

DECLARATION OF RATES AND CHARGES 2023/2024
COOMALIE COMMUNITY GOVERNMENT COUNCIL
LOCAL GOVERNMENT ACT 2019



Notice is given pursuant to Section 241 of the *Local Government Act 2019 (the Act)* that the following rates and charges were declared by Coomalie Community Government Council (“**Council**”) at the Special Council meeting held on 27th June 2023 pursuant to Chapter 11 of the *Act* in respect of the financial year ending 30th June 2024. (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 237 of the *Act*, Council declared that it intends to raise, for general purposes by way of rates, the amount of \$1,154,251.00.

Pursuant to section 226 of the *Act*, the basis of rates is differential valuation-based charges (differential rates) with differential minimum amounts.

Pursuant to section 227 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 0.00752424 of the assessed value with the minimum amount payable in the application of this rate being \$1,192.00 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 226(5) 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 0.00276809 of the assessed value with the minimum amount payable in the application of this rate being \$1,005.00 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 226(5) 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 0.000566 of the unimproved capital value with the minimum amount payable in the application of this rate being \$696.28.

4. Mining tenements

In respect of allotments of land which are subject to mining tenements as defined in the *Act*, a rate of 0.006427 of the unimproved capital value with the minimum amount payable in the application of this rate being \$1,647.93.

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 239 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 \$476,438.00 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 \$520.00 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 \$1,072.00 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 \$2,812.00 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 \$245.00 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 four (4) approximately equal instalments on the following dates:

29th September 2023;

30th November 2023;

31st January 2024; and

29th March 2024

Interest Rate for late payment

The relevant interest rate for the late payment of rates and charges is fixed in accordance with section 245 of the *Local Government Act 2019* at the rate of 18% per annum which is to be calculated on a daily basis.

Natasha Chapman
Acting Chief Executive Officer
Coomalie Community Government Council