



DECLARATION OF RATES AND CHARGES 2013/2014

Rates

Coomalie Community Government Council (Council) makes the following declaration of rates pursuant to sections 155- 157 of the Act.

1. Council pursuant to Section 149 of the Act adopts the Unimproved Capital Value method as the basis for determining the assessed value of the allotments within the Coomalie Shire.
2. The amount intended to be raised for general purposes by way of rates for the year ending 30th June 2014 is \$684,853.
3. Council has adopted the unimproved capital value as it appears on the Valuation Roll prepared by the Office of the Valuer General in accordance with the Valuation of Land Act as its method of calculating the assessed value of all rateable land in the Council area for the year ending 30 June 2013. The Valuation is based on the 2010 Coomalie Valuation Roll as supplied to Council on 1st July 2010.
4. General Rates will be raised by application of the following differential rates with minimum amounts being payable in the application of those differential rates as follows:
5. In relation to all rateable land within the Wards of Batchelor Township Ward and Adelaide River Township Ward a rate of 0.473% of the Unimproved Capital Value of the land with minimum amounts being payable in the application of that rate being \$836 multiplied by: the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act 2008) on each allotment of land or the number 1; whichever is greater.
6. In relation to all rateable land within the Wards of Coomalie/Tortilla, Adelaide River Rural, Lake Bennett and Batchelor Rural a rate of 0.176% of the Unimproved Capital Value of the land with the minimum amount payable in the application of that rate being \$704 multiplied by: the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act 2008) on each allotment of land or the number 1; whichever is greater.
7. In relation to Lots 2924, 2972 and 2973 these shall be rated at the Batchelor Township Ward rate of 0.473% of the Unimproved Capital Value of the land with minimum amount being payable in the application of that rate being \$836. The reason these properties are rated differently is that they reside on the boundary of town and rural but utilise the town services.
8. In relation to the Council's function of sanitation and garbage, Council provides, or is willing and able to provide a regular garbage service to all residential land within the ward boundaries of Batchelor Town and Adelaide River Town, and provide a range of land fill and waste transfer station facilities for the entire Council area pursuant to the Local Government Act 2008.

Charges

Pursuant to Section 157 of the Act, Council declared the following charges in respect of the garbage collection services it provides.

9. Council intends to raise a total of \$343,845 by way of commercial and non-commercial garbage charges for the year ending 30th June 2014.
10. In relation to all premises within the Wards of Batchelor Town and Adelaide River Town, the amount of the annual garbage charge for all non-commercial premises shall be \$425.

The service is a kerbside collection service of one garbage collection visit per week with a maximum of one 240 litre mobile bin per garbage collection.

11. In relation to all commercial premises within the Wards of Batchelor Town and Adelaide River Town, the amount of the annual garbage charge shall be \$850.

The service is a kerbside collection service of two garbage collection visits per week with a maximum of one 240 litre mobile bin per garbage collection.

12. In relation to all properties in the Wards of Coomalie/Tortilla, Adelaide River Rural, Lake Bennett and Batchelor Rural the annual waste management charge shall be \$120 multiplied by: the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to Section 148 (4) of the Act 2008) on each allotment of land or the number 1; whichever is greater.
13. In relation to all non-commercial premises the garbage service shall consist of one clearance per week with a maximum of 1 x 240 litre bin per clearance.
14. In relation to commercial premises the garbage service shall consist of two clearances per week of the number of 240 litre bins registered in Council's records to be emptied from those premises.
15. In relation to all commercial premises within the shire that utilise 660L garbage bins the amount of the annual garbage charge shall be \$2300.

The service is a kerbside collection service of two garbage collection visits per week with a maximum of one 660 litre mobile bin per garbage collection.

16. Pursuant to the Local Government Act 2008, rates and charges are due and payable annually on the expiration of 28 days from the date on which a notice in relation to the rates and charges is issued to the principal ratepayer for an allotment or, if it is not practicable to do so, to any other ratepayer for the allotment.

Relevant Interest Rate

17. The relevant interest rate for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 20% per annum and is to be calculated on a daily basis.
18. Details of the due date and specified amount for payment are listed on the relevant Rates Notice. A ratepayer who fails to pay specified rates and charges may be sued for recovery of the principal amount of the rates and charges, late payment penalties and costs reasonably incurred by Council in recovering or attempting to recover the rates and charges.

Authorised by
Lee Farrell
Chief Executive Officer
Coomalie Community Government Council

Please visit www.coomalie.nt.gov.au to view Council's Strategic Plan and Annual Plan for 2013-14 to 2017-18. This Plan also includes the Regional Management Plan, Long Term Financial Plan, Annual Budget and Service Delivery Plan.