

## RATES – REDUCTION OF DEVELOPER COSTS

### 1. STATEMENT OF POLICY INTENT

The intent of this policy is to outline clear and appropriate procedures which will be undertaken by Wentworth Shire Council when rating unsold lots within a subdivision.

### 2. DEFINITIONS AND ABBREVIATIONS

LGA 1993	Local Government Act 1993 (NSW)
GM	General Manager
Regulations	Local Government (General) Regulations 2005 (NSW)

### 3. POLICY

Council will comply with the LGA 1993 and Regulations in order to rate General Rates, Sewerage and Water Access Charges on unsold lots held by a developer within a subdivision.

All unsold lots will be rated a General Rate only on separate rate assessments until sold, then Water and Sewerage Charges are added and applicable to the next financial year.

Each parcel of land is also subject to the following constraints:

- a) If a developer builds spec homes on a parcel of land, Water, Sewerage and Garbage become rateable from the time of connection to water supply and sewerage.

The rating concessions to the developer will cease three years after the sale of the first lot within the subdivision, or if in the case where the subdivision has been divided into parts, the sale of the first lot within the part.

That Council oppose rate exemptions for Aboriginal Land Councils or any other specific cultural or ethnic group, other than those already provided by Statute.

### 4. RESPONSIBILITY/ACCOUNTABILITY

Council officers are responsible for implementing this policy.

### 5. RELATED DOCUMENTS

#### 5.1. ASSOCIATED LEGISLATION

LGA 1993  
Regulations

Maintained by:	DSO (formerly DCS)	Date Adopted by Council:	15/12/2010
File Number:	C9/7	Version No:	2
Previous Effective Date	26/11/2006	Date for Review	15/12/2011
Other Reference:	Nil		
Application:	All Staff		
Attachments:	Nil		

**5.2. ASSOCIATED GOVERNMENT POLICY PROVISIONS**

Not Applicable

**5.3. ASSOCIATED COUNCIL DOCUMENTS**

Not Applicable

**6. POLICY STATUS**

This policy was formally adopted by Council on 15 December 2010 and commenced operation on 15 December 2010. This policy replaces the previous version adopted on 26 November 2006 and includes new formatting with the addition of responsibility/accountability.

**7. POLICY REVIEW**

This policy may be amended at any time and must be reviewed at least twelve months since its adoption (or latest amendment).

**8. AUTHORISATION**

.....  
 Position:        General Manager

Date:            ...../...../.....

Maintained by:	DSO (formerly DCS)	Date Adopted by Council:	15/12/2010
File Number:	C9/7	Version No:	2
Previous Effective Date	26/11/2006	Date for Review	15/12/2011
Other Reference:	Nil		
Application:	All Staff		
Attachments:	Nil		