

**George Town Council
COUNCIL MEETING – 20TH JUNE 2018
AGENDA**

12.3 MAKING OF RATES AND CHARGES FOR THE 2018/2019 YEAR

REPORT AUTHOR: General Manager
Team Leader – Corporate & Finance

REPORT DATE: 12th June 2018

FILE NO: 32.1

ATTACHMENTS: Nil.

RATES & CHARGES FOR 2018/2019

Rates and charges as detailed in the below recommendation are in accordance with Council's current Rates and Charges policy, this policy was reviewed by Council at the May 2017 meeting at which time it was referred to a workshop. No changes were made to the policy.

The rates and charges resolutions as detailed in the recommendation below are presented for consideration by council in the making of rates and charges for the period 1 July 2018 to 30 June 2019. The changes made reflect a general rate increase of 2.42% for the non-residential and an increase of between 2.42% to 6.04% for the residential sector varying by locality.

OFFICER'S RECOMMENDATION

That Council by absolute majority, make rates and charges for the period 1 July 2018 to 30 June 2019 in accordance with the resolutions which follow:

DEFINITIONS AND INTERPRETATION

- (a) '**Planning Scheme**' means the George Town Interim Planning Scheme 2013 as amended or replaced pursuant to the *Land Use Planning and Approvals Act 1993* (Tas).
- (b) Where the context permits, terms used in this resolution have the meaning given to those terms in the *Local Government Act 1993* (Tas) or the *Fire Service Act 1979* (Tas) (as applicable).

1. GENERAL RATE & MINIMUM AMOUNT PAYABLE

Pursuant to Section 90 of the *Local Government Act 1993* ('Act'), Council makes the following General Rate on all rateable land excluding land which is exempt pursuant to the provisions of Section 87 of the Act within the municipal area of George Town for the period commencing 1st July 2018 and ending on 30th June 2019:

- (a) pursuant to Sections 90(1) and 90(3)(b) of the Act, Council hereby makes a General Rate of **0.364410** cents in the dollar on the **capital value** of the land; and
- (b) pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of **\$702.00**.

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2. VARIATIONS TO THE GENERAL RATE

Pursuant to Section 107 of the Act, Council hereby varies the General Rate of **0.364410** cents in the dollar (as previously made) as follows:

- (a) For land used or predominantly used for industrial purposes, and which is zoned 'General Industrial' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.481581** cents to **1.845991** cents in the dollar on capital value;
- (b) For land used or predominantly used for industrial purposes, and which is zoned 'Utilities' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.481581** cents to **1.845991** cents in the dollar on capital value;
- (c) For land used or predominantly used for industrial purposes, and which is zoned 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.481582** cents to **1.845993** cents in the dollar on capital value;
- (d) For land used or predominantly used for industrial purposes, and which is not zoned 'General Industrial', 'Utilities' or 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.397075** cents to **0.761486** cents in the dollar on capital value;
- (e) For land used or predominantly used for commercial purposes, the General Rate is varied by increasing it by **0.396869** cents to **0.761279** cents in the dollar on capital value;
- (f) In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.247275** cents to **0.611685** cents in the dollar on capital value;
- (g) In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.244886** cents to **0.609296** cents in the dollar on capital value;
- (h) In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.305672** cents to **0.670083** cents in the dollar on capital value;
- (i) In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by **0.053746** cents to **0.310664** cents in the dollar on capital value;
- (j) In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.405756** cents to **0.770166** cents in the dollar on capital value;
- (k) In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by **0.033260** cents to **0.331150** cents in the dollar on capital value;

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- (l) In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.122779** cents to **0.487189** cents in the dollar on capital value;
- (m) In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.068828** cents to **0.433238** cents in the dollar on capital value;
- (n) In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing it by **0.006601** cents to **0.357809** cents in the dollar on capital value;
- (o) In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.018042** cents to **0.382452** cents in the dollar on capital value; and
- (p) In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.155452** cents to **0.519862** cents in the dollar on capital value.

3. AVERAGED AREA RATES

Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following Averaged Area Rates ('AAR') for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2016 and ending 30 June 2017:

- (a) In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1000.00** using the General Rate as varied pursuant to paragraph 2 (f) of this resolution;
- (b) In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1000.00** using the General Rate as varied pursuant to paragraph 2 (g) of this resolution;
- (c) In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,088.00** using the General Rate as varied pursuant to paragraph 2 (h) of this resolution;
- (d) In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1030.00** using the General Rate as varied pursuant to paragraph 2 (i) of this resolution;
- (e) In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1000.00** using the General Rate as varied pursuant to paragraph 2 (j) of this resolution;

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- (f) In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,088.00** using the General Rate as varied pursuant to paragraph 2 (k) of this resolution;
- (g) In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1000.00** using the General Rate as varied pursuant to paragraph 2 (l) of this resolution;
- (h) In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1030.00** using the General Rate as varied pursuant to paragraph 2 (m) of this resolution;
- (i) In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1030.00** using the General Rate as varied pursuant to paragraph 2 (n) of this resolution;
- (j) In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1030.00** using the General Rate as varied pursuant to paragraph 2 (o) of this resolution; and
- (k) In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1000.00** using the General Rate as varied pursuant to paragraph 2 (p) of this resolution.

4. WASTE MANAGEMENT SERVICE CHARGES

Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2018 and ending on 30 June 2019, namely:

- (a) A service charge of **\$38.00** for waste management on all rateable land for the establishment, management, provision and rehabilitation by Council of waste management facilities, and
- (b) A service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available, of:
 - (i) **\$178.00** for land serviced by one 85 litre mobile garbage bin and one 140 litre mobile recycling bin;
 - (ii) **\$215.00** for land serviced by one 140 litre mobile garbage bin and one 140 litre mobile recycling bin; and
 - (iii) **\$311.00** for land serviced by one 240 litre mobile garbage bin and one 240 litre mobile recycling bin.

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5. SERVICE RATE FOR FIRE PROTECTION

- (a) Pursuant to Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979* (Tas) for the 2018-2019 financial year as follows:

<u>District</u>	Rate Cents in the dollar of Capital Value
George Town Volunteer Brigade Rating District	\$0.0246143
General Land	\$0.0231599

- (b) Pursuant to Section 93(3) of the Act and Section 81C(6) and Section 79B(2) of the *Fire Service Act 1979* (Tas), the minimum fire service contribution payable in respect of the fire service contribution is the amount of **\$40.00**.

6. PAYMENT OF RATES

Pursuant to Section 124 of the Act, Council determines that:

all rates may be paid by rate payers by way of four (4) approximately equal instalments in accordance with the following schedule:

- (a) First instalment due on or before 31 August 2018;
- (b) Second instalment due on or before 31 October 2018;
- (c) Third instalment due on or before 31 January 2019; and
- (d) Fourth and final instalment due on or before 31 March 2019.

7. PENALTY AND INTEREST

Pursuant to Section 128(1)(c) of the Act, if any rate, instalment or charge is not paid on or before the date that it falls due for payment then:

- (a) there is payable a penalty of five percent (5%) of the unpaid amounts of the rate, instalment or charge; and
- (b) there is payable a daily interest charge of **0.0241369% (8.81% per annum)** in respect of the unpaid amount of the rate, instalment or charge for the period during which it remains unpaid.

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8. SEPARATE LAND

For the purposes of these resolutions the rates and charges (including the minimum amounts) shall apply to each parcel of land which is shown as being separately valued in the valuation list prepared under the *Valuation of Land Act 2001* (Tas).

9. ADJUSTED VALUES

For the purposes of these resolutions any reference to capital value includes a reference to that value as may be adjusted from time to time pursuant to Section 89 of the Act.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

VOTING

For:

Against: