



DECLARATION OF RATES AND CHARGES FOR 2019/20

Notice is hereby given, pursuant to Sections 155, 157 and 158 of the Local Government Act ("the Act"), that the following Rates and Charges were declared by the Barkly Regional Council (the Council) at its General Council Meeting held on 27 June 2019 in respect of the financial year ending 30 June 2020.

BASIS OF ASSESSED VALUE

Pursuant to section 149(1) of the Act, Council adopts, as the basis of determining the assessed value of all allotments in the Council area, the unimproved capital value as it appears on the valuation roll prepared by the Valuer-General under the Valuation of Land Act.

BASIS OF RATES

Pursuant to Section 148 of the Act, Council adopts, as the basis of rates, a combination of fixed charge and a valuation based charge within the Council area.

Basis of Rates:

- for allotments in the towns of Tennant Creek and Elliott is a valuation-based charge where the basis of assessed value is the unimproved capital value (UCV);
- for land held under pastoral lease and land occupied under a mining tenement is a valuation based charge subject to a specified minimum charge where the basis of assessed value is unimproved capital value (UCV); and
- for allotments in other parts of the Council area, is a fixed charge.

Pursuant to Section 148 (3) of the Act, Council adopts:

- differential valuation-based rates for the township of Tennant Creek fixed for different zones;
- differential valuation-based rates for the township of Elliott fixed for different classes of allotments; and
- differential fixed charge for other allotments within the Council area fixed for different classes of allotments.

CLASSES OF ALLOTMENTS

Council adopts the followings classes of allotments in the Council area:

1. Allotments used principally for commercial or business purposes; and
2. All other allotments i.e. the allotments not principally used for commercial or business purposes.

CONDITIONALLY RATEABLE LAND

Pursuant to section 142 of the Act, Land held under the pastoral lease and land occupied under a mining tenement is rated as per the proposal approved by the Minister for Local Government.

DIFFERENTIAL RATES SCHEDULE:

Allotments in the Town of Tennant Creek	
Percentage	Zone
2.7835	SD (Single Dwelling)
0.9080	RL (Rural Living)
3.5912	MD (Multiple Dwelling)
8.9158	CL (Community Living)
1.8479	MR (Medium Density Residential)
6.6115	C (Commercial)
7.0971	TC (Tourist Commercial)
6.0900	SC (Service Commercial)
4.5155	CP (Community Purpose)
3.0751	OR (Organised Recreation)
8.7242	LI (Light Industrial)
8.0312	GI (General Industry)
0.6972	UF (Urban Farm Land)

Allotments in Council area (Excluding those comprised in other parts of this schedule)	
Fixed Charge	Description
\$1,189.07	Allotments used principally for commercial or business purposes
\$1,003.51	All other allotments not included above

Allotments in the Town of Elliott	
Percentage	Description
0.9477	Allotments used principally for commercial or business purposes
0.5573	All other allotments not included above

Allotments in the Town of Newcastle Waters	
Fixed Charge	Description
\$998.32	Allotments used principally for commercial or business purposes
\$220.81	All other allotments not included above

Allotments in Community & surrounding Living Areas of Ali Curung, Alpururulam, Ampilatwatja, Imangara & Wutunugurra	
Fixed Charge	Description
\$1,189.07	Allotments used principally for commercial or business purposes
\$1,003.51	All other allotments not included above

Conditionally Rateable Land (Approved rating proposal 2019/20 pursuant to sec 142 Local Government Act 2008)		
Percentage	Description	Min Rate
0.0306	Land held under pastoral lease	\$376.45
0.3434	Land occupied under a mining tenement	\$890.96

GENERAL RATE DECLARATION

Pursuant to section 155 of the Act, Council hereby declares that in respect of the financial year ending 30 June 2020 Council intends to raise \$2,743,133 as rates for general purposes.

CHARGES

A. That pursuant to section 157 of the Act, Council declared the following charges in respect of the garbage collection service for Tennant Creek, Elliott, Newcastle Waters, and allotments in the communities and surrounding living areas of Ali Curung, Alpururulam, Ampilatwatja, Imangara and Wutunugurra.

(a) **Each allotment in Tennant Creek, Elliott and Newcastle Waters:**

Where a waste collection service is provided using a 240 litre capacity receptacle, or where Council is willing and able to provide:

- each weekly kerbside service \$375.28 per annum
- each additional weekly kerbside service \$375.28 per annum

(b) **Each allotment in the communities and surrounding living areas of Ali Curung, Alpururulam, Ampilatwatja, Imangara and Wutunugurra:**

Where a waste collection service is provided using a 240 litre capacity receptacle, or where Council is willing and able to provide:

- each weekly kerbside service \$1,086.49 per annum
- each additional weekly kerbside service \$487.24 per annum

(c) On request, a pickup on each day of the week (other than Sundays and Public Holidays) will incur a charge of \$1,086.49 per 240 litre receptacle. This charge will replace the collection charge described in (a) above.

Council intends to raise \$932,674 from the abovementioned charges.

PAYMENTS OF RATES AND CHARGES

Rates and charges declared under this declaration may be paid by four (4) approximately equal installments on the following dates, namely:

- **First Installment** Friday 30th August 2019
- **Second Installment** Friday 29th November 2019
- **Third Installment** Friday 28th February 2020
- **Fourth Installment** Friday 24th April 2020

(a) Details of due dates and specified amounts are listed on the relevant Rates Notice.

(b) That recovery action may be instituted in respect of all the rates outstanding after the due date.

PENALTY FOR LATE PAYMENT

The relevant interest rate for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 10% per annum and is to be calculated on a daily basis.

Commentary: Draft 2019-2020 Declaration of Rates and Charges

The Draft 2019-2020 Declaration of Rates and Charges is required to be advertised for public inspection with comments invited for at least a period of 21 days. Council is then required to consider the submissions and make any revision to the Declaration of Rates and Charges as appropriate before finalising the 2019-2020 Rates and Charges.

Council's draft budget for 2019-2020 provides for rates revenues from general rates and charges totaling \$3.676 Million.

The total average increase in general rates and charges represents an overall increase of 2.2%, equivalent to Darwin annualized CPI increase adjusted by the Local Government Cost Index (as proved by LGANT) for the year to March 2019.

Social and Economic Impacts of Rating Policy

The Council's current income is derived from four basic sources:

- Income from rates and statutory charges;
- Local Government Operational Grants;
- Grants provided by other Agencies to undertake specific funded programs (such as Aged Care); and
- Commercial income which is generated from commercially let contracts.

In determining the rating regime for this year, the Council has considered a number of factors, including:

- The Council's statutory and legislative obligations;
- The service level expectations of the communities, residents and ratepayers;
- The funding environment and the overall reduction in income from grant and own source income.
- The asset management and asset renewal obligations of the Council;
- The Council's priorities with regards to local employment and maintenance of community based employment and training opportunities;
- How current and future rating practices will impact on the Council's financial sustainability,
- How existing services (particularly waste management and animal management) can be funded from existing revenue sources; and
- The impact of the leasing arrangements for Aboriginal owned land on the Council's existing budget.

Basis of Rates

Under the *NT Local Government Act (Chapter 11)*, land within a local government area is divided into three basic categories:

- General rateable land;
- Conditionally rateable land; and
- Exempt land.

Rates are charged against rateable and conditionally rateable land.

General Rateable Land

Pursuant to Section 148(3) of the *NT Local Government Act*, Council adopts:

1. Differential valuation-based rates for the township of Tennant Creek fixed for different zones.
2. Differential valuation-based rates for the township of Elliot fixed for different classes of allotments.
3. Differential fixed charge for other allotments within the Council area fixed for different classes of allotments.

For allotments in the towns of Tennant Creek and Elliot the general rate is a valuation-based charge where the basis of assessed value is the unimproved capital value (UCV) of the land subject to rates.

For allotments in other parts of the Council area, the general rate is a fixed charge.

Differential Rates Schedule

Allotments in the Town of Tennant Creek	
Multiplier	Zone
2.7835	SD (Single Dwelling)
0.9080	RL (Rural Living)
3.5912	MD (Multiple Dwelling)
8.9158	CL (Community Living)
1.8479	MR (Medium Density Residential)
6.6115	C (Commercial)
7.0971	TC (Tourist Commercial)
6.0900	SC (Service Commercial)
4.5155	CP (Community Purpose)
3.0751	OR (Organised Recreation)
8.7242	LI (Light Industrial)
8.0312	GI (General Industry)
0.6972	UF (Urban Farm Land)

Allotments in the Town of Elliott	
Multiplier	Description
0.9477	Allotments used principally for commercial or business purposes
0.5573	All other allotments not included above

Allotments in the Town of Newcastle Waters	
Fixed Charge	Description
\$998.32	Allotments used principally for commercial or business purposes
\$220.81	All other allotments not included above

Allotments in Community & surrounding Living Areas of Ali Curung, Alpurrurulam, Ampilatwatja, Imangara & Wutunugurra	
Fixed Charge	Description
\$1,189.07	Allotments used principally for commercial or business purposes
\$1,003.51	All other allotments not included above

Allotments in Council area (Excluding those comprised in other parts of this schedule)	
Fixed Charge	Description
\$1,189.07	Allotments used principally for commercial or business purposes
\$1,003.51	All other allotments not included above

Valuations upon which rates have been determined for the 2019-2020 financial year have changed from 2018-2019. The comprehensive valuation has been prepared by the Valuer-General under the *Valuation of Land Act* at 30 June 2018 and has been incorporated into the rating policy for the budget year ending 30 June 2020.

It should be noted that as a result of significant variations in valuations a number of properties will experience significant increases and/or decreases in general rates levied.

Conditionally Rateable Land

Pursuant to Section 142 of the *NT Local Government Act*, Land held under the pastoral lease and land occupied under a mining tenement is rated as approved by the Minister for Local Government and determined by the Northern Territory Government. Conditional rates are the subject of a Gazette Notice. A copy of the Gazette notice is also available on the website.

Pastoral Leases

Rates are calculated by using the unimproved capital value multiplied by 0.000306. The minimum rate for these properties is \$376.45.

The amount the Council will be able to raise by way of rates is \$105,324.

Active Mining Leases

Assessed Value is as defined at section 149(3) of the *Local Government Act*.

Rates are calculated by multiplying the assessed value by 0.003434. The minimum amount payable shall be \$890.96.

Council will be able to raise no income by way of rates on Active Mining Leases.

The following table shows the number of properties by location within each of rating zones.

Zone	Tennant Creek	Elliott	Newcastle Waters	Ali Curung	Alpurrurulam	Ampilatwatja	Arlparra	Wutungurra
C - Commercial	72	6						
CL – Community Living	10							
CP – Community Purposes	6							
GI – General Industrial	8							
LI – Light Industrial	74							
MD – Multi Dwelling Residential	164							
MR – Medium Density Residential	1							
OR – Organised Recreation	3							
RL – Rural Living	29							
SC – Service Commercial	9							
SD – Single Dwelling Residential	705							
TC – Tourist Commercial	4							
UF – Urban Farmland	1							
Pastoral	49							
Active Mining	-							
Fixed Charge Residential	16	36	7	88	83	49	5	31
Fixed Charge Commercial	70	-	5	2	1	2	0	1

Waste Management Charges

In relation to Council's function of sanitation and waste management, Council, pursuant to Section 157 of the *Local Government Act (2008)*, hereby makes the following charges:-

Council imposes charges in respect of the garbage collection service for Tennant Creek, Elliott, Newcastle Waters, and allotments in the communities and surrounding living areas of Ali Curung, Alpurrurulam, Ampilatwatja, Arlparra and Wutungurra.

Where a business uses a waste management facility operated by the Regional Council and/or receives waste collection services from the Regional Council, waste charges will apply.

(a) Each allotment in Tennant Creek, Elliott and Newcastle Waters:

Where a waste collection service is provided using a 240 litre capacity receptacle, or where Council is willing and able to provide:

- each weekly kerbside service \$ 375.28 per annum
- each additional weekly kerbside service \$ 375.28 per annum
- each daily kerbside service \$ 1,086.49 per annum

Each allotment in the communities and surrounding living areas of Ali Curung, Alpurrurulam, Ampilatwatja, Arlparra and Wutunugurra:

Where a waste collection service is provided using a 240 litre capacity receptacle, or where Council is willing and able to provide:

- each weekly kerbside service \$ 1,086.49 per annum
- each additional weekly kerbside service \$ 487.24 per annum

The amount the Council proposes to raise by way of waste management charges is \$932,674.

Penalty for Late Payment

That, pursuant to Section 162 of the **Local Government Act NT**, Council determines that the relevant interest rate which accrues on overdue rates will be 10 percent per annum.

Rates Concessions

It is acknowledged that some individual ratepayers may experience difficulties adhering to the rating policy.

Consideration will be given to granting a rate concession (that is, a reduced or deferred payment) in instances of financial hardship, to correct anomalies in the rating system or where there is some public benefit.

Ratepayers may seek consideration of their rates through application under the **Rates Hardship Policy**.

Ratepayers are urged to carefully consider the impact of the comprehensive valuation prepared by the Valuer-General under the *Valuation of Land Act* on rates charges for the year ending 30 June 2020. Should ratepayers have any queries, please do not hesitate to contact Council.