

RATES POLICY



Appendix Q

Management
Plan
2009-2013



RATES GENERAL AND SPECIAL

Rate Levy 2009/2010

In developing its proposed rating structure, Council has been aware of the need for equity amongst all ratepayers within the Shire boundaries. Council considers that an equitable structure has been achieved given the challenge of new land valuations and the separation of water from land valuations both to commence on 1 July 2009.

It is important to note that increased property valuations do not increase the total amount of money the Council collects above the approved rate pegging limit in rates, it simply redistributes the amount of rates paid between individual properties.

The Minister for Local Government has approved a 3.5% rate pegging limit under section 506 of the Local Government Act 1993. Council will be calculating rates at the maximum allowable rates and will apply from 1 July 2009.

A special rate is designed to meet the cost of specific works, services, facilities or activities. It is levied on those rateable properties, which will, in the Council's opinion, benefit from or contribute to the need for or have access to the work, service, facility or activity in question.

Council has not applied for a special rate for 2009/2010.

Council does apply a Tourism Special Rate for the \$10 per Assessment.

A special rate was structured for the Levee Bank surrounding the Wentworth Township to facilitate the payment of the Loan. The total project cost was in excess of \$4,000,000 and the contribution to be recovered from the Community will be \$1,000,000 plus interest over a period of twenty years.

The Levy for the payment of the \$1,000,000 Loan for the Levee Bank plus interest will be spread across all Ratepayers within the Shire of Wentworth at a cost of approximately \$30 per property.

Wentworth Shire Council - General Rate 2009/2010 incorporating 3.5% rate pegging & catch up of \$16000

Current Structure - 2008/2009						Proposed Structure - 2009/2010									
Description	Assess	Land Value	Ad Val Rate	Min	Base Amount	Rate Yield	Assess	Land Value	Ad Val Rate	Ad Val Rate Total	Min	Base Amount	Base/Minimum Amount Value	Notional Yield	% Increase
Farmland-Dry Land Grazing	232	42961872	0.0069705	190	343545.73		231	74350270	0.00400000	297401.08		625	144375.00	441776.08	
Farmland- General	734	107864911	0.0069705	190	891332.36		734	116066390	0.00400000	464265.56		625	458750.00	923015.56	
Farmland- Licence/Pump Site/Pipeline	35	39941	0.0069705	190	6928.41		35	58990	0.06850000	4040.82		80	2800.00	6840.82	
	1001	150866724			1241806.50		1000	190475650		761666.64			603125.00	1214689.46	-2.19
													Less 20% farmland capping		-156943.00
													603125.00	1214689.46	
Residential - Wentworth	598	18296431	0.00849417	90	209233.00		96	17670800	0.00480811	84963.15			0.00	84963.15	10.18
Residential - Wentworth Min							502	13650940			290		145580.00	145580.00	
Residential - Rural	521	25708957	0.00849417	90	265266.25		521	47155970	0.004	188623.88		150	78150.00	266773.88	0.05
Residential - Buronga	476	28057900	0.00849417	90	281168.57		476	59847950	0.0032	191513.44		250	119000.00	310513.44	10.44
Residential - Gol Gol East	115	15129360	0.00849417	90	138861.36		115	28504240	0.00389	110881.49		350	40250.00	151131.49	8.83
Residential - Gol Gol	422	38794300	0.00849417	90	367505.38		422	76256370	0.00332	253171.15		250	105500.00	358671.15	-2.41
Residential - Pooncarie	6	189800	0.01261489		2394.31		6	229050	0.01315	3012.01				3012.01	
Residential - Pooncarie -Minimum	49	507450		270	13230.00		49	620910			290		14210.00	14210.00	10.22
Residential - Dareton	5	125600	0.01261489		1584.43		5	184000	0.01315	2419.60				2419.60	
Residential - Dareton -Minimum	195	1491300		270	52650.00		195	1629130			290		56550.00	56550.00	8.73
	2387	128301098			1331893.30		2387	245749360		834584.72			559240.00	1393824.72	4.65
Business - General	172	11626301	0.01239061	90	159536.96		172	25933680	0.00550000	142635.24		250	43000.00	185635.24	16.35
Business - Winery	2	312000	0.40614788	90	126898.14		3	934000	0.18244683	170405.34		90	270.00	170675.34	34.50
Business - Frt Blk/Winery	1	210000	0.04728824	90	10020.53		1	415000	0.02681756	11129.29		110	110.00	11239.29	12.16
Business - Wentworth	52	1752250	0.01239061	90	26391.45		52	2341950	0.00850000	19906.58		250	13000.00	32906.58	24.68
Business - Gravel/Loam Extraction	37	267500	0.03448038	90	12620.98		15	277000	0.03448038	9551.07			0.00	9551.07	26.22
Business - Gravel/Loam Extraction Min							22	121500			290		6380.00	6380.00	
Business - Bentonite Extraction	2	138000	0.6613297	90	9306.35		2	216000	0.05000000	10800.00		200	400.00	11200.00	20.34
Business - Mineral Sands Extraction	2	12000000	0.06	90	720180.00		2	12000000	0.0621432	745718.40		90	180.00	745898.40	3.57
	268	26306051			1064954.41		269	42239130		344076.44			63340.00	1173485.91	10.19
Totals	3656	305473873			\$ 3,638,654.21		3656	478464140		\$ 1,940,327.80			\$ 1,225,705.00	\$ 3,782,000.08	
Plus 3.5%															127352.90
Plus Catch up															16000.00
Permissible income															\$ 3,782,007.11
															\$ 3,782,000.08

WENTWORTH SHIRE COUNCIL
Adopted Water, Sewerage & Garbage Charges - 2009/2010

Description	Assess	Proposed	Notional Income	Pensioner
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Water Charges

Proposed Basic Charges for a 20mm connection will be as follows:-

Filtered Water		
Access Charge	\$240.00	per annum
Water Cost - 0-250kl	\$1.15	per kl
Water Cost - over 250kl	\$2.70	per kl

Raw Water		
Access Charge	\$125.00	per annum
Water Cost - 0-700kl	\$0.37	per kl
Water Cost - over 700kl	\$0.80	per kl

Flats & Units

The access charge will apply to all connections and to Namatjira and resident complexes such as flats.

Each flat or unit will be levied at 20mm access charge for raw and filtered water.

The body corporate management committee will then be charged for actual water used.

The body corporate will be responsible for the allocation of charges within the complex.

Access Charges are determined by the connection size as follows:-					
Type	Size (mm)	Assessments	Filtered Water Access Charge	Filtered Water Allowance 1st Step	Notional Income
Residential or Non Residential	20	2105	240	250 kl	\$ 505,200.00
	25	36	385	500 kl	\$ 13,860.00
	32	5	635	750 kl	\$ 3,175.00
	40	15	1000	1000 kl	\$ 15,000.00
	50	14	1560	1750 kl	\$ 21,840.00
	80	2	3990	4000 kl	\$ 7,980.00
	100		6240	6250 kl	
	150		14040		
	200		25000		
				\$	567,055.00
Type	Size (mm)	Assessments	Raw Water Access Charge	Raw Water Allowance 1st Step	Notional Income
Residential or Non Residential	20	2163	125	700 kl	\$ 270,375.00
	25	32	185	1400 kl	\$ 5,920.00
	32	7	310	2100 kl	\$ 2,170.00
	40	19	500	2800 kl	\$ 9,500.00
	50	16	780	4900 kl	\$ 12,480.00
	80	2	1995	11200 kl	\$ 3,990.00
	100	2	3120	17500 kl	\$ 6,240.00
	150		7020		\$ -
	200		12480		\$ -
				\$	310,675.00
Rural 1(c) Raw Water					
Size of Connection			Access Charge	First Step \$0.25	Second Step \$0.80
20mm	95.00		\$135.00	0-2000 kilolitres	2001+ kilolitres
				\$	12,825.00
Filtered Water			Up to 4000kl	\$1.10	per kl
			Next 4000kl	\$1.80	per kl
			Next 4000kl	\$1.70	per kl
			over 12000kl	\$1.60	per kl

**Total Water Access
Charges**

\$ 920,410.00

Sewerage Charges				
Description	Assess	Charge	Notional Income	Pensioner Rebate
Sewerage Connected	1587	570.00	\$904,590	\$31,000
Sewerage Unconnected	161	570.00	\$91,770	
Sewerage 1st Pedestal	27	570.00	\$15,390	
Sewerage Pedestal WC	712	88.00	\$62,656	
Sewerage Urinal	58	43.50	\$2,523	
Sewerage Church WC	40	48.50	\$1,940	
Sewerage 2 Flats	9	855.00	\$7,695	
Sewerage 3 Flats	3	1140.00	\$3,420	
Sewerage 4 Flats	4	1425.00	\$5,700	
Sewerage 5 Flats	4	1710.00	\$6,840	
Sewerage 6 Flats	2	1995.00	\$3,990	
Sewerage 7 Flats	3	2280.00	\$6,840	
Sewerage 9 Flats	0	2850.00	\$0	
Sewerage 10 Flats	1	3135.00	\$3,135	
Sewerage 12 Flats	1	3705.00	\$3,705	
Sewerage 14 Flats	1	4275.00	\$4,275	
			\$1,124,469	\$31,000

Garbage Charges				
Description	Assess	Proposed Charge	Notional Income	Pensioner Rebate
Domestic Waste Urban	1895	175	\$331,625	\$22,500
Domestic Waste Rural	788	225	\$177,300	\$6,000
			\$508,925	\$28,500