

West Arnhem Regional Council

Rates Declaration 2019/2020

Notice is hereby given, pursuant to Chapter 11 of the Local Government Act, that the following rates and charges were declared by West Arnhem Regional Council at the Council Meeting held on 10 July 2019 in respect of the financial year ending 30 June 2020.

For the purpose of this declaration:

“Aboriginal Community Living Area”	Means the properties in the communities of Gunbalanya, Minjilang, Maningrida and Warruwi being an area that has either been granted as an Aboriginal community living area under Part 8 of the <i>Pastoral Land Act</i> (or the corresponding previous legislative provisions) or an area that the Minister has designated by Gazette notice as an Aboriginal community living area.
“The Act”	Means the Local Government Act 2008 as in force at 12 April 2017.
“Rateable land”	As defined at section 141 of the Act.
“Conditionally rateable land”	As defined at section 142 of the Act.
“Residential purposes”	Means rateable land used or capable of being used for residential purposes.
“Commercial purposes”	Means rateable land used for commercial, industrial, community or other business purposes and irrespective of any intention to profit from such use.
“single 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 Unit Titles Act. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household’s accommodation are behind a single door which only that household can use.
“Multiple dwelling”	Means allotments that contain two or more dwellings for separate households. These include but is not limited to apartments, flats, block of units, townhouses, row housing, duplex, triplex, etc.
“Residential dwelling”	Comprises only one dwelling or self contained residential unit or household.
“garbage collection service”	Comprises a kerbside collection service of up to three garbage collection visits per week with a maximum of one 240 litre mobile bin per garbage collection visit.
Pensioner	Refers to residents eligible for a concession under the NT Pensioner and Carer Concession Scheme.

Rates

West Arnhem Regional Council (“the Council”) made the following declaration of rates pursuant to Chapter 11 of the Act.

1. 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 (UCV) as it appears on the valuation roll prepared by the Valuer-General under the Valuation of Land Act.
2. The Council, pursuant to section 155 of the Act declared that it intends to raise, for general purposes by way of rates, the amount of \$2,050,096 by the application of differential rates with differential minimum charges being payable in application of each of those differential rates for the financial year ending 30 June 2020.
3. The Council declared the following rates:
 - (a) With respect to every allotment of rateable land within the township of Jabiru that is used for residential purposes and classified as adapted for single dwelling occupancy, a differential rate of 0.02395 of the assessed value of such land with the minimum charge of \$847.00 being payable in the application of that differential rate;
 - (b) With respect to every allotment of rateable land within the township of Jabiru classified as adapted for multiple dwelling occupancy a differential rate of 0.04780 of the assessed value of such land with the minimum charge of \$1,088.00 being payable in the application of that differential rate;
 - (c) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal Community Living Area within the council area that is used for residential purposes, a differential rate of 0.01786 of the assessed value of such land with the minimum charge of \$847.00 being payable in the application of that differential rate;
 - (d) With respect to every allotment of rateable land within the township of Jabiru that is used for commercial purposes a differential rate of 0.07989 of the assessed value of such land with the minimum charge of \$1,412.00 being payable in the application of that differential rate;
 - (e) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal Community Living Area within the region area that is used for commercial purposes a differential rate of 0.02662 of the assessed value of such land with the minimum charge of \$1,448.00 being payable in the application of that differential rate;
 - (f) With respect to every allotment of conditionally rateable land within the council area:

Pastoral Leases

A differential rate of 0.000306 of the assessed value of all land held under a pastoral lease, with the minimum charge of \$376.45 being payable in the application of that differential rate;

Mining Tenements

A differential rate of 0.003475 of the assessed value of all land occupied under a mining tenement, with the minimum charge of \$890.96 being payable in the application of that differential rate;

- (g) With respect to every allotment of rateable land within the Council area not otherwise described elsewhere in this declaration, a differential rate of 0.00887 of the assessed value of such land with the minimum charge of \$1,448.00 being payable in the application of that differential rate.

Charges

Garbage Collection charges

4. Pursuant to Section 157 of the Act, the Council declared the following charges in respect of garbage collection services it provides for the benefit of all land within the following designated communities and townships within the council area (except such land as 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).
5. The designated communities and townships within the council area are Gunbalanya, Jabiru, Maningrida, Minjilang and Warruwi.
6. The following charges were declared:
 - (a) A charge of \$665.00 per annum for each garbage collection service provided to, or which Council is willing and able to provide to, each residential dwelling within the designated communities and townships above.
 - (b) Other than a residential dwelling to which paragraph 6(a) applies, a charge of \$1,163.00 per annum for each allotment used for commercial, industrial or community use purposes in respect of each garbage collection service provided to, or which Council is willing and able to provide to, each such allotment within the designated communities and townships above.

Sewerage and water charges

7. Pursuant to Section 157 of the Act, the Council declared the following charges in respect of water supply and sewerage services it provides for the benefit of all land within the township of Jabiru (except such land as 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).
8. The charges are declared in accordance with the Pricing Order as may be declared from time to time throughout the financial year under Section 60(5) of the Water Supply and Sewerage Services Act.

Payment dates

9. Pursuant to Section 161 of the Act, the Council determined that rates, garbage and sewerage charges for the year 1 July 2019 to 30 June 2020 inclusive, shall be due and payable by 30 September 2019.
10. A concession will be provided to eligible residents who qualify under the NT Pensioner and Carer Concession Scheme
11. Payments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.
 - (a) details of due dates and specified amounts will be listed on the relevant rates notice under Section 159 of the Act ("the Rates Notice").
 - (b) variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Rates Notice.

A ratepayer who fails to abide by such conditions 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.

Relevant interest rate

12. 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 11% per annum which is to be calculated on a daily basis.

Brian Hylands - Chief Executive Officer

For further details please contact West Arnhem Regional Council Executive Manager Corporate Services on 8979 9444