



## RATE RESOLUTION FINANCIAL YEAR ENDED 30 JUNE 2018

### 1. General Rate

1.1. Pursuant to sections 90 and 91 of the *Local Government Act 1993 (the Act)*, the Council makes the following general rate on all rateable land (excluding land which is exempt pursuant to the provisions of section 87) within the municipal area of West Coast for the period commencing 1 July 2017 and ending 30 June 2018 and which consists of two components as follows:

- (a) a rate of 13.87 cents in the dollar on the assessed annual value of the land; and
- (b) a fixed charge of \$261.95.

1.2. Pursuant to section 107 of the Act, and by reason of the following factors, Council declares, by absolute majority, that component (a) of the General Rate in clause 1.1 is varied as follows:

- (a) for land used or predominantly used for residential purposes, the rate is varied by decreasing it by 7.90 cents in the dollar of assessed annual value to 5.97 cents in the dollar of assessed annual value of the land;
- (b) for land used or predominantly used for industrial purposes, the rate is varied by decreasing it by 0.19 cents in the dollar of assessed annual value to 13.68 cents in the dollar of assessed annual value of the land;
- (c) for land used or predominantly used for primary production, the rate is varied by decreasing it by 7.90 cents in the dollar of assessed annual value to 5.97 cents in the dollar of assessed annual value of the land;
- (d) for land used for quarrying or mining purposes, by increasing it by 62.12 cents in the dollar of assessed annual value to 75.99 cents in the dollar of assessed annual value of the land where the land is not the subject of the variation in subparagraph (d & e);
- (e) for land used or predominantly used for quarrying and mining purposes and which land is within the Rural resources and Environmental Management zone pursuant to the *West Coast Interim Planning Scheme 2013* and also where the locality of the land, at the nearest point, is greater than 500 metres from a state highway or a subsidiary road pursuant to the *Roads and Jetties Act 1935*, the rate is varied by increasing it by 74.19 cents in the dollar of assessed annual value to 88.060 cents in the dollar of assessed annual value of the land;
- (f) for land used or predominantly used for mining purposes located in the township of Rosebery (S109 (a)(c)), by increasing it by 71.51 cents in the dollar of assessed annual value to 85.38 cents in the dollar of assessed annual value of the land;
- (g) where the land is not used for any purpose and is vacant, by decreasing the rate by 9.97 cents in the dollar of assessed annual value to 3.90 cents in the dollar of assessed annual value of the land.

## 2. Service rates – Fire Services

2.1. Pursuant to section 93A of the Act the Council makes the following service rates in respect of the fire service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the municipal area for the period commencing 1 July 2017 and ending 30 June 2018 as follows:

<i>District</i>	<i>Cents in the dollar of assessed annual value</i>
Zeehan, Queenstown, Rosebery & Strahan Volunteer Brigade Rating Districts	0.598
General Land	0.525

2.2. Pursuant to section 93(3) of the Act, the Council sets a minimum amount payable in respect of this service rate of \$39.00.

## 3. Service Rates & Service Charges – Waste Management

3.1. Pursuant to sections 93, 94 and 95 of the Act, Council makes the following service rates and service charges on all rateable land within the municipal area of West Coast (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2017 and ending on 30 June 2018 namely:

- (a) a service rate for waste management of 0.0030 cents in the dollar of the assessed annual value of the land with a minimum amount payable in respect of the service rate of \$5.40;
- (b) in addition, a service charge of \$187.20 in respect of all land to which Council makes available a waste management service; and
- (c) in addition, service charges for waste management in respect of all land to which the Council supplies different waste management services comprising:
  - (i) the supply of mobile garbage bin collection service; and
  - (ii) the supply of a recycling collection service as follows:
    - \$110.00 for a 140L mobile garbage bin for land used or predominantly used for residential purposes;
    - \$110.00 for a 240L mobile garbage bin for land used or predominantly used for residential purposes;
    - \$18.85 for a recycling bin for land used or predominantly used for residential purposes;

3.2. Pursuant to section 107 of the Act Council declares, by absolute majority, that the service rate for waste management at clause 3.1(a) is varied as follows:

- (a) for all land which is used or predominantly used for commercial purposes, vary the rate by increasing it by 3.127 cents in the dollar of assessed annual value to 3.13 cents in the dollar of assessed annual value of the land;
- (b) for all other land which is used for any of the purposes set out at section 107(2) of the Act, except land which is used or predominantly used for residential purposes, vary the rate by increasing it by 3.127 cents in the dollar to 3.13 cents in the dollar of assessed annual value of the land.

3.3. Pursuant to section 94(3) of the Act, Council declares, by absolute majority that the service charges at resolution 3.1(b) and (c) are each varied as follows by reference to the following factors in section 107 of the Act:

- (a) where the service at resolution 3.1(b) is supplied or made available to land which is not used for any purpose and is vacant, vary the service charge by increasing it to \$18.45;
- (b) where the service at resolution 3.1(c)(III) and (IV) is supplied to any land which is not used or predominantly used for residential purposes, vary the service charge by increasing it to \$164.25;
- (c) where the service charge at resolution 3.1(c)(V) is supplied or made available to all land which is not used or predominantly used for residential purposes, vary it by increasing it to \$28.35.

3.4. In respect of each of the service rates and service charges for waste management, if any land to which the rate or charge is supplied or is made available is the subject of separate rights of occupation which are separately valued in the valuation list prepared under the *Valuation of Land Act 2011*, then the rate and the charge apply to each such separate occupation.

#### **4. Service Charge: Storm Water Removal**

- 4.1. Pursuant to section 94 of the Act, Council makes the following service charges on all rateable land within the municipal area of West Coast (including land which is otherwise exempt from rates pursuant to section 87 but excluding land owned by the Crown to which the Council does not supply any of the following services) for the period commencing 1 July 2017 and ending on 30 June 2018 namely a service charge for storm water removal in respect of all land to which Council supplies or makes available a storm water removal service of \$128.21.
- 4.2. Pursuant to section 94(3) Council declares, by absolute majority, that the service charge at resolution 4.1 is varied according to the locality of land by reducing it to \$10.90 where the location of the land is not within the town boundary of any of Gormanston, Tullah, Rosebery, Zeehan, Strahan or Queenstown.

#### **5. Separate Land**

5.1. Except where it is expressly provided to the contrary, for the purposes of these resolutions the rates and charges 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*.

#### **6. Adjusted values**

6.1. For the purposes of each of these resolutions any reference to the assessed annual value includes a reference to that value as adjusted pursuant to sections 89 and 89A of the Act.

#### **7. Payment**

7.1. Pursuant to section 124 of the Act the Council:

- (a) determines that if the rates and charges are payable by one payment, then the due date is 25 August 2017;
- (b) If the rates and charges are not paid in one payment, then Council decides that all rates and charges are payable by all rate payers by 4 instalments of approximately equal

amounts and determines that the dates by which the instalments are to be paid shall be as follows:

- (i) the first instalment on or before 25 August 2017;
- (ii) the second instalment on or before 27 October 2017;
- (iii) the third instalment on or before 2 February 2018; and
- (iv) the fourth instalment on or before 23 March 2018.

## **8. Discount**

8.1. Pursuant to section 130 of the Act Council offers to all ratepayers a discount of 5% of the total amount of each rate and charge pursuant to these resolutions if the total amount is paid on or before 25 August 2017.

## **9. Default Penalty & Interest**

9.1. Pursuant to section 128 of the Act, if any rate or instalment is not paid on or before the date it falls due then there is payable a daily interest charge equal to the prescribed percentage set out at section 128(2) of the Act in respect of the unpaid rate or instalment for the period during which it is unpaid.

## **10. Words & Expressions**

10.1. Words and expressions used both in these resolutions and in the Act or the *Fire Service Act 1979* have in these resolutions the same respective meanings as they have in those Acts.

## **Strategic Implications**

*West Coast Community Plan 2025*

5.3 Sound Management of Council resources is undertaken

- 5.3.1 The Council meets all statutory requirements.
- 5.3.5 Council is recognised as a relevant, well managed, cost effective and operationally efficient and customer focused organisation that connects with all of its stakeholders.
- 5.3.6 Develop and maintain long term financial planning management and reporting to ensure resources are provided to deliver services and manage Council's assets.

## **Policy Implications**

The proposed rates resolution has been prepared in accordance with Council's Rate Policy, to be adopted at the May 2017 meeting, in accordance with Part 9 section 86B of the *Local Government Act 1993*.

## **Financial Implications**

Council expenditure and revenues will continue to be closely monitored, controlled and reported on to Council and the community.

### **Risk Implications**

Council has a responsibility under the *Local Government Act 1993* to raise rates and charges in accordance with Part 9 of the Act.

### **Consultation Process**

Budget preparations to date have involved extensive internal consultation between staff and Councillors. Consultation included a budget bus tour of the municipality to identify any potential Capex projects or operational budget items to incorporate in this year's initial budget deliberations.

In addition to the above, residents and ratepayers were encouraged to submit items for consideration to Council to form part of the 2017-2018 budget deliberations.

All submissions will be reviewed and taken into consideration so that we can attempt to balance competing priorities given the limited available funds.

A public meeting was held early May to discuss the outlining the key elements in the Annual Plan and Budget Estimates Papers including a breakdown of the initiatives introduced, the savings delivered and the progress Council has made in recent years to its bottom line and the key directions.

A 'Notification of Making Rates' (Attachment 1) will be published in accordance with the *Local Government Act 1993*.

### **Recommendation**

#### **That Council:**

- 1. by absolute majority, adopt the Rates Resolution for the 2017/18 financial year and incorporate the resolution in its 2017/18 Annual Plan and Budget Estimates; and**
- 2. authorise the General Manager to publish the 'Notification of Making Rates', in accordance with the requirements of Section 118 of the *Local Government Act 1993*.**

**Moved/Seconded**



## Notification of Making Rates

In accordance with Section 118 of the *Local Government Act 1993*, notice is hereby given that Council made its rates and charges for the 2017/2018 financial year at its meeting held on the 16 May 2017.

The following is a summary of the rates and charges to be applied.

	<b>2017/2018</b>
<b>General Rate Varied</b>	
<ul style="list-style-type: none"> <li>• Lands predominantly used for residential purposes, primary production or is vacant land not used for any purpose</li> <li>• Quarrying &amp; Mining</li> <li>• Quarrying &amp; Mining Remote</li> <li>• Mining</li> <li>• Industrial</li> <li>• Vacant Land</li> <li>• All other lands</li> </ul>	<p>5.97¢ - charge \$261.95</p> <p>75.99¢ - charge \$261.95</p> <p>88.060¢ - charge \$261.95</p> <p>85.38¢ - charge \$261.95</p> <p>13.68¢ - charge \$261.95</p> <p>3.90¢ - charge \$261.95</p> <p>13.87¢ - charge \$261.95</p>
<b>Fire Protection Rate</b>	
<ul style="list-style-type: none"> <li>• Urban (Volunteer)</li> <li>• Rural (General)</li> </ul>	<p>0.5975¢ (min \$39.00)</p> <p>0.5245¢ (min \$39.00)</p>
<b>Waste Management Service Rate Varied</b>	
Lands predominantly used for residential, primary production or vacant land not used for any purpose	0.003¢ (min \$5.40)
All other lands	3.13¢ (min \$187.20)
<b>Waste Management Charge Varied</b>	
<ul style="list-style-type: none"> <li>• Lands predominantly used for residential purposes</li> <li>• Vacant Land</li> <li>• All other lands</li> </ul>	<p>\$187.20</p> <p>\$18.45</p> <p>\$5.40</p>
<b>Garbage Collection &amp; Recycling Service Charge</b>	
For each bin collected or a single charge per land	
Garbage - General	\$110.00
Garbage - Other	\$164.25
Recycling - Residential	\$18.85
Recycling – Other	\$28.35
<b>Storm water Service Charge</b>	
Lands within the town boundaries of Gormanston, Tullah, Rosebery, Zeehan, Strahan and Queenstown used or predominantly used for residential, Industrial, Commercial, Mining and Quarry purposes	\$128.21
All other lands	\$10.90
<b>Tenement Charges</b>	100%