

DECLARATION OF RATES AND CHARGES 2025-26



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 an Ordinary Council meeting held on 26th June 2025 pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2026. (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 in respect to the financial year ending 30 June 2026 it intends to raise, for general purposes by way of rates, the amount of **\$1,248,201.05**

Pursuant to section 226 of the Act, the basis of rates is differential valuation-based charges (**differential rates**) with differential minimum amounts (**minimum amounts**) being payable in application of each of those differential rates.

Pursuant to section 227 of the Act, Council adopted the unimproved capital value (as it appears on the valuation roll prepared by the Valuer-General under the *Valuation of Land Act 1963*) as the basis of the assessed value of allotments in the Council area.

For the purposes of paragraphs 1 and 2 below:

- (a) "Plan" means Survey Plan CP 5479, a copy of which is accessible on the Council's website and available for inspection at the Council's public office; and
- (b) "Ward" means a ward as described on the Plan and not a "ward" as defined in the Act.

1. Batchelor Township Ward and Adelaide River Township Ward

In respect of allotments of rateable land within those parts of the council area described on the Plan as Batchelor Township Ward and Adelaide River Township Ward and classed as "Residential" or "Commercial" in the council assessment record, a differential rate of **0.00813822** multiplied by the assessed value of each allotment with the minimum amount payable in the application of this rate being **\$1,289.60** multiplied by the greater of:

- 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).

If an allotment is divided into separate parts or units that are adapted for separate occupation or use, a minimum amount may consist of a set amount to be multiplied by the number of separate parts or units.

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

In respect of allotments of rateable land within those parts of the council area described on the Plan as Batchelor Rural Ward, Adelaide River Rural Ward, Coomalie Tortilla Ward and Lake Bennett Ward and classed as "Residential" or "Commercial" in the council assessment record, a differential rate of **0.00299397** multiplied by the assessed value of each allotment with the minimum amount payable in the application of this rate being **\$1,088.00** multiplied by the greater of:

- 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).

3. Pastoral leases under the *Pastoral Land Act*

In respect of allotments of land which are held under a pastoral lease, as defined in section 3 of the *Pastoral Land Act 1992*, a rate of **0.000789** multiplied by the assessed value of such land with the minimum amount payable in the application of this rate being **\$970.61**.

4. Mining tenements

In respect of allotments of land which are occupied under a "mining tenement" as defined in the Act, a rate of **0.008960** multiplied by the assessed value of such land with the minimum amount payable in the application of this rate being **\$2,297.21**.

Note:

- i. Contiguous leases or reasonably adjacent tenements held by the same person are to be rated as if they were a single tenement.
- ii. If the owner of the mining tenement is also the owner of another interest in the land (**other interest**) then:
 - (A) if the rate calculated in accordance with this paragraph 4 is less than or equal to the rate payable for the other interest - no rate is payable for the mining tenement; or
 - (B) if the rate calculated in accordance with this paragraph 4 for the mining tenement (**amount A**) is greater than the rate payable for the other interest (**amount B**) - the rate payable for the mining tenement is the difference between amount A and amount B.

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 **\$513,817.00** by these charges.

5. Residential Allotments - Waste

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 **\$563.00** per annum per allotment.

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

6. Commercial Allotments - Waste

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 **\$1,160.00** 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.

7. General Waste Management

In respect of all allotments which are not liable for charges under paragraph 5 or 6 above, a charge of **\$265.00** 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.

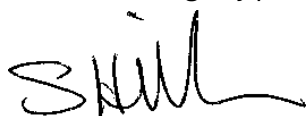
8. Payment

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:

- 1. 26th September 2025**
- 2. 28th November 2025**
- 3. 30th January 2026**
- 4. 7th April 2026**

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 Act at the rate of **18% per annum** which is to be calculated on a daily basis. Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.



Sharon Hillen
Chief Executive Officer
Coomalie Community Government Council