



### 3.8 Rates

Rates to be levied on property owners by Roper Gulf Regional Council in 2015-2016 remain affordable and at very low levels compared to other local government jurisdictions in Australia. Further, rates levied on Territory Housing dwellings are paid in the first instance by Territory Housing, so have no direct financial impact on public housing tenants. As such, the Council does not anticipate any detrimental socio-economic impact from levying rates in 2015-2016.

Additionally, rates revenue remains a small proportion of the Council's total budget, at less than 5 per cent of the total. This underlies the fact that the Council is effective in securing significant non-rate revenue for all of its communities, including government grants and contracts. This allows for services and employment opportunities to be delivered to Council residents far above what the rates revenue would alone enable, resulting in a net positive socio-economic impact for residents.

#### 3.8.1 RATES DECLARATION SUMMARY 2015-2016

The following rates declaration has been prepared as per section 158 of the Local Government Act. Adjustments have been made to incorporate the Minister for Local Government's approved conditional rating levies for mining and pastoral leases.

The rates declaration for 2015-2016 will levy approx. \$746,721.28 in rates revenue as compared to \$644,770.34 in 2014-2015. The Waste Collection charges would be approximately \$ 551,533.31 in 2015-2016 as compared to \$465,861.40 in 2014-2015.

Rates for most properties are to increase by 4.1% from the 2014-15 rates. The exception is for properties in Mataranka, Borroloola, Larrimah and Daly Waters, for the property types:

- Residential
- Commercial
- Multi Use Allotments
- Horticultural / Agricultural / Rural living
- Vacant Land

The rates for these properties are to increase by higher percentage in order to bring them in line with the rates charged in all other areas of region. This is in line with council's rating policy adopted in Financial Year 2014-15.

Please note that revenue estimates for pastoral and mining leases are based on accepted rates proposal by the Minister for Local Government and Community Services.

#### RATES – RESIDENTIAL PROPERTIES

**Residential Rate 1:** For residential properties on Aboriginal land and in areas excluding Borroloola, Mataranka, Larrimah and Daly Waters townships:

2014-15	2015-16
\$ 731.82	\$ 761.83

**Residential Rate 2:** For residential properties in Borroloola, Mataranka, Larrimah and Daly Waters townships:

2014-15	2015-16
\$ 512.72	\$ 617.01

**Residential Rate 3:** For vacant land in Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of:

2014-15	2015-16
\$ 512.72	\$ 617.01



## RATES – COMMERCIAL PROPERTIES

**Commercial Rate 1:** For commercial properties on Aboriginal land and in areas excluding Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of:

2014-15	2015-16
\$ 867.01	\$ 902.56

**Commercial Rate 2:** For commercial properties in Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of:

2014-15	2015-16
\$ 735.88	\$ 816.61

## RATES - RURAL PROPERTIES

**Rural Rate 1:** For rural residential living, horticultural or agricultural purpose properties under 200 hectares, a flat rate of:

2014-15	2015-16
\$ 543.39	\$ 637.45

**Rural Rate 2:** For rural residential living, horticultural or agricultural purpose properties over 200 hectares, a flat rate of:

2014-15	2015-16
\$ 648.59	\$ 707.59

## RATES – CONDITIONAL RATING

**Conditional Rate 1:** Pastoral Leases - For pastoral properties, with an assessed value of the property under \$ 1,230,000, a flat rate of:

2014-15	DECREED 2015-16
\$ 359.65	\$ 366.48

For pastoral properties, with an assessed value of the property of over \$ 1,230,000, a differential rate multiplying the assessed value of each property by:

2014-15	DECREED 2015-16
0.0291%	0.0297%

**Conditional Rate 2:** Mining and Extraction Leases - For mining and extraction leases with an assessed value of the property under \$255,100, a flat rate of:

2014-15	DECREED 2015-16
\$ 851.17	\$ 867.34

For mining and extraction leases with an assessed value of the property of over \$255,100, a differential rate multiplying the assessed value of each property by:

2014-15	2015-16
0.34%	0.34%

## OTHER

For all other properties not defined elsewhere in the proposal, a flat rate of:

2014-15	2015-16
\$ 731.82	\$ 761.83

## WASTE MANAGEMENT CHARGES

For all town or community properties, or those receiving waste management services from or on behalf of Roper Gulf Regional Council, a flat charge per annum per property in respect of the garbage collection service provided, multiplied by the number of standard rubbish bins at the property and by the number of services per week.

2014-15	2015-16
\$ 183.40	\$ 217.14



## APPENDICES I – RATES DECLARATION

Notice is hereby given that pursuant to Section 158 of the Local Government Act that the following rates and charges were declared by Roper Gulf Regional Council (the “Council”) at the Ordinary Council Meeting held 22 July 2015 and pursuant to Sections 155-157 of the Local Government Act 2008 (the “Act”) in respect of the financial year ending 30 June 2016.

### RATES

The Roper Gulf Regional Council makes the following declaration of rates pursuant to sections 155-157 of the Act.

1. The following definitions are applicable for the purposes of all sections of this Rates and Charges declaration.

#### LAND USE

The purpose for which the land is used being used

#### PROPERTY TYPE

Is defined by the properties land use being Residential, Commercial / Multi Use / Horticultural / Agricultural / Rural living / Vacant Land/ Mining / Pastoral

#### PROPERTY LOCATION

is the physical location of the property and the community/town boundaries in which the property exists.

#### “RESIDENTIAL DWELLING”

means a dwelling house, flat or other substantially self contained residential unit or building on residential land and includes a unit within the meaning of the Unit Titles Act.

#### “RESIDENTIAL LAND”

means land used or capable of being used for residential purposes (includes land on which there is no residential dwelling).

#### “COMMERCIAL AND INDUSTRIAL ACTIVITY”

means those activities that are carried out by individuals, partnerships, associations and corporations for the purposes of generating revenue for profit. These can be carried at home or at a proposed business address. Revenue is not the medium to determine the classification but it is the land use that will determine if property is residential or commercial. In case of partial usage of land i.e for both residential and commercial, the greater rates for the category would be applicable. (irrespective of the revenue generated, being \$1 or 1 million)

#### “GOVERNMENT ACTIVITY”

means those activities that are carried out by employees of the Australia or Northern Territory Governments for the purpose of providing support to the residents of the townships and communities within the Regional as identified in paragraph 5 above.

#### “GARBAGE COLLECTION SERVICE”

the “garbage collection service” comprises a collection service of one garbage collection visit per week with a maximum of one 240 litre mobile bin per garbage collection visit. The total garbage collection service charge for an allotment is the :

Total Garbage Service Charge = garbage collection service charge x #bins assigned x #assigned collection services

The number of assigned collection services and the standard number of bins assigned are dependent upon the community.

#### CONDITIONALLY RATEABLE LAND

Is defined in s142 of LGA as:

- land held under a pastoral lease;
- land occupied under a mining tenement;
- other land that is classified under the regulations as conditionally rateable.





### CATEGORISATION OF LAND

The land in a local government area is divided into 3 basic categories s 142(1):

- a. rateable land; and
- b. conditionally rateable land; and
- c. land (exempt land ) that is exempt from rates.

### VACANT LAND

Residential land that does not contain a residential dwelling

### MULTI-USE ALLOTMENTS

The basis on which the Council determines rates and the subsequent classifications of land which is multi-use of which one of the uses is exempt, the allotment will be deemed exempt if the non-exempt use is “merely incidental to the exempt purpose” (s.44(2)of the Act). Therefore if the non-exempt purpose operates in its own right then the allotment will not be exempt from rates.

All other multi-use allotments except conditionally rateable allotments will be charged at the land-use rate that has the higher rate level and is not subject to the “predominant use” principle. This classification is used if more than one of the above land uses is applicable to a particular allotment.


### LAND USE

The categorical use of the land for which the property type is defined.

4. Council, pursuant to Section 149 of the Act and section 6.1 of the Roper Gulf Regional Council Rating Policy (FIN008 – Rating Policy), adopts the Unimproved Capital Value method as the basis for determining the assessed value of allotments within the Roper Gulf Region boundaries.

5. Council intends to raise, for general purposes by way of rates the amount of \$746,721.28 which will be raised by application of:

- a. Differential valuation-based charges (“differential rates”) with a differential minimum charge (“minimum amounts”) being payable in each application of those differential rates.
  - b. A fixed charge (“Flat Rate”).
  - c. Flat rate for different classes of allotments within the Region boundary.
4. Council declared the following differential rates with minimum amounts being payable in application of each of those differential rates subject to paragraphs 1,2,3,and 4 of this rates declaration.
- a. RESIDENTIAL RATE 1: With respect to every allotment of rateable land within the Region area that is used for residential purposes and for which the rural classification is not applicable, and which conditional rating is not applicable in areas excluding Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of \$761.83 for each allotment.
  - b. RESIDENTIAL RATE 2: With respect to every allotment of rateable land within the localities of Borroloola, Mataranka, Larrimah and Daly Waters that is used for residential purposes, and for which the rural classification is not applicable, and which conditional rating is not applicable, a flat rate of \$617.01 for each allotment.
  - c. RESIDENTIAL RATE 3: With respect to every allotment within the Region boundaries that is vacant land and is not exempt land, and is not conditionally rateable, and for which the rural classification is not applicable, a flat rate of \$617.01 for each allotment will be applied.
  - d. COMMERCIAL RATE 1: With respect to every allotment of rateable land within the Region area that is used for commercial purposes in areas excluding Borroloola Mataranka, Larrimah, and Daly Waters townships, a flat rate of \$902.56 for each allotment.

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- e. **COMMERCIAL RATE 2:** With respect to every allotment of rateable land within the localities of Borroloola, Mataranka, Larrimah, and Daly Waters that is used for commercial purposes, a flat rate of \$816.61 for each allotment.
  - f. **RURAL RATE 1:** With respect to every allotment of rateable land under 200 hectares within the Region boundaries that is used for rural living purposes, horticultural, farming, or agricultural purposes that is not conditionally rateable, and is not an allotment for which a pastoral lease is applicable, and is not exempt land, a flat rate of \$637.45 for each allotment.
  - g. **RURAL RATE 2:** With respect to every allotment of rateable land over 200 hectares in size within the Region boundaries and is used for rural living purposes, horticultural, farming, or agricultural purposes and is not conditionally rateable and is not an allotment for which a pastoral lease is applicable, and is not exempt land, a flat rate of \$707.59 for each allotment.
  - h. **CONDITIONAL RATE 1 – PASTORAL LEASES:** With respect to every allotment of conditionally rateable land within the Region boundaries held under a Pastoral Lease, the applicable rate to be charged per allotment is the greater of:
    - i. a differential rate of 0.0297% of the Unimproved Capital Value of the property;
    - ii. The minimum rate amount of \$366.48 for each allotment.
  - i. **CONDITIONAL RATE 2 – MINING AND EXTRACTION LEASES:** With respect to every allotment of conditionally rateable land within the Regional boundaries held under a mining, extractive, or petroleum lease, the applicable rate to be charged per allotment is the greater of:
    - i. a differential rate of 0.34% of the Unimproved Capital Value of the property;
    - ii. The minimum rate amount of \$867.34 for each allotment.
  - j. **OTHER RATE:** With respect to every allotment of rateable land within the Region boundaries that is not otherwise described elsewhere in this declaration, and which is not exempt from paying rates under another statutory act (s.144 (L)) a flat rate of \$761.83 for each allotment will apply. In the event that the allotment contains separate residential parts or units, then the flat rate of \$761.83 multiplied by the number of residential parts or units.
- CHARGES**
- 5. Waste Management / Garbage Collection Charge**
- a. Pursuant to Section 157 of the Act, Council declared the following charges in respect to the garbage collection services it provides for the benefit of eligible ratepayers within or near the following designated communities and townships within the Region area (except such land as the Council from time to time determines to be exempt or excluded from the provision of such services or for which the Council has determined impractical to provide such services) and the occupiers of such land.
  - b. The designated communities, localities, and townships subject to the garbage collection service charge are Barunga, Beswick, Borroloola, Bulman, Jilkminggan, Jodetluk, Manyallaluk, Mataranka, Ngukurr, Numbulwar, Urapunga, Weemol, and Werenbun.
  - c. The Council intends to raise \$551,533.31 by way of garbage collection charges.
  - d. A charge of \$ 217.14 per annum, regardless of whether the service is utilised or not, for each allotment used for residential, commercial, industrial, or government activity multiplied by the number of standards bins assigned to the allotment multiplied by the number of collection services per week.

Waste Management Charge=\$ 217.14 x #bins assigned x #assigned collection services

The standard Collection Services are:

LOCATION / COMMUNITY / TOWNSHIP	# WEEKLY SERVICE COLLECTIONS	STANDARD #BINS ASSIGNED
Barunga	2	2
Beswick	2	2
Borrooloola	2	1
Bulman	2	2
Jilkminggan	2	2
Jodetluk	2	2
Manyallaluk	2	1
Mataranka	1	1
Ngukurr	2	1
Numbulwar	3	1
Urapunga	2	2
Weemol	2	2
Werenbun	2	2

#### RELEVANT INTEREST RATE

6. The relevant interest rate for late payment and charges is fixed in accordance with Section 162 of the Act at a rate of 18% per annum and is calculated on a daily basis.

#### PAYMENT

7. Rates and charges declared under this declaration may be paid by:

- a. Instalments of two (2) payments approximately equal instalments on the following dates:-
  - i. First instalment to be paid on or before 30 September of each year;
  - ii. Second instalment to be paid within four months of the due date issued on the rates notice.

8. Failure to pay either instalment or full payment by the due date will result in interest accruing.

9. Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.

10. Details of due date and specified amounts are listed on the relevant Rates Notice.

11. Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Rates Notice.

12. A ratepayer who fails to pay the rates and charges notified under the relevant rates notice, under section 159 of the Act may be sued for recovery of the principal amount of the rates and charges, late payment penalties and costs reasonably incurred by Council in recovering or attempting to recover the rates and charges.

13. The Council under Section 173 of the Local Government Act may sell the land on which the rates have been in arrears for at least 3 years. More information on this is available in council's rating policy.