



West Daly Regional Council

Declaration of Rates and Charges 2021/2022

Notice is hereby given pursuant to *Section 158 of the Local Government Act 2008 ("The Act")*, that the following rates and charges were declared by the West Daly Regional Council ("**Council**") at the Ordinary Council Meeting held on 22nd July 2021 pursuant to Chapter 11 the *Local Government Act 2008*, in respect of the financial year ending 30 June 2022.

Rates

The Council, pursuant to section 155 of the Act, declared that it intends to raise, for general purposes by way of rates, the amount of \$1,010,504.

Pursuant to section 148 of the Act, the basis of rates are:

- a) differential valuation based charges with differential minimum charges; and
- b) differential fixed charges.

Pursuant to section 149 of the Act, the basis of the Assessed Value is the Unimproved Capital Value.

However;

- a) the unimproved value of a mining tenement is its assessed value; and
- b) the unimproved value is taken to be 20 times the annual rental payable under the tenement.

The Council hereby declared the following rates:

1) With respect of allotments classed as **Residential** in the council assessment record, a differential rate of 3.7% of the assessed value with a minimum amount being payable in the application of this rate being \$1,253.94 multiplied by:

- a) the number of separate parts or units that are adapted for separate occupation or use on each allotment (pursuant to section 148(4) of the Act); or
- b) the number 1.

whichever is the greater.

2) With respect of allotments classed as **Commercial** in the council assessment record, (excluding pastoral leases and mining tenements), a differential rate of 12.36% of the assessed value with a minimum amount being payable in the application of this rate being \$1,483.82 multiplied by:

- a) the number of separate parts or units that are adapted for separate occupation or use on each allotment (pursuant to section 148(4) of the Act); or
- b) the number 1.

whichever is the greater.

3) With respect to each allotment of rateable land within the Council area that is **Vacant Land**, a differential rate of 3.7% of the assessed value with a minimum amount being payable in the application of that charge being \$1,253.94.

- 4) With respect to each allotment of rateable land within that part of the Council area that is used or occupied for **Residential Purposes**, where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$1,253.94 will apply.
- 5) With respect to each allotment of rateable land within that part of Council area that is used or occupied for **Commercial Land Use** (excluding pastoral leases and mining tenements), where there is no Unimproved Capital Value assessed for the allotment a fixed charge of \$1,483.82 will apply.
- 6) With respect to each allotment of rateable land within that part of the Council that is **Vacant Land**, where there is no Unimproved Capital Value assessed for the allotment a fixed charge of \$1,253.94.
- 7) With respect to each allotment of land which is subject to **Mining Tenements** as defined in the Act, the rate will be the assessed value multiplied by 0.003475, with the minimum amount payable in the application of this rate being \$890.96.

Note:

- a) contiguous tenements or reasonably adjacent tenements held by the same person are to be rated as if they were a single tenement;
 - b) 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 greater.
- 8) With respect to each allotment of land over which there is a **Pastoral Lease** as defined in section 3 of the *Pastoral Land Act*, the rate will be the assessed value multiplied by 0.000306, with the minimum amount payable in the application of this rate being \$376.45.

Charges

Pursuant to Section 157 of the *Local Government Act 2008* Council declared the following charges for the purpose of enabling or assisting Council to meet the cost of garbage collection services and the waste disposal services it provides for the benefit of land within the Council area and the occupiers of such land.

Council intends to raise \$628,679 by way of these charges.

For the purposes of these charges:

- a) 'Council area' means the area of Council as defined in the Act;
 - b) 'residential dwelling' means a dwelling, house, flat or other substantially self-contained residential unit or building on residential land (whether or not it is exempt from rates) and includes a unit within the meaning of the Unit Titles Act and the Unit Titles Schemes Act;
 - c) 'residential land' means land used or capable of being used for residential purposes (but does not include land on which there is no residential dwelling);
 - d) 'allotment of commercial land' means land, the occupation and use of which is primarily for non-residential purposes and may be commercial or industrial by nature;
 - e) the 'garbage collection service' comprises the collection of one garbage bin per week of a size and on days determined by the Council.
- 1) Residential Garbage Collection Charge:
- a) The purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of residential land in the Council area;
 - b) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
 - c) A charge of \$998.48 per annum per residential dwelling will apply;

d) Where, in response to a written request from a person liable to pay a charge in respect of a residential dwelling referred to in paragraph 1)(a), Council approves the request and provides an additional service in the form of a weekly collection of waste contained in additional garbage bins. An additional service fee of \$998.48 per annum in relation to the collection of waste from each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of waste contained in the number of additional garbage bins approved by Council in response to such written request, and the additional service fee shall be levied and paid in conjunction with the charge for the weekly collection service referred to in paragraph 1)(c)

2) Commercial Garbage Collection Charge:

- a) The purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of commercial land in the Council area;
- b) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
- c) charge of \$1,809.54 per annum per allotment of commercial land will apply;
- d) Where, in response to a written request from a person liable to pay a charge in respect of a commercial land referred to in paragraph (2)(a), Council approves the request and provides an additional service in the form of a weekly collection of waste contained in additional garbage bins, an additional charge of \$1,809.54 per annum in relation to the collection of waste from each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of waste contained in the number of additional garbage bins approved by Council in response to such written request, which charge shall be levied and paid in conjunction with the charge for the weekly collection service referred to in paragraph (2)(c)

Relevant interest rate

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 7% (based on ATO GIC rates, average of last 4 quarters – FY 2020/2021) per annum and is calculated on a daily basis.

Payment dates

The Council determined that rates and charges for the year 1 July 2021 to 30 June 2022 inclusive shall be due and payable by the 30th September 2021.

A ratepayer who fails to abide by such conditions may be sued for recovery of the principal amount of the rates, charges and interest (if applicable) plus any expenses, costs or disbursements whatsoever incurred by Council in recovering or attempting to recover the rates, charges and interest, including but not limited to, debt collection agency fees and legal costs.

Rates Assessment Record Certification

I certify to the Council that, to the best of my knowledge, information and belief, the rates assessment record is a comprehensive record of all rateable land within the West Daly Region.



Matthew Eastham
Chief Executive Officer
West Daly Regional Council