

LITCHFIELD COUNCIL

Rates Declaration for 2013/2014

Notice is hereby given pursuant to Section 158 of the Local Government Act that the following rates and charges were declared by Litchfield Council at the Special Meeting held on Thursday 18th July 2013.

LITCHFIELD
COUNCIL



Community effort is essential

Rates

Litchfield Council ("the Council") makes the following declaration of rates pursuant to Chapter 11 of the Local Government Act ("the Act").

- Pursuant to Section 149 of the Act, the Council adopts the Unimproved Capital Value method as the basis of the assessed value of allotments within the council area.
- The Council intends to raise, for general purposes by way of rates (excluding commercial, industrial, pastoral leases and mining tenements), the amount of \$4,773,180.00 which will be raised by the application of:
 - differential fixed charges; and
 - differential rates with a minimum amount being payable in application of each of those differential rates.

The Council intends to raise, for general purposes by way of commercial and industrial rates, the amount of \$340,842.48 which will be raised by the application of:

- differential valuation-based charges.

- The Council hereby declares the following rates ("the General Rates"):
 - with respect to those classes of allotments within the council area of Coolalinga zoned SD, MD, MR and HR (excluding land similarly zoned in Humpty Doo and Howard Springs) under the NT Planning Scheme (other than conditionally rateable land), being allotments that are divided into separate parts or units that are adapted for separate occupation or use, a fixed charge calculated by multiplying \$1,060.00 by the number of parts or units on those allotments that are adapted for separate occupation or use;

- with respect to all other rateable land within the council area zoned SD, MD, MR and HR (excluding land in the area of Coolalinga zoned SD, MD, MR and HR) under the NT Planning Scheme (other than conditionally rateable land), a fixed rate of \$636.00;
- with respect to those classes of allotments within the council area zoned CL, PS, OR, H, A, RR, RL, R, CP, CN, HT, RD, WM, T, SU, M, PM, RW, and U under the NT Planning Scheme (other than conditionally rateable land) being allotments that are divided into separate parts or units that are adapted for separate occupation or use, a fixed charge calculated by multiplying \$636.00 by the number of parts or units on those allotments that are adapted for separate occupation or use;

- with respect to all other rateable land within the council area zoned CL, PS, OR, H, A, RR, RL, R, CP, CN, HT, RD, WM, T, SU, M, PM, RW and U under the NT Planning Scheme, a fixed rate of \$636.00;
- with respect to those classes of allotments within the council area zoned CB, C, CV, SC, TC, LI, GI, DV and FD under the NT Planning Scheme (other than conditionally rateable land) differential valuation-based charge calculated on the unimproved capital value of the land at a rate of 0.0788% this financial year and 0.15769% for the next and subsequent years with a minimum charge of \$1,050.00

- with respect to those allotments within the council areas outlined in red, as shown on the map below, a differential valuation-based charge calculated on the unimproved capital value of the land at a rate of 0.15769%

- with respect of the allotment, outlined in red, as shown on the map below a valuation-based charge calculated on the unimproved capital value of the land at a rate 0.3154%.

- with respect to every allotment of conditionally rateable land within the council area not otherwise described above and approved by the Minister pursuant to Section 142 of the Act :



- a differential rate of 0.0689% of the assessed value (being the Unimproved Capital Value) of all land held under a pastoral lease, with the minimum amount being payable in the application of that differential rate, being \$344.49.
- a differential rate of 0.326% of the assessed value of all land occupied under a mining tenement (excluding exploration leases and licenses), with the minimum amount being payable in the application of that differential rate, being \$815.30.

- Pursuant to Section 155(2) of the Act, the Council declares the following special purpose rates ("the Special Purpose Rates"):
 - Special Rate – Waste Transfer Station ("Special Purpose Rate WTS");

- The purpose for which Special Purpose Rate WTS is to be imposed is to defray the expense of constructing a Waste Transfer Station for the benefit of the ratepayers in the council area.



- The amount to be raised by Special Purpose Rate WTS for 2013/2014 is \$383,850.00.
- Special Purpose Rate WTS is to be an amount of \$50.00 per year until the full amount is recovered.
- The special Purpose Rate WTS will be levied on all rateable land within the council area.

- Special Purpose Rate Area A Roads ("Special Purpose Rate AAR");

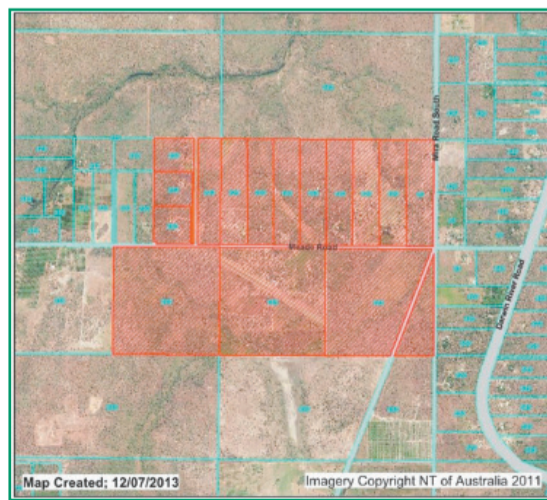
- The purpose for which Special Purpose Rate AAR is to be imposed is to defray the expense of sealing roads within the area outlined in red on the map below ("Area A"), it being the opinion of the Council that such purpose is and will be of special benefit to the ratepayers of Area A.

- The amount to be raised by Special Purpose Rate AAR will be \$61,875.00

- Special Purpose Rate AAR is to be an amount of \$4,125.00

- Special Purpose Rate AAR will be levied on that rateable land within Area A as identified in paragraph v.

- For the purpose of paragraph



- the rateable land within Area A that is subject to the Special Purpose Rate AAR are those lots which are hatched on the plan below namely 105, 185, 265, 220, 200, 180, 160, 140, 120, 100, 80, 260, 252, 250, and 240 Meade Road.

- Special Purpose Rate Area A Roads ("Special Purpose Rate ABR ");

- The purpose for which Special Purpose Rate ABR is to be imposed is to defray the expense of sealing roads within the area outlined in red on the map below ("Area B"), it being the opinion of the Council that such purpose is and will be of special benefit to the ratepayers of Area B.

- The amount to be raised by Special Purpose Rate ABR will be \$102,000.00

- Special Purpose Rate ABR is to be an amount of \$3,000.00 per lot.

- Special Purpose Rate ABR will be levied on that rateable land within Area A as identified in paragraph 5.

- For the purpose of paragraph 4(c)i, the rateable land within Area B that is subject to the Special Purpose Rate ABR are those lots which are hatched on the plan below namely 1 to 48 (excluding 3 to 12) Kersley Street (including 38A), 45 and 47 Cherry Street, Southport.

- Pursuant to Section 157 of the Act, the Council declares the following charge ("Imposition of Charges"):
 - Waste Management Charge

- The purpose for which this Charge is to be imposed is to defray the management and operational cost of the three transfer stations, it being the opinion of the Council that such purpose is and will be of special benefit to the ratepayers of the entire municipality.

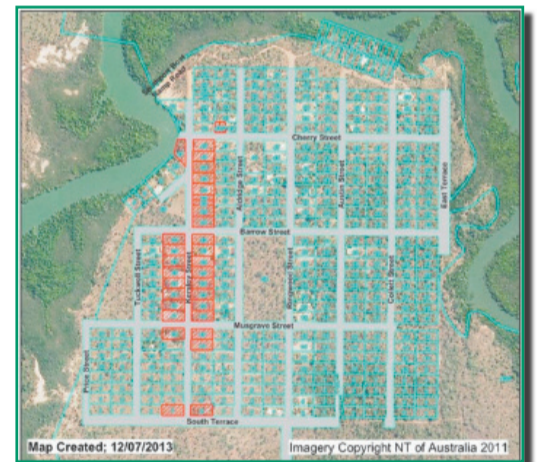
- The amount to be raised by this Charge is \$2,141,070.00.

- The Charge levied is an amount of \$290.00.

- The Charge will be levied on all rateable land within the council area with the exception of allotments zoned CB, C, SC, TC, LI, GI and DV under the NT Planning Scheme.

Relevant interest rate

- The Council fixes the relevant interest rate for the late payment of rates and charges in accordance with Section 162 of the Act at the rate of 17 % per annum which is to be calculated on a daily basis.



Payment

- The Council determines that the declared;

Rates and charges (excluding Special Purpose Rates AAR and ABR) declared under this declaration may be paid by two (2) approximately equal instalments on the following dates; 6

28 September 2013; and
28 February 2014

Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty. Special Purpose Rate AAR and ABR must be paid within 24 months of the issue of a rates notice under Section 159 of the Act.

- A ratepayer who fails to pay the rates and charges notified under the relevant rates notice under Section 159 of the Act 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.

RUSSELL ANDERSON
CHIEF EXECUTIVE OFFICER
LITCHFIELD COUNCIL

As advertised on Litchfield Council website as of 31st July 2013
www.litchfield.nt.gov.au