

RATES – REDUCTION OF DEVELOPER COSTS

POLICY OBJECTIVE

This Official Council Policy deals with how Wentworth Shire Council will behave when rating unsold lots within a subdivision.

1. POLICY STATEMENT

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. POLICY COVERAGE

This policy applies to unsold lots within a subdivision within the Wentworth Shire Local Government Area.

3. STRATEGIC PLAN LINK

Objective: 4.0 Wentworth is a caring, supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery.

4. DEFINITIONS AND ABBREVIATIONS

Term/Word	Definition
Act	<i>Local Government Act 1993 (NSW)</i>
Council	Council of the Shire of Wentworth
Regulations	<i>Local Government (General) Regulation 2021</i>

5. POLICY CONTENT

It is the policy of this Council that:

- Council will comply with the Act 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 rates assessments until sold, then Water and Sewerage Charges are added and applicable to the next financial year;
- If a developer builds spec homes in a parcel of land, Water, sewerage and Garbage become rateable from the time of connection to water supply and sewerage; and
- The rating concession 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.

6. RELATED DOCUMENTS & LEGISLATION

Legislation

- *Local Government Act 1993 (NSW)*
- *Local Government (General) Regulation 2021*

Council Policies

- GOV022 – Legislative Compliance Policy

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- AF001 – Subdivisions Deferred Payment Arrangements

Council Documents

- Legislative Compliance Framework
- Governance Framework

7. ATTACHMENTS

Nil.

8. DOCUMENT APPROVAL

This document is the latest version of the official policy of the Wentworth Shire Council, as adopted by Council on 16 March 2022. All previous versions of this policy are null and void.

This policy may be amended or revoked by Council at any time.

A PDF copy of the signed document can be accessed from Council’s record management system and Reliansys.

Signed:.....

17 March 2022

General Manager Wentworth Shire Council

Date