

SORELL COUNCIL

RESOLUTION 2018-2019 RATES AND CHARGES

Local Government Act 1993 (Tas) – Part 9

In accordance with the provisions of the *Local Government Act 1993 (Tas)* (the ‘Act’) the Sorell Council (the ‘Council’) hereby makes the following rates and charges for the period commencing 1 July 2018 and ending 30 June 2019:

1. DEFINITIONS AND INTERPRETATION

- (1) ‘Act’ means the Local Government Act 1993;
- (2) ‘land’ means land as defined in Section 86 of the Act; and
- (3) ‘rateable land’ is the land referred to in Section 87(1) of the Act.

2. GENERAL RATE & VARIATIONS

2.1. Pursuant to sections 90 and 91 of the Act, Council hereby makes the following two-part general rate for all rateable land within the municipal area for the financial year commencing on 1 July 2018 and ending on 30 June 2019:

- (a) a rate of **0.20000** cents in the dollar of capital value; and
- (b) a fixed charge in the amount of **\$462.41**.

(here referred to as the ‘General Rate’)

2.2. Pursuant to section 107(1)(e) of the Act and regulation 33(c) of the *Local Government (General) Regulations 2015 (Tas)*, Council hereby varies the General Rate (as previously made) according to the subcategories of use or predominant use of land set out as uses of land in the most recent Land Use Codes provided by the Valuer-General in accordance with the following table:

Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none">• C34 (Car Park)• C8 (Marine Services)	the rate of 0.20000 is increased to 0.395465 cents in the dollar of capital value
<ul style="list-style-type: none">• S4 (Domestic Slipway/Jetty)• S41 (Domestic Slipway/Jetty - Private)• S42 (Domestic Slipway/Jetty - Authority)	the rate of 0.20000 is increased to 0.210997 cents in the dollar of capital value
<ul style="list-style-type: none">• C40 (Hotel/Motel)• C41 (Tavern)	the rate of 0.20000 is increased to 1.015776 cents in the dollar of capital value

Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none"> • P822 (Medical Centre - Authority) 	the rate of 0.20000 is increased to 0.395465 cents in the dollar of capital value
<ul style="list-style-type: none"> • C51 (Private Hotel/Boarding House) • C52 (Holiday Apart / Resident. Club) • C54 (Tourist Complex) 	the rate of 0.20000 is increased to 0.395465 cents in the dollar of capital value
<ul style="list-style-type: none"> • C14 (Shopping Centre) 	the rate of 0.20000 is increased to 1.559978 cents in the dollar of capital value
<ul style="list-style-type: none"> • C (Commercial) • C0 (Business and Residence) • C180 (Service Station –self serve) • C181 (Service Station – not self-serve) • C21 (Bank) • C22 (Professional Room) • C3 (Commercial Services) • C33 (Restaurant) • P11 (Telecom. Services Incls Post) 	the rate of 0.20000 is increased to 0.828995 cents in the dollar of capital value
<ul style="list-style-type: none"> • C1 (Retail/Business) • C9 (Service Industry) • C10 (Shop) • C11 (Department Store) • C12 (Mixed Shops/Offices) • C13 (Showroom/Store) • C15 (Supermarket) • C16 (Nursery/Roadside outlet – Retail) • C2 (Office Space) • C20 (Office) • C31 (Studio/Atelier) • S21 (Indoor Sport – Private) 	the rate of 0.20000 is increased to 0.742519 cents in the dollar of capital value
<ul style="list-style-type: none"> • P1 (Government/Local Government) • P10 (Fire/Police/Ambulance) • P13 (Utility Services – Sewer/Water) • P60 (Church) • P63 (Youth Centre/Camp) • S12 (Outdoor Sport – Authority) 	the rate of 0.20000 is increased to 0.210997 cents in the dollar of capital value

Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none"> • C6 (Day Care Centres/Child Minding) • P20 (School – Primary, Secondary) • P201 (School – Primary, Secondary - Private) • P202 (School – Primary, Secondary - Public) • P21 (Colleges – Tertiary) 	<p>the rate of 0.20000 is increased to 0.495779 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • I0 (Warehouse) • I10 (Manufacturing Workshop) • I11 (Manufacturing Factory) • I111 (Manuf. Factory – Not Food Processing) 	<p>the rate of 0.20000 is increased to 0.928143 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • I1 (Manufacturing) • I112 (Manufacturing others) • I13 (Sawmill) • I17 (Storage Compounds (Ltd Bldgs)) • Q1 (Mine) • Q11 (Mine-Private) • Q2 (Quarry – Sand, Gravel etc.) 	<p>the rate of 0.20000 is increased to 0.631835 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • S0 (Park, Recreation Area) 	<p>the rate of 0.20000 is decreased to 0.011525 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • L10 (Farming-Mixed) • L101 (Farming Mixed-Not irrigated) • L102 (Farming Mixed-Part irrigated) • L11 (Farming-Cropping) • L111 (Farming-Cropping-Not irrigated) • L121 (Farming-Dairy-Not irrigated) • L15 (Farming-Grazing/Pastoral) • L151 (Grazing/Pastoral-Not irrigated) • L155 (Grazing/Pastoral-Open, run, bush) • L16 (Farming-Pigs) • L18 (Farming-Horses) • L181 (Farming-Horses-Not irrigated) • L185 (Farming-Horses Open, run, bush) • L2 (Horticulture/Market Garden) • L202 (Orchard-Part irrigated) • L203 (Orchard-All irrigated) • L22 (Vineyard) • L222 (Vineyard-Part irrigated) • L232 (Soft Fruit & Nut-Part irrigated) • L3 (Forestry) 	<p>the rate of 0.20000 is decreased to 0.157961 cents in the dollar of capital value</p>

Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none"> • L332 (Forestry-Natural Bush-Private) • L4 (Aquaculture) • L41 (Aquaculture-Research Facility) • L42 (Aquaculture-Licensed Beds) 	the rate of 0.20000 is decreased to 0.157961 cents in the dollar of capital value
<ul style="list-style-type: none"> • L13 (Farming-Poultry) • L154 (Grazing/Pastoral-Irrig. scheme) • L311 (Forestry-Artificial-Authority) • L331 (Forestry-Natural Bush-Authority) 	the rate of 0.20000 is increased to 0.742519 cents in the dollar of capital value
<ul style="list-style-type: none"> • L31 (Forestry-Artificial Plantation) • L312 (Forestry-Artificial-Private) • L33 (Forestry-Natural Bush) 	the rate of 0.20000 is increased to 0.310154 cents in the dollar of capital value
<ul style="list-style-type: none"> • R32 (Multiple Storey Flats) • R7 (House & Rooms other use) 	the rate of 0.20000 is increased to 0.235203 cents in the dollar of capital value
<ul style="list-style-type: none"> • R1 (House or Cottage) • R10 (Shed/Carport) • R5 (Rural residence) • S01 (Park, Recreation Area-Private) • V (Vacant Land) • V1 (Vacant-Residential) • V2 (Vacant-Commercial) • V3 (Vacant-Industrial) • V4 (Vacant-Englobo/Broad Hectares) • V5 (Vacant-Rural Residential) • V9 (Vacant-Small crown lease area) 	the rate of 0.20000 is decreased to 0.064571 cents in the dollar of capital value

2.3. Pursuant to sections 107(1)(c) and 107(1)(e) of the Act and regulation 33(c) of the *Local Government (General) Regulations 2015* (Tas), Council hereby varies the General Rate (as previously made) according to locality and the subcategories of use or predominant use of land set out as uses of land in the most recent Land Use Codes provided by the Valuer-General in accordance with the following table:

Relevant Locality	Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none"> • Carlton • Carlton River • Dodges Ferry • Lewisham • Primrose Sands 	<ul style="list-style-type: none"> • R1 (House or Cottage) • R10 (Shed/Carport) • R2 (Flat/s) • R3 (Unit/s) • R30 (Villa Units) • R31 (Conjoined Units) • R4 (House & Flat/s) • R5 (Rural residence) • R6 (Institution Residential Accommodation) • R9 (Holiday Home/Shack) • R91 (Holiday Home/Shack Private Land) 	<p>the rate of 0.20000 is increased to 0.235203 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • Sorell • Midway Point • Penna 	<ul style="list-style-type: none"> • R (Residential) • R1 (House or Cottage) • R2 (Flat/s) • R3 (Unit/s) • R30 (Villa Units) • R31 (Conjoined Units) • R4 (House & Flat/s) • R5 (Rural residence) • R6 (Institution Residential Accommodation) • R9 (Holiday Home/Shack) • R91 (Holiday Home/Shack Private Land) 	<p>the rate of 0.20000 is increased to 0.246728 cents in the dollar of capital value</p>
<ul style="list-style-type: none"> • Bream Creek • Copping • Forcett • Kellevie • Nugent • Orielton • Pawleena • Wattle Hill • Dunalley • Connellys Marsh • Boomer Bay • Marion Bay 	<ul style="list-style-type: none"> • R1 (House or Cottage) • R10 (Shed/Carport) • R3 (Unit/s) • R30 (Villa Units) • R4 (House & Flat/s) • R5 (Rural residence) • R9 (Holiday Home/Shack) 	<p>the rate of 0.20000 is increased to 0.210997 cents in the dollar of capital value</p>

3. Separate Service Charges - Waste Management Services

Pursuant to section 94 of the Act, the Council hereby makes the following separate service charges for waste management services supplied by Council for the period commencing on 1 July 2018 and ending on 30 June 2019:

Description of Service Charge	Charge (\$)
General Waste Collection 80L	136.12
General Waste Collection 120L	180.81
General Waste Collection 140L	180.81
General Waste Collection 240L	262.23
Recycling Service 140L	136.12
Recycling Service 240L	197.39
Bin Stabiliser (all size bins)	30.00

4. Fire Service Contribution

Pursuant to Section 81 of the *Fire Service Act 1979* (Tas) for the period commencing on 1 July 2018 and ending on 30 June 2019 the Council hereby makes the following rates for the purpose of collecting the fire service contribution from all rateable land in the municipality:

- (a) for all lands within the **volunteer brigade rating district**, a rate of **0.376503** cents in the dollar of Assessed Annual Value with a minimum amount payable of **\$40.00**; and
- (b) for all **general land**, a rate of **0.352117** cents in the dollar of Assessed Annual Value with a minimum amount payable of **\$40.00**.

5. PAYMENT OF RATES AND CHARGES

5.1. Subject to clause 4.2, pursuant to section 124 of the Act, the rates and charges set out in paragraphs 1, 2 and 3 of this resolution will be payable by four (4) instalments in accordance with the following payment schedule:

- (a) the first instalment must be made on or before the 30th day following the date of issue of the relevant rates notice made in accordance with section 122 of the Act;
- (b) the second instalment must be made on or before the 17th of October 2018;
- (c) the third instalment must be made on or before the 16th of January 2019; and
- (d) the fourth and final instalment must be made on or before the 13th of March 2019.

- 5.2. Pursuant to section 124 of the Act, upon request being made by a ratepayer the Council may enter into an agreement with that ratepayer whereby the Council may permit that ratepayer to pay the rates and charges set out in paragraphs 1, 2 and 3 of this resolution by regular instalments at intervals other than those set out in the payment schedule in clause 4.1 through a direct debit facility with the ratepayer's financial institution.
- 5.3. Pursuant to section 128(1)(a) of the Act, in the event that any rates or charges payable to Council are not paid by the due date, a penalty of 8.50% of the relevant outstanding amount will be imposed on the relevant ratepayer.
- 5.4. Pursuant to section 128(1)(b) of the Act, daily interest will accrue on any rates or charges that remain unpaid after the date upon which they are due. The rate of penalty interest for the period commencing on 1 July 2018 and ending on 30 June 2019 will be the rate of 3.00% per annum, calculated daily.

6. RATES REMISSIONS

Pursuant to section 129(4) of the Act, the Council by absolute majority hereby grants the following remissions for the following classes of ratepayers:

- (a) ratepayers who own rateable land which falls within Land Use Code 'CO' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Dunalley and has a total area of less than 0.2 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.742614;
- (b) ratepayers who own rateable land which falls within Land Use Code 'C10' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Sorell and has a total area of between 0.050 and 0.051 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.395413;

- (c) ratepayers who own rateable land which falls within Land Use Code 'C14' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and has a total area of less than 0.3 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.742393;
- (d) ratepayers who own rateable land which falls within Land Use Code 'C34' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Midway Point and has a total area of less than 0.3 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.211071;
- (e) ratepayers who own rateable land which falls within Land Use Code 'C8' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and has a total area of less than 0.2 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.211302;
- (f) ratepayers who own rateable land which falls within Land Use Code '10' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Sorell and has a total area of less than 0.245 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.631730;
- (g) ratepayers who own rateable land which falls within Land Use Code '110' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and has a total area of less than 1.0 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.631730;
- (h) ratepayers who own rateable land which falls within Land Use Code '111' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Dodges Ferry and has a total area of less than 1.0 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.631730;

- (i) ratepayers who own rateable land which falls within Land Use Code '1111' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and has a total area of less than 0.5 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.631730;
- (j) ratepayers who own rateable land which falls within Land Use Code 'L312' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Bream Creek and has a total area of between 200 and 250 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.157929;
- (k) ratepayers who own rateable land which falls within Land Use Code 'L33' (as set out in the most recent Land Use Codes provided by the Valuer-General and published on the internet by the Tasmanian Government as part of the Land Information System Tasmania) and is situated in the locality of Nugent and has a total area of between 50 and 55 hectares, the Council hereby remits the General Rate by reducing the cents in the dollar of capital value to 0.210965; and
- (l) ratepayers who meet the circumstances set out in the table below:

Class of Ratepayers	Remission
The ratepayer: (a) owns a boatshed/marine structure but no other property in the Sorell Municipality; and (b) holds a current pensioner concession card.	the fixed charge component of the General Rate is remitted by being reduced to \$346.45
The ratepayer: (a) owns a boatshed/marine structure; and (b) owns a residence in the Sorell Municipality however the land upon which the boatshed/marine structure is situated does not adjoin the residence.	the fixed charge component of the General Rate is remitted by being reduced to \$346.45
The ratepayer: (a) owns a boatshed/marine structure; and (b) owns a residence in the Sorell Municipality however the land upon which the boatshed/marine structure is situated does not adjoin the residence; however (c) the ratepayer holds a current pensioner concession card.	the fixed charge component of the General Rate is remitted by being reduced to \$289.05

Class of Ratepayers	Remission
<p>The ratepayer:</p> <ul style="list-style-type: none"> (a) owns a boatshed/marine structure; and (b) owns a residence in the Sorell Municipality; and (c) the land upon which the boatshed/marine structure is situated adjoins the residence. 	<p>the fixed charge component of the General Rate is remitted by being reduced to \$231.15</p>
<p>The ratepayer:</p> <ul style="list-style-type: none"> (a) owns a boatshed/marine structure; and (b) owns a residence in the Sorell Municipality; and (c) the land upon which the boatshed/marine structure is situated adjoins the residence; and (d) the ratepayer holds a current pensioner concession card. 	<p>the fixed charge component of the General Rate is remitted by being reduced to \$173.25</p>