



Hawkesbury City Council

special meeting business paper

date of meeting: 23 June 2003

location: Council Chambers

time: 7.00pm

SPECIAL MEETING

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ITEM: 103 Management Plan Public Meeting Outcomes**FILE NUMBER:** 107/CSV/ORF23SCX.C01

REPORT:

On Wednesday, 4 June 2003 a Public Meeting to discuss the Draft Management Plan for the 2003-2004 financial year was held at Windsor Function Centre. Approximately 34 (thirty four) residents were in attendance plus senior staff and Councillor representatives.

The purpose of the public meeting was to provide an opportunity for interested local residents to discuss the Draft Plan with senior staff and to inform residents of key aspects of the Plan in addition to providing Councillors with an opportunity to listen to feedback about the Draft Plan. The meeting also provided an opportunity to encourage residents to make submissions regarding the document to assist Councillors in their consideration of the document.

Issues and comments from the Public Meeting are summarised below:

- **Tourism support** - request for more support in relation to improved parking for buses, caravans and general car parking. Further a suggestion that additional caravan park sites would assist.
- **Heritage listing review** - allowing community comment regarding listed properties.
- **Amendment 108** - request for an additional consultation regarding the outcomes of this aspect of the Local Environmental Plan review.
- **North-West sector** - will this change Hawkesbury's Development Strategy? Further comment needs to be provided regarding this matter.
- **North Richmond Skate Park** - information provided regarding the progress of this project.
- **Memorial Park Kurrajong upgrades** - seats/facilities needed, including playground equipment, Director Asset Services and Recreation to identify progress and forward information to interested residents.
- **Wilberforce Heritage Village** - proposed to re-classify this land from community to operational which will involve an amendment to the Local Environmental Plan (including exhibition period and public hearing).
- **Smith Park, Richmond** - request for attention to potholes in the area where cars are parked. A commitment to have the area graded was provided.
- **Borrowings for the Art Gallery and other cultural facilities** - information provided and reference made to Council report regarding this mater. Information regarding allocation of Section 94 funds to be spent on the new library also provided.

- **Cycleways** - request for regional co-operation regarding linking of facilities. Matter to be referred to the Bicycle Steering Committee.
- **Pitt Town Drainage** - drainage issues discussed in relation to Roads & Traffic Authority and Council responsibilities.
- **Homelessness** - encouragement for Council to assist in provision of low-cost housing and shelter for homeless people. Although Council is not the primary responsible agency regarding this matter, information provided regarding interagency co-operation.
- **Youth Issues** - Youth Streetbeat requested to extend service to Wilberforce. Suggest Council facilitate meetings with children from all areas of the city to address youth problems. Information provided on the Council's Youth Advisory Committee. Request for Youth Transport service to be extended. Encouragement provided for Council to be involved in organising activities for disadvantaged groups, not just provide buildings.
- **Limited youth services between Kurrajong and Richmond** - request for more activities and programs for outer lying areas such as Kurrajong and Richmond.
- **Buildings for community use in Kurrajong** - discussion regarding Section 94 contributions and application of these funds.
- **Heritage groups** - request for increased recognition in the Management Plan document, particularly in relation to economic development opportunities. Information provided on Heritage Committee role.
- **'Heritage Trail'** - request for a heritage trail to be developed to encourage tourism, similar to the "Farmgate Trail" concept. Similar suggestion for the old Kurrajong Railway walking track.
- **Cultural Events** - support for quarterly funding for cultural events to continue. Information provided on the funding/application process regarding annual events.
- **Forward planning to increase the number of sporting facilities** - suggestion that with the increased growth in the surrounding area, the demand for sporting facilities is being stretched to meet the needs of schools, sporting groups, church groups etc, and that a forward plan to meet these needs be developed.
- **Film industry in the Hawkesbury** - support for encouragement of this niche market particularly in the areaw of heritage sites and buildings. Information was provided on the Western Sydney film audit program.

RECOMMENDATION:

That the information be received.

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ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 104 Adoption of the 2003/2004 Management Plan**FILE NUMBER:** GM001/02/CSV/ORF23SBX.C04**REPORT:**

Council resolved at the 12 May 2003 Special Meeting that:

- "1. The 2003/2004 Draft Management Plan which includes Council's Strategic Plan, Operational Plan, Budget Estimates and Revenue Pricing Policy be advertised in accordance with Section 405 of the Local Government Act (1993).*
- 2. The allocation in Council's Operational Plan under the three year building maintenance plan estimates for 2003/2004 and 2004/2005 for maintenance to Toxana House, if sold, be reallocated for the upgrading of the McQuade Park kiosk, store and associated facilities.*
- 3. The matter of sullage be further reported in relation to reducing the increase necessitated by the subsidy of pensioners and this be reviewed further prior to determination of the Budget at the Special Meeting of Council in June 2003."*

Public Submissions

Following public exhibition over the period 21 May to 18 June 2003 inclusive, and Council's public meeting held on 4 June 2003, submissions have been received in relation to the 2003/2004 Draft Management Plan.

A list of those submissions are detailed below:

1. Alan Eagle on behalf of the Hawkesbury Mainstreet Committee and the Hawkesbury City Chamber of Commerce and Industry
2. Alan Eagle on behalf of the Richmond Mainstreet Committee
3. Steve Chadevski on behalf of the North Richmond Mainstreet Committee
4. Corrie Ambrose on behalf of the South Windsor Mainstreet Committee
5. Janice Fraser on behalf of the Windsor Mainstreet Committee
6. Julie Cairnes on behalf of the Women's Cottage
7. Jenny Pratt on behalf of the Fitzgerald Memorial Hostel Inc
8. David Bertenshaw on behalf of the Hawkesbury Sports Council.
9. Jan Hardy on behalf of the Windsor Mainstreet Committee
10. Ian Dodd on behalf of the Tourist Railway Association Kurrajong (TRAK)
11. Jan Brown on behalf of HCC Family Day Care
12. Allan Wilcox on behalf of the Hawkesbury District Tennis Association Inc.
13. J P Bruce of 16 Jamieson Parade, Collaroy NSW.
14. Debbie Doeland on behalf of Bligh Park Out of School Hours Care.
15. Pam Doyle on behalf of the Blaxlands Ridge Community Centre.
16. Trevor Devine on behalf of Havelock Real Estate.
17. Warrick Nichols on behalf of residents of Warrigal Road

18. Councillor Kevin Conolly
19. Hawkesbury Leisure Centre (HLC) - Change in Pricing Policy
20. Sullage charges

As the Council received a large number of submissions and, at the time of this report, had also received a number of late submissions, the commentary and recommendations relating to each submission will be provided under separate cover to Councillors on Friday 20 June 2003.

In addition, a number of adjustments were required from the advertised Draft Estimates and these will be provided as part of this report.

RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

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Item: **105****ITEM: 105 Making of Rates and Fixing of Charges for the Period 1 July 2003 to 30 June 2004****FILE NUMBER:** GM010/006/FNC/ORF23SAX.F02**REPORT:**

Rates and Charges for the period 1 July 2003 to 30 June 2004 were published in Council's Draft Revenue Pricing Policy as part of the Draft Management Plan that has recently been on public exhibition.

Public submissions were invited in accordance with sections 405 of the *Local Government Act, 1993*. After consideration of the submissions received, the following rates and charges are now submitted for adoption.

A. Residential, Farmland and Business Rates

It is hereby recommended that Ordinary Rates be made for the sub-categories of the Residential, Farmland and Business rating categories as shown in the following schedule.

Residential Category

Code	Sub-Category Description	Ad Valorem	Minimum
Agn	Residential - Agnes Banks	0.4547 cents	\$342.00
Bilpin	Residential - Bilpin, Berambing, Mt. Tootie, Mountain Lagoon	0.4547 cents	\$342.00
Bligh Pk	Residential - Bligh Park	0.4547 cents	\$342.00
Bowen Mt	Residential - Bowen Mountain	0.4547 cents	\$342.00
Cattai	Residential - Cattai	0.4547 cents	\$342.00
Claren	Residential - Clarendon	0.4547 cents	\$342.00
Colo	Residential - Colo, Colo Heights, Central Colo, Upper Colo	0.4547 cents	\$342.00
Eben Sac	Residential - Ebenezer, Sackville, Sackville Reach, Lower Portland	0.4547 cents	\$342.00
East Kurr	Residential - East Kurrajong, Blaxlands Ridge	0.4547 cents	\$342.00
F.Reach	Residential - Freemans Reach	0.4547 cents	\$342.00
Gloss	Residential - Glossodia	0.4547 cents	\$342.00
Grose	Residential - Grose Vale, Grose Wold	0.4547 cents	\$342.00

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Code	Sub-Category Description	Ad Valorem	Minimum
Kurmond	Residential - Kurmond	0.4547 cents	\$342.00
K.Jong	Residential - Kurrajong	0.4547 cents	\$342.00
K.Jong Ht	Residential - Kurrajong Heights, Kurrajong Hills	0.4547 cents	\$342.00
McDonald	Residential - MacDonald Valley (Lower, Upper, Central)	0.4547 cents	\$342.00
Mar Oak	Residential - Maraylya, Oakville, Scheyville	0.4547 cents	\$342.00
WiseSt A	Residential - Wisemans Ferry, Leets Vale, St. Albans	0.4547 cents	\$342.00
McGraths	Residential - McGraths Hill	0.4547 cents	\$342.00
Mulgrave	Residential - Mulgrave	0.4547 cents	\$342.00
N. Rich	Residential - North Richmond, Tennyson	0.4547 cents	\$342.00
PittTown	Residential - Pitt Town	0.4547 cents	\$342.00
Richmond	Residential - Richmond	0.4547 cents	\$342.00
Sth Wind	Residential - South Windsor	0.4547 cents	\$342.00
Vineyard	Residential - Vineyard	0.4547 cents	\$342.00
Windsor	Residential - Windsor	0.4547 cents	\$342.00
W.Downs	Residential - Windsor Downs	0.4547 cents	\$342.00
W.Force	Residential - Wilberforce	0.4547 cents	\$342.00
Yarra	Residential - Yarramundi	0.4547 cents	\$342.00
Res.Vac	Residential - Vacant Land	0.4547 cents	\$342.00
Agn RR	Rural Residential - Agnes Banks	0.4547 cents	\$342.00
RR Bilpin	Rural Residential - Bilpin, Berambing, Mt. Tootie, Mountain Lagoon	0.4547 cents	\$342.00
Bligh RR	Rural Residential - Bligh Park	0.4547 cents	\$342.00
Bown RR	Rural Residential - Bowen Mountain	0.4547 cents	\$342.00
Cattai RR	Rural Residential - Cattai	0.4547 cents	\$342.00
ClarenRR	Rural Residential - Clarendon	0.4547 cents	\$342.00
Colo RR	Rural Residential - Colo, Colo Heights, Central Colo, Upper Colo	0.4547 cents	\$342.00
Eben RR	Rural Residential - Ebenezer, Sackville, Sackville Reach, Lower Portland	0.4547 cents	\$342.00

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Code	Sub-Category Description	Ad Valorem	Minimum
E Kurr RR	Rural Residential - East Kurrajong, Blaxlands Ridge	0.4547 cents	\$342.00
Free RR	Rural Residential - Freemans Reach	0.4547 cents	\$342.00
Gloss RR	Rural Residential - Glossodia	0.4547 cents	\$342.00
Grose RR	Rural Residential - Grose Vale, Grose Wold	0.4547 cents	\$342.00
Kurm RR	Rural Residential - Kurmond	0.4547 cents	\$342.00
K.Jong RR	Rural Residential - Kurrajong	0.4547 cents	\$342.00
K.J Ht RR	Rural Residential - Kurrajong Heights, Kurrajong Hills	0.4547 cents	\$342.00
Mcdon RR	Rural Residential - MacDonald Valley (Lower, Upper, Central)	0.4547 cents	\$342.00
Oakv RR	Rural Residential - Maraylya, Oakville, Scheyville	0.4547 cents	\$342.00
WiseF RR	Rural Residential - Wisemans Ferry, Leets Vale, St. Albans	0.4547 cents	\$342.00
McGrat RR	Rural Residential - McGraths Hill	0.4547 cents	\$342.00
Mulg RR	Rural Residential - Mulgrave	0.4547 cents	\$342.00
N.RichRR	Rural Residential - North Richmond, Tennyson	0.4547 cents	\$342.00
PTownRR	Rural Residential - Pitt Town	0.4547 cents	\$342.00
Rich RR	Rural Residential - Richmond	0.4547 cents	\$342.00
SWindRR	Rural Residential - South Windsor	0.4547 cents	\$342.00
VineYRR	Rural Residential - Vineyard	0.4547 cents	\$342.00
WdsorRR	Rural Residential - Windsor	0.4547 cents	\$342.00
WdownRR	Rural Residential - Windsor Downs	0.4547 cents	\$342.00
Wforce RR	Rural Residential - Wilberforce	0.4547 cents	\$342.00
Yarra RR	Rural Residential - Yarramundi	0.4547 cents	\$342.00
FloodVac	Rural Residential - Flood Prone Vacant	0.4547 cents	\$342.00
RuralSce	Rural Residential - Scenic Protection Vacant	0.4547 cents	\$342.00
RuralVac	Rural Residential - Vacant	0.4547 cents	\$342.00

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Code	Sub-Category Description	Ad Valorem	Minimum
Farmland	Farmland	0.3634 cents	\$342.00
FarmHigh	Farmland - High Density	0.3634 cents	\$342.00

Business Category

Code	Sub-Category Description	Ad Valorem	Minimum
Bus.Gen	Business - General	0.4547 cents	\$342.00
Bligh Bus	Business - Bligh Park Shops	0.4547 cents	\$342.00
Hobart	Business - Hobartville Shops	0.4547 cents	\$342.00
KurmBus	Business - Kurmond Shops	0.4547 cents	\$342.00
K.JongBu	Business - Kurrajong Village Shops	0.4547 cents	\$342.00
McGraBus	Business - McGraths Hill	0.4547 cents	\$342.00
Mulg Bus	Business - Mulgrave	0.4547 cents	\$342.00
N.Rich Bus	Business - North Richmond Commercial, North Richmond Industrial	0.4547 cents	\$342.00
PtownBu	Business - Pitt Town	0.4547 cents	\$342.00
RichBus	Business - Richmond Commercial	0.4547 cents	\$342.00
East Rich	Business - East Richmond Industrial	0.4547 cents	\$342.00
S WindBu	Business - South Windsor Industrial	0.4547 cents	\$342.00
S WindSh	Business - South Windsor Shops	0.4547 cents	\$342.00
WdsorBu	Business - Windsor	0.4547 cents	\$342.00
WforceBu	Business - Wilberforce Shops	0.4547 cents	\$342.00
WforceIn	Business - Wilberforce Industrial Area	0.4547 cents	\$342.00
Vac.Bus	Business - Vacant Land	0.4547 cents	\$342.00

B. Environmental Stormwater Management Special Rate

It is hereby recommended that in accordance with the approval given by the Minister for Local Government for a Special Variation to General Income in 2002/2003 that an Environmental Stormwater Management Special Rate be applied to all rateable assessments in 2003/2004 at the rate of \$37.85 per assessment.

C. Domestic Waste Management Service

It is hereby recommended that for 2003/2004, in accordance with section 496 of the *Local Government Act, 1993*, that:

A Domestic Waste Management Service annual charge of \$229.40 be made for a 240 litre bin, and an annual charge of \$141.90 be made for a 120 litre bin for each weekly domestic waste service to an occupied property which is categorised as residential or farmland, and for which a weekly domestic waste service is available.

A Domestic Waste Management Service annual charge of \$141.90 be made for a 240 litre bin, and an annual charge of \$98.15 be made for a 120 litre bin, for each fortnightly domestic waste service to an occupied property which is categorised as residential or farmland, and for which a fortnightly domestic waste service is available.

A Domestic Waste Management Service availability charge of \$75.25 be made for parcels of land where a weekly domestic waste service is available but the service is not utilised.

A Domestic Waste Management Service availability charge of \$37.63 be made for parcels of land where a fortnightly domestic waste service is available but the service is not utilised.

In accordance with section 575 of the *Local Government Act, 1993* where a property is owned and occupied by eligible pensioner(s), a rebate amounting to 50% of the combined rates and domestic waste service charges up to a maximum of \$250.00 in annual subsidy will be granted for 2003/2004.

D. Waste Management Service

It is hereby recommended that for 2003/2004, in accordance with section 501 of the *Local Government Act, 1993*, that:

A Waste Management Service annual charge of \$229.40 be made for a 240 litre bin, and an annual charge of \$141.90 be made for a 120 litre bin for each weekly waste service to a property which is categorised as business and for which a weekly waste service is utilised.

E. Sewerage Service

It is hereby recommended that for 2003/2004, in accordance with section 501 of the *Local Government Act, 1993*, that the following range of annual charges be made for the provision of sewerage services.

Connected Residential Properties	\$358.80
Unconnected Residential Properties	\$237.20
Unconnected Business Properties	\$237.20
Business - Category 1 (< 1000 litres per day)	\$415.20
Business - Category 2 (1,001 - 5,000 litres per day)	\$2,081.00
Business - Category 3 (5,001 - 10,000 litres per day)	\$4,162.00
Business - Category 4 (10,001 - 20,000 litres per day)	\$8,324.00
Business - Category 5 (> 20,000 litre per day)	\$8,324.00

Additionally, a trade waste volume charge of \$1.51 per kilolitre will be charged to category 5 properties for each kilolitre in excess of 20,000.

Where a residential property receiving this service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, then a rebate amounting to \$179.40 will be granted to the owner(s) in annual subsidy for 2003/2004.

F. Sullage Pump-Out ServicesAdditional Information

In respect to the sullage pump-out service charges, Council's Draft Revenue Pricing Policy for 2003/2004 proposed that the residential fortnightly service charge be set at \$1,252.00 and the residential weekly service charge be set at \$2,504.00.

At the Special Meeting of Council held on 12 May 2003 to place the 2003/2004 Draft Management Plan on exhibition it was resolved that:

"The matter of sullage be further reported in relation to reducing the increase necessitated by the subsidy of pensioners and this be reviewed further prior to determination of the Budget at the Special Meeting of Council in June 2003."

The proposed charges for 2003/2004 as advertised in the Draft Revenue Pricing Policy, represented a 13.30% increase on the 2002/2003 charges. After the conducting of the public meeting held to consider the Draft Management Plan for 2003/2004 and after the expiration of the exhibition period, there were no written submissions received objecting to the proposed sullage pump-out service charges for 2003/2004.

(i) Accumulated Deficit

As at the end of 2002/2003 there is an accumulated deficit within the sullage program of \$200,000.00. The recovery of \$100,000.00 of this amount was incorporated into the pricing of the proposed charges for 2003/2004. The remaining \$100,000.00 was to be recovered in 2004/2005.

An option is available to extend the recovery of the accumulated deficit over a four year period in the amount of \$50,000.00 per year. A recovery in 2003/2004 of only \$50,000.00 would have the effect of reducing the proposed residential fortnightly service charge by \$26.00 to \$1,226.00 and the proposed residential weekly service charge by \$52.00 to \$2,452.00. This would reduce the increase on the 2002/2003 charges from 13.30% to 10.95%.

(ii) *Sullage Service Pensioner Rebate Scheme*

Council provides eligible pensioners receiving a sullage pump-out service with a pensioner subsidy additional to that received for rates and garbage. This rebate is fully funded by Council. The State Government provides no assistance towards pensioners on the sullage service.

Unlike the pensioner subsidy on rates and garbage that has been capped at \$250.00 since well before the introduction of the *Local Government Act 1993*, the subsidy provided by Council to eligible pensioners receiving a sullage pump-out service has been maintained at approximately 45% of the fortnightly service charge. This practice has seen the pensioner rebate increase from \$350.00 in 1995/1996 to a proposed \$563.00 in 2003/2004.

Consideration has previously been given to funding the pensioner rebate for sullage from General Revenue. All costs have previously been kept within the sullage program without subsidisation from General Revenue. Like the Waste Management program and the Windsor Sewer Scheme, the Sullage Pump-out Service is intended to be self funding. Revenue is assessed on the estimated reasonable costs which are required to provide the service. If aspects of the service such as the pensioner rebate are funded from General Revenue, then cross subsidisation becomes an issue.

The pensioner rebates for the sullage service are estimated for 2003/2004 at \$104,155.00. If Council resolves to fund this amount from General Revenue, it would have the effect of reducing the proposed residential fortnightly service charge by \$55.00 to \$1,197.00 and the proposed residential weekly service charge by \$110.00 to \$2,394.00. This would reduce the increase on the 2002/2003 charges from 13.30% to 8.33%.

The option of funding the pensioner rebates for the sullage service from General Revenue has been considered in previous years, most recently in May 2002 when the 2002/2003 Draft Management Plan was advertised. Council then decided not to subsidise the sullage program from General Revenue.

If adopted, this scenario will by necessity impact on the existing budget allocations for other projects and Council will need to decide what programs will be reduced in order to fund the \$104,155.00.

(iii) *Blaxland Ridge Ponds Rehabilitation*

The charges for the sullage service are calculated on the basis of estimated costs to provide the

service. For 2003/2004 this pricing included costs associated with the EPA requirements for remediation of the Blaxland Ridge Ponds. The remediation works are expected to be ongoing for the next 3 to 4 years. The budget allocation for these works has been set at \$60,000.00 in 20003/2004 with a further \$15,000.00 per year in ensuing years. These works have been reviewed and it is now expected that only \$20,000.00 will be required in 2003/2004 with an increased allocation in subsequent years. This will result in \$40,000.00 less revenue needed to be generated in 2003/2004.

The reduction of \$40,000.00 would have the effect of reducing the proposed residential fortnightly service charge by \$21.00 to \$1,231.00 and the proposed residential weekly service charge by \$42.00 to \$2,462.00. This would reduce the increase on the 2002/2003 charges from 13.30% to 11.40%.

If combined with the reduced recovery of the accumulated deficit as shown in point (i) above, then the effect on the 2003/2004 charges will be a reduction in the proposed residential fortnightly service charge by \$47.00 to \$1,205.00 and the proposed residential weekly service charge by \$94.00 to \$2,410.00. This would reduce the increase on the 2002/2003 charges from 13.30% to 9.05%.

If the annual service charges are reduced to these amounts, it will be necessary to adjust the pensioner rebate to \$542.00, thereby maintaining the 45% rebate level.

It is recommended that the recovery of the accumulated deficit be spread over 4 years and the estimated costs for the Blaxland Ridge Ponds remediation works be re-distributed over the next 3-4 years resulting in a reduction of \$90,000.00 in the 2003/2004 costs for the sullage pump-out service.

It is hereby recommended that for 2003/2004, in accordance with section 501 of the *Local Government Act, 1993* that:

A Sullage Pump-out Service annual charge of \$1,205.00 will be made for the provision of a fortnightly sullage pump-out service to residential properties.

A Sullage Pump-out Service annual charge of \$2,410.00 will be made for the provision of a weekly sullage pump-out service to residential properties.

Where a property receiving a sullage pump-out service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, and the property is occupied solely by the eligible pensioner(s), then a rebate amounting to \$542.00 will be granted to the owner(s) in annual subsidy for 2003/2004. Rebates are not available to properties occupied by adults who are ineligible for the Ordinary Rate pensioner rebate.

Additional pump-outs can be requested at a cost of \$74.00 per extra service. Emergency after hours pump-outs will be charged at \$92.60 per service.

In accordance with section 502 of the *Local Government Act, 1993* that a charge of \$13.30 will be made for each one thousand litres of effluent pumped out from commercial and industrial properties for services being conducted at the request of the owner or occupier.

G. Interest Charges

In accordance with section 566 of the *Local Government Act, 1993* that simple interest charges at 9.00% per annum, accrued on a daily basis be charged on rates and charges that remain unpaid and have become due and payable.

RECOMMENDATION:

That the report for the Making of Rates and Fixing of Charges for the 2003/2004 financial period be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

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special
meeting

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