



Litchfield Council

Rates Declaration for 2014/2015

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 Monday 28th July 2014.

Rates

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

1. 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.

2. The Council intends to raise, for general purposes by way of rates (excluding commercial, industrial, pastoral leases and mining tenements), the amount of \$4,968,986.00 which will be raised by the application of:

- (a) differential fixed charges; and
- (b) 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 \$473,106 which will be raised by the application of:

- (a) differential valuation-based charges.

The Council intends to raise, for mining tenements and Pastoral leases by way of rates, the amount of \$44,620.49 which will be raised by the application of:

- (a) conditionally rateable land.

3. The Council hereby declares the following rates ("**the General Rates**"):

- (a) with respect to those classes of allotments within the suburb of Coolalinga zoned SD, MD, MR and HR under the *NT Planning Scheme* (other than conditionally rateable land), a fixed charge calculated by multiplying \$1,097.10 the number of parts or units on those allotments that are adapted for separate occupation or use;

- (b) with respect to all other rateable land within the council area zoned SD MD MR HR (excluding land in the area of Coolalinga) under the *NT Planning Scheme* (other than conditionally rateable land), a fixed rate of \$658.26;

- (i) 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 \$658.26 by the

number of parts or units on those allotments that are adapted for separate occupation or use;

- (c) 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 \$658.26;
- (d) 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 at a rate of 0.16321% of the unimproved capital value of the land with a minimum charge of \$1,200.00.
- (f) with respect to the allotment(s), outlined in red, as shown on the map below, a valuation-based charge calculated at a rate 0.32644% of the unimproved capital value of the land (and for the avoidance of doubt, this subparagraph is intended to prevail to the extent of any inconsistency with other provisions of this declaration).



- (g) 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 :
 - i. with respect to pastoral leases, a differential rate of 0.0291% of the unimproved capital value of all land held under the pastoral lease, with a minimum amount of \$359.65.
 - ii. with respect to land occupied under mining tenements, a differential rate of 0.340% of the unimproved value of the land occupied under a mining tenement (excluding exploration leases and exploration licences), with a minimum amount of \$851.17. The unimproved value is to be calculated in accordance with section 149(3)(a) or 149(3)(b) of the Local Government Act (NT), and if those subsections yield different amounts, the higher amount shall prevail.

4. Pursuant to Section 155(2) of the Act, the Council declares the following special purpose rates ("**the Special Purpose Rates**"):
 - a. **Special Rate – Waste Transfer Station ("**Special Purpose Rate WTS**")**:
 - i. 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.
 - ii. The amount to be raised by Special Purpose Rate WTS for 2014/2015 is \$389,250.00.
 - iii. Special Purpose Rate WTS is to be an amount of \$50.00 per year until the full amount is recovered.
 - iv. The special Purpose Rate WTS will be levied on all rateable land within the council area.
5. Pursuant to Section 157 of the Act, the Council declares the following charge ("**Imposition of Charges**"):
 - a. **Waste Management Charge**
 - i. 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.
 - ii. The amount to be raised by this Charge is \$2,370,375.00.
 - iii. The Charge levied is an amount of \$315.00 per allotment.
 - iv. 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

6. 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

7. 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:

29 September 2014; and

27 February 2015.

Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.

8. 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.

General provisions

9. Unless the contrary intention appears, defined terms in this declaration have the same meanings as under the Local Government Act (NT).

10. Where the unimproved capital value method is used to calculate the value of land which occupies less than a whole allotment, the unimproved capital value of the land shall be calculated on a proportionate basis.
11. Where one certificate of title contains several parcels of land, each parcel of land shall be separately rateable.

RUSSELL ANDERSON
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LITCHFIELD COUNCIL