

Declaration of Rates and Charges 2020-21

Notice is hereby given that pursuant to Section 158 of the Local Government Act 2008 that the following rates and charges were declared by Roper Gulf Regional Council (the “Council”) at the Ordinary Council Meeting held 24 June 2020 and pursuant to Sections 155-157 of the Local Government Act 2008 (the “Act”) in respect of the financial year ending 30 June 2021.

Rates:

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

- 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	the “garbage collection service” comprises a collection

service”	<p>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 :</p> <p>Total Garbage Service Charge = garbage collection service charge x #bins assigned x #assigned collection services</p> <p>The number of assigned collection services and the standard number of bins assigned are dependent upon the community.</p>
Conditionally rateable land	<p>Is defined in s142 of LGA as:</p> <p>(a) land held under a pastoral lease;</p> <p>(b) land occupied under a mining tenement;</p> <p>(c) other land that is classified under the regulations as conditionally rateable.</p>
Categorisation of land	<p>The land in a local government area is divided into 3 basic categories s 142(1):</p> <p>(a) rateable land; and</p> <p>(b) conditionally rateable land; and</p> <p>(c) land (exempt land) that is exempt from rates.</p>
Vacant Land	Residential land that does not contain a residential dwelling
Multi-Use Allotments	<p>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.</p> <p>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.</p>
Land use	The categorical use of the land for which the property type is defined.

2. 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.

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3. Council intends to raise, for general purposes by way of rates the amount of \$1,431,054 which will be raised by application of:
- Differential valuation-based charges (“differential rates”) with a differential minimum charge (“minimum amounts”) being payable in each application of those differential rates.
 - A fixed charge (“Flat Rate”).
 - 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.
- RESIDENTIAL RATE 1: With respect to every allotment of rateable land within the Region area that is used for residential purposes in the council assessment record 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 \$ 1,235.21 for each allotment.
 - 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 in the council assessment record, and for which the rural classification is not applicable, and which conditional rating is not applicable, a flat rate of \$ 1,171.48 for each allotment.
 - RESIDENTIAL RATE 3: With respect to every allotment within the Region boundaries that is vacant land and is not exempt land in the council assessment record, and is not conditionally rateable, and for which the rural classification is not applicable, a flat rate of \$ 1,171.48 for each allotment will be applied.
 - COMMERCIAL RATE 1: With respect to every allotment of rateable land within the Region area that is used for commercial purposes in the council assessment record in areas excluding Borroloola Mataranka, Larrimah, and Daly Waters townships, a flat rate of \$ 1,417.13 for each allotment.
 - 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 in the council assessment record, a flat rate of \$ 1,379.31 for each allotment.
 - COMMERCIAL RATE 3: With respect to every allotment of rateable land within the Region area that is used for Tourist Commercial purposes (such as Caravan Parks) in the assessment record, a differential rate of 7.1289 % of the Unimproved Capital Value of the property.
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- g. 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 in the council assessment record 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 \$ 1,180.48 for each allotment.
- h. 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 in the council assessment record 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 \$ 1,211.34 for each allotment.
- i. CONDITIONAL RATE 1 – PASTORAL LEASES:** With respect to every allotment of conditionally rateable land within the Region boundaries held under a Pastoral Lease ,as defined in section 3 of the Pastoral Land Act, the applicable rate to be charged per allotment **is the greater of:**
- i. a differential rate of 0.0306% of the Unimproved Capital Value of the property;
 - ii. The minimum rate amount of \$376.45 for each allotment.
- j. 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 as defined in the Act, the applicable rate to be charged per allotment is the greater of:
- i. a differential rate of 0.3475% of the Unimproved Capital Value of the property;
 - ii. The minimum rate amount of \$890.96 for each allotment.
- k. 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 in the council assessment record under another statutory act (s.144 (L)) a flat rate of \$ 1,235.21 for each allotment will apply. In the event that the allotment contains separate residential parts or units, then the flat rate of \$ 1,235.21 multiplied by the number of residential parts or units.

- I. SPECIAL RATE – ANIMAL Management: With respect to every allotment of rateable land within the localities of Barunga, Beswick, Bulman, Jilkminggan, Eva Valley, Minyerri, Ngukurr, Numbulwar & Weemol that is used for residential purposes in the council assessment record, and for which the rural classification is not applicable, Council declared a Special rate “Animal Control” to assist with the implementation of Animal management in the area, a flat rate of \$125.00 for each allotment. The total of \$76,125 will be collected with special rates and will solely be used for Animal Management.

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, Jodeluk, Manyallaluk, Mataranka, Ngukurr, Numbulwar, Urupunga, Weemol, and Werenbun.
- c. The Council intends to raise \$1,231,917 by way of garbage collection charges.
- d. A charge of \$ 426.58 per annum, regardless of whether the service is utilised or not, for each allotment used for residential, commercial, industrial, or government activity in the council assessment record multiplied by the number of standards bins assigned to the allotment multiplied by the number of collection services per week.

Waste Management Charge=\$ 426.58 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
Manyallaluk	2	1
Mataranka	1	1
Ngukurr	2	1
Numbulwar	3	1
Urapunga	2	2
Weemol	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:
- Instalments of two (2) payments approximately equal instalments on the following dates:-
 - First instalment to be paid on or before 30 September of each year;
 - 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. The relevant interest rate for the late payment of rates and charges is fixed in accordance with section 162 of the Local Government Act at the rate of 18% per annum.
11. Details of due date and specified amounts are listed on the relevant Rates Notice.
12. Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Rates Notice.
13. 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.
14. 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.
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