

Roper Gulf Shire Council

Rates Declaration for 2012-2013

Rates

Roper Gulf Shire Council (the "Council") makes the following declaration of rates pursuant to Chapter 11 of the Local Government Act (the "Act").

Pursuant to Section 149 of the Act, the Council adopts the Unimproved Capital Value (UCV) method as the basis of the assessed value of allotments within the shire area used for pastoral and commercial purposes.

1. The UCV of each property in the Roper Gulf Shire Council for the purposes of this rates declaration is defined as the UCV as at 1 July 2012, as determined by the Australian Valuation Office (AVO).
2. The Council intends to raise, for general purposes by way of rates, more than \$475,736 which will be raised by the application of:
 - (a) *Differential valuation-based charges ("differential rates")*
 - (b) *Differential rates with differential minimum amounts being payable in application of each of those differential rates.*
 - (c) *A fixed charge ("flat rates").*
 - (d) *Flat rates for different classes of allotments within the shire area.*
3. Rates for each allotment within the shire area set by differential and flat rates shall be set using the methodology set out in this declaration.
4. The Council hereby declares the following rates:

RESIDENTIAL PROPERTIES

- (a) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the shire area that is used for residential purposes, and for properties used for residential purposes in areas excluding Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of \$675.31 for each allotment will be applied, multiplied by:

- (i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act) on each allotment; or
- (ii) The number 1;

Whichever is greater.

(b) With respect to every allotment of rateable land within the localities of Borroloola, Mataranka, Larrimah and Daly Waters that is used for residential purposes, a flat rate of \$304.15 for each allotment will be applied, multiplied by:

- i. The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment; or
- ii. The number 1;

Whichever is greater.

COMMERCIAL PROPERTIES

(c) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the shire area that is used for commercial purposes, and for properties used for commercial purposes in areas excluding Borroloola, Mataranka, Larrimah and Daly Waters townships, a flat rate of \$800.06 for each allotment will be applied, multiplied by:

- (i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment; or
- (ii) The number 1;

Whichever is greater.

(d) 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 \$574.41 for each allotment will be applied, multiplied by:

- iii. The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment; or

iv. The number 1;

Whichever is greater.

RURAL, HORTICULTURAL, AGRICULTURAL AND PASTORAL PROPERTIES

(e) With respect to every allotment of rateable land within the shire area that is used for rural residential living, horticultural or agricultural purposes, is under 200 hectares in size and not situated on land owned by a Land Trust or an Aboriginal community living area association, a flat rate of \$355.26 for each allotment will be applied, multiplied by:

(i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act) on each allotment; or

(ii) The number 1;

Whichever is greater.

(f) With respect to every allotment of rateable land within the shire area that is used for rural residential living, horticultural or agricultural purposes, is over 200 hectares in size and not situated on land owned by a Land Trust or an Aboriginal community living area association, a flat rate of \$530.60 for each allotment will be applied, multiplied by:

(i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act) on each allotment; or

(ii) The number 1;

Whichever is greater.

(g) With respect to every allotment of conditionally rateable land within the shire area held under a pastoral lease or freehold property used for pastoral purposes, a differential rate of 0.0672% of the UCV of the property will be applied, with the minimum amount being payable in the application of that differential rate being \$336.09.

MINING AND EXTRACTION LEASES

(h) For land occupied under a mining tenement, being an active mining, extractive or petroleum lease with UCVs assessed as under \$250,000, a flat rate of \$795.42 will be applied.

- (i) For land occupied under a mining tenement, being an active mining, extractive or petroleum lease with UCVs assessed as above \$250,000 a differential rate of 0.318% of the UCV of all land held under lease will be applied.

OTHER PROPERTIES

- (j) With respect to every allotment of rateable land within the localities of Borroloola, Mataranka, Larrimah and Daly Waters that is vacant land, a flat rate of \$304.15 for each allotment will be applied, multiplied by:
 - i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment; or
 - ii) The number 1;

Whichever is greater.

- (k) With respect to every allotment of rateable land within the shire area not otherwise described elsewhere in this declaration, a flat rate of \$675.31 for each allotment will be applied, multiplied by:
 - (i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to section 148 (4) of the Act) on each allotment; or
 - (ii) The number 1;

Whichever is greater.

Charges

5. Pursuant to Section 157 of the Act, the Council declares the following charges in respect of the garbage collection services it provides for the benefit of all residential land within or near the following designated communities and townships within the shire 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 it is impractical to provide such services).
 6. The designated communities, localities and townships within the shire area are Barunga, Beswick, Borroloola, Bulman, Jilkminggan, Jodetluk, Manyallaluk, Mataranka, Ngukurr, Numbulwar, Urapunga, Weemol and Werenbun.
 7. Council intends to raise \$133,745 by these charges.
 8. For the purposes of this determination:
 - “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 (but does not include 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.
 - “governmental 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 shire as identified in paragraph 5 above.
 - 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.
- (m) The following charges are declared:
- (a) A charge of \$169.08 per annum for each residential dwelling or allotment used for commercial, industrial or governmental activity in respect of the garbage collection

service provided, multiplied by the number of standard rubbish bins at the dwelling.

- (b) Charges for other services provided for, or which Council is willing and able to provide for, the benefit of the land, or the occupiers of the land, within the shire, are set by the Council's current service charges and fees schedule.

Relevant interest rate

- (n) The Council fixes the relevant interest rate for the late payment of rates and charges in accordance with Section 162 of the Act at the rate of 18 per cent per annum which is to be calculated on a daily basis.

Payment

- (o) The Council determines that the rates and charges declared under this declaration may be paid by two (2) approximately equal instalments on the following dates, namely:-
- First Instalment to be paid on or before the due date issued on the rates notice
 - Second Instalment to be paid within four months of the due date issued on the rates notice.
- (p) Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.
- (q) Details of due dates and specified amounts will be listed on the relevant rates notice under section 159 of the Act ("the Rates Notice").
- (r) Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Rates Notice.
- (s) A ratepayer who is experiencing difficulty with making a payment on time or in its entirety may contact the Council, and the Council may at its own discretion offer the ratepayer an alternative schedule of payments.
- (t) 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.