Community Government Council (“**Council**”) at the ordinary council meeting held on 15th June 2021 pursuant to Chapter 11 of the *Local Government Act 2008* (“**the Act**”) in respect of the financial year ending 30th June 2022. (A copy of the assessment record is available for inspection, free of charge, at any of the Council’s public offices. A person may apply to the Council for the correction of an entry in the assessment record.)

Rates

Pursuant to section 155 of the Act, Council declared that it intends to raise, for general purposes by way of rates, the amount of \$986,990.00.

Pursuant to section 148 of the Act, the basis of rates are differential valuation based charges with differential minimum charges.

Pursuant to section 149 of the Act, the basis of assessed value is the unimproved capital value.

1. Batchelor Township Ward and Adelaide River Township Ward

In respect of allotments classed as “Residential” or classed as “Commercial” in the council assessment record, a differential rate of 0.006634 of the assessed value with the minimum amount payable in the application of this rate being \$1,051.00 multiplied by:

- i. the number of separate Residential Parts or Units that are adapted for separate occupation or use on each allotment (pursuant to section 148(4) of the Act); or
 - ii. the number 1 (one),
- whichever is the greater.

For the purposes of paragraph 3, “Residential Parts or Units” means a dwelling, house, flat or other substantially self-contained residential unit or building.

2. Batchelor Rural ward, Adelaide River Rural Ward, Coomalie/Tortilla Ward and Lake Bennett Ward

In respect of allotments classed as “Residential” or classed as “Commercial” in the council assessment record, a differential rate of 0.002441 of the assessed value with the minimum amount payable in the application of this rate being \$886.00 multiplied by:

- i. the number of separate Residential Parts or Units that are adapted for separate occupation or use on each allotment (pursuant to section 148(4) of the Act); or
 - ii. the number 1 (one),
- whichever is the greater.

3. Pastoral leases under the *Pastoral Land Act*

In respect of allotments of land over which there is a pastoral lease, as defined in section 3 of the *Pastoral Land Act*, a rate of 0.000306 of the unimproved capital value with the minimum amount payable in the application of this rate being \$376.45.

4. Mining tenements

In respect of allotments of land which are subject to mining tenements as defined in the Act, a rate of 0.003475 of the unimproved capital value with the minimum amount payable in the application of this rate being \$890.96.

Note:

- i. Contiguous leases or reasonably adjacent leases held by the same person will be rated as if they were a single lease.
- ii. If the owner of the mining tenement is also the owner of the land underlying the mining tenement and is liable for the rates for the underlying land tenure, the only rates payable are either the rates for the mining tenement or the rates for the underlying land tenure, whichever is the highest.

Charges

Pursuant to section 157 of the Act, Council declared the following charges for the purpose of kerbside garbage collection provided, or which council is willing and able to provide.

Council intends to raise \$411,286.00 by these charges.

5. Residential Allotments

In respect of allotments classed as “Residential – not vacant” in the council assessment record, where Council is willing and able to provide the service, a charge of \$471.00 per annum per allotment.

The service provided is a kerbside collection of the contents of one 240 litre bin per week.

6. Commercial Allotments

In respect of allotments classed as “Commercial” in the council assessment record, where Council is willing and able to provide the service, a charge of \$971.00 per annum per allotment. This includes businesses operating food, commercial or accommodation businesses.

The service provided is a kerbside collection of the contents of one 240 litre bin twice per week.

Where a ratepayer in respect of an allotment classed as “Commercial” in the council assessment record, has requested, and the council is willing and able to provide the service instead of the service described above, a charge of \$2,550.00 per annum per allotment.

The service provided is a kerbside collection of the contents of one 660 litre bin twice per week.

7. General Waste Management

In respect of all allotments which are not liable for charges under paragraph 5 or 6 above, a charge of \$222.00 per annum per allotment for access to the Council’s waste management facility for the purpose of depositing waste from the allotment, regardless of whether or not the facility is used.

8. Payment

The Council determines that the rates and charges declared under this declaration are all due and payable in two (2) approximately equal instalments on the following dates:

24th September 2021; and 25th March 2022

9. Interest Rate for late payment

The relevant interest rate for the late payment of rates and charges is fixed in accordance with section 162 of the Local Government Act 2008 at the rate of 18% per annum which is to be calculated on a daily basis.

Anna Malgorzewicz
Chief Executive Officer
Coomalie Community Government Council