

West Daly Regional Council



WEST DALY
Regional Council

Declaration of Rates and Charges 2024/2025

Notice is hereby given pursuant to Section 241 of the *Local Government Act 2019* (the Act), that the following rates and charges were declared by the West Daly Regional Council ("Council") at the Ordinary Council Meeting held on 26 June 2024 pursuant to Chapter 11 of the Act, in respect of the financial year ending 30 June 2025.

For the purpose of this declaration:

"allotment"	has the meaning set out in section 225 of the Act.
"Commercial purposes"	means rateable land used for commercial, industrial, community or other business purposes and irrespective of any intention to profit from such use.
"Council area"	means the area of Council as defined in the Act.
"garbage collection service"	<p>the "garbage collection service" comprises a kerbside 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 as follows:</p> <p>Total Garbage Collection Service Charge = garbage collection service charge x #bins assigned x #assigned minimum garbage collection services.</p> <p>The number of assigned collection services are dependent upon the community.</p>
"Mining tenement"	has the meaning set out in section 7 of the Act
"Pastoral lease"	has the meaning set out in section 3 of the <i>Pastoral Land Act</i>
"Rateable land"	as defined at section 218 of the Act.
"Residential dwelling"	means a dwelling, house, flat or other substantially self-contained residential unit or building on residential land (whether or not it is exempt from rates) and includes a unit within the meaning of the <i>Unit Titles Act</i> and the <i>Unit Titles Schemes Act</i> ;
"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);
"Residential purposes"	means rateable land used or capable of being used for residential purposes.
"the Act"	means the <i>Local Government Act 2019</i> (NT) as in force.

Rates

The Council made the following declaration of rates pursuant to Chapter 11 of the Act:

1. Pursuant to section 227 of the Act, the 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 1963* (NT).
2. However, consistent with section 227(3) of the Act:
 - (a) the unimproved value of a mining tenement is its assessed value; and
 - (b) the unimproved value is taken to be 20 times the annual rental payable under the tenement.



3. The Council, pursuant to section 237 of the Act, declared that it intends to raise, for general purposes by way of rates, the amount of \$1,910,058 which will be raised in accordance with section 226 of the Act. The basis of rates are the valuation-based amounts calculated as a proportion of the assessed value of each allotment with which are subject to minimum amounts and/or fixed amounts.
4. The Council declared the following differential rates with minimum amounts being payable in application of each of those differential rates:
 - (a) With respect to every allotment classed as Residential land in the council assessment record, a differential rate of 5.8218% of the assessed value of such land will apply with a minimum amount being payable in the application of this rate being \$1,971.70 multiplied by:
 - (i) the number of separate parts or units that are adapted for separate occupation or use on each allotment (pursuant to section 226(5) of the Act); or
 - (ii) the number 1,whichever is the greater.
 - (b) With respect to every allotment classed as Commercial land in the council assessment record, (excluding Pastoral leases and mining tenements), a differential rate of 18.2572% of the assessed value of such land will apply with a minimum amount being payable in the application of this rate being \$2,191.13 multiplied by:
 - (i) the number of separate parts or units that are adapted for separate occupation or use on each allotment (pursuant to section 226(5) of the Act); or
 - (ii) the number 1,whichever is the greater.
 - (c) With respect to every allotment of Rateable land within the Council area that is classed as Vacant land, a differential rate of 5.8218% of the assessed value with a minimum amount being payable in the application of that charge being \$1,971.70 (as set out in section 226 of the Act).
 - (d) With respect to every allotment of Rateable land within the Council area that is classed as Other land [not listed elsewhere in this declaration] a differential rate of 5.8218% of the assessed value with a minimum amount being payable in the application of that charge being \$1,971.70 (as set out in section 226 of the Act).
 - (e) With respect to every allotment of Rateable land within the Council area that is used or occupied for Residential purposes, where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$1,971.70 will apply (as set out in section 226 of the Act).
 - (f) With respect to every allotment of Rateable land within the Council area that is used or occupied for Commercial purposes (excluding Pastoral leases and mining tenements), where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$2,191.13 will apply (as set out in section 226 of the Act).
 - (g) With respect to every allotment of Rateable land within the Council area that is Vacant Land, where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$1,971.70 will apply (as set out in section 226 of the Act).
 - (h) With respect to every allotment of Rateable land within the Council area that is Other Land [not listed elsewhere in this declaration], where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$1,971.70 will apply (as set out in section 226 of the Act).
 - (i) With respect to every allotment of land within the Council area which is subject to Mining Tenements, the rate will be the assessed value (being 20 times the annual rental payable under the tenement) multiplied by 0.006942, with the minimum amount payable in the application of this rate being \$1,779.76 (as set out in section 226 of the Act).



- (j) Note:
- (i) contiguous tenements or reasonably adjacent tenements held by the same person are to be rated as if they were a single tenement;
 - (ii) if the owner of the mining tenement is also the owner of the land underlying the mining tenement and is liable for the rates for the underlying land tenure, the only rates payable are either the rates for the mining tenement or the rates for the underlying land tenure, whichever is greater.
- (k) With respect to every allotment of land within the Council area over which there is a Pastoral Lease, the rate will be the assessed value multiplied by 0.000612, with the minimum amount payable in the application of this rate being \$751.98 (as set out in section 226 of the Act).

Charges

Garbage Collection charges

5. Pursuant to Section 239 of Act, the Council declared the following charges for the purpose of enabling or assisting Council to meet the cost of garbage collection services and the waste disposal services it provides for the benefit of eligible ratepayers 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) and the occupiers of such land. The Council intends to raise \$1,121,306 by way of these charges.
6. The following charges were declared by the Council:
- (a) Residential Garbage Collection Charge:
 - (i) a charge of \$1,501.74 per annum per allotment of Residential dwelling will apply.
 - (ii) the purpose for which this charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of Residential land in the Council area;
 - (iii) where, in response to a written request from a person liable to pay a charge in respect of a residential dwelling referred to in paragraph 7.(a)(ii), Council approves the request and provides an additional service in the form of a weekly collection of waste contained in additional garbage bins. An additional service fee of \$1,501.74 per annum in relation to the collection of waste from each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of waste contained in the number of additional garbage bins approved by Council in response to such written request, and the additional service fee shall be levied and paid in conjunction with the charge for the weekly collection service referred to in paragraph 7.(a)(i).
 - (b) Commercial Garbage Collection Charge:
 - (i) a charge of \$2,721.60 per annum per allotment of Commercial purposes land will apply;
 - (ii) the purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of Commercial purposes land in the Council area;
 - (iii) where, in response to a written request from a person liable to pay a charge in respect of a Commercial Purposes land referred to in paragraph 7.(b)(ii), Council approves the request and provides an additional service in the form of a weekly collection of waste contained in additional garbage bins, an additional charge of \$2,721.60 per annum in relation to the collection of waste from each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of waste contained in the number of additional garbage bins approved by Council in response to such written request, which charge shall be levied and paid in conjunction with the charge for the weekly collection service referred to in paragraph 7.(b)(i).



(c) All Other Garbage Collection Charge:

- (i) a charge of \$1,501.74 per annum per all other allotment will apply;
- (ii) the purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of all other land not applicable to paragraphs 6(a) and 6(b) in the Council area;
- (iii) where, in response to a written request from a person liable to pay a charge in respect of another allotment referred to in paragraph 7.(a)(ii), Council approves the request and provides an additional service in the form of a weekly collection of waste contained in additional garbage bins. An additional service fee of \$1,501.74 per annum in relation to the collection of waste from each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of waste contained in the number of additional garbage bins approved by Council in response to such written request, and the additional service fee shall be levied and paid in conjunction with the charge for the weekly collection service referred to in paragraph 7.(a)(i).

Waste Disposal and Management Charge

7. Pursuant to section 239 of the Act, the Council declared the following charges in respect of Waste Disposal and Management Charge services it provides for the benefit of all land 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). The Council intends to raise \$13,520 by way of these charges.
8. A charge of every allotment for which the Council is not able to, or not willing to provide a garbage collection service. This charge provides access to landfill facilities within the Council boundaries and is as follows:
 - (a) Waste Disposal and Management charge = \$396.70 for residential allotments.
 - (b) Waste Disposal and Management charge = \$1,040.14 for commercial allotments.

Animal Management Charge

9. Pursuant to Section 239 of the Act, every allotment of Rateable land within the Council area that is used for Residential purposes in the Council assessment record, and for which the rural classification is not applicable, the Council declared a special charge to be imposed on Rateable land generally for the purpose of "Animal Management" and to assist the implementation of Animal Management in the Council area. The Council intends to raise the amount of \$8,976 by way of this special charge. This rate will be levied on all "Residential land" allotments by application of a fixed charge of \$22.00 per allotment.

Environmental Charge

10. Pursuant to Section 239 of the Act, the Council declared a special charge to be imposed on Rateable land generally "Environmental Charge" for the purpose of assisting with the implementation of waste facility management in the area. The Council intends to raise the amount of \$44,462 by way of this special charge and is as follows:
 - (a) This rate will be levied on all "Residential purposes" allotments by application of a fixed charge of \$88.00 per allotment; and
 - (b) This rate will be levied on all "Commercial purposes" allotments by application of a fixed charge of \$110.00 per allotment.

Relevant interest rate

11. The relevant interest rate for the late payment of rates and charges is fixed in accordance with section 245 of the Act at the rate of 18% per annum and is calculated on a daily basis.

Payment dates

12. The Council determined that rates and charges for the year 1 July 2024 to 30 June 2025 inclusive shall be due and payable by the 30th September 2024.
13. 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 in accordance with section 242 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.
14. A concession will be provided to eligible residents who qualify under the NT Concession and Seniors Recognition Scheme.
15. A ratepayer and or charge payer who fails to abide by such conditions may be sued for recovery of the principal amount of the rates, charges and interest (if applicable) plus any expenses, costs or disbursements whatsoever incurred by Council in recovering or attempting to recover the rates, charges and interest, including but not limited to, debt collection agency fees and legal costs.

Rates Assessment Record Certification

I certify to the Council that, to the best of my knowledge, information and belief, the rates assessment record is a comprehensive record of all rateable land within the West Daly Region.


John Thomas
Chief Executive Officer
West Daly Regional Council

ASSESSMENT OF THE SOCIAL AND ECONOMIC EFFECTS OF THE RATING POLICY

West Daly Regional Council's rates and charges are set each year with consideration to a variety of criteria, such as rising service delivery costs, planned capital projects, rising service levels, and other Council initiatives. The Council also considers statistical measures such as the Consumer Price Index (CPI) and potential increases in wage costs as a result of the Council's enterprise agreement.

To minimise the impacts on ratepayers, Council consciously aims to minimise rates increases while generating enough income to meet its goals and maintain appropriate service levels.

Council's revenue from rates represents 16% of total budgeted operating revenue. This is a small portion of Council's total revenue in comparison to many Councils in larger and urban areas. To sustain the provision of existing levels of service provided by the Council, the rates have been increased by 15% for residential and 8% for Commercial for this 2024-25 financial year. This increase is a result of the necessity to make up for decreased revenue from other sources as well as the above mentioned considerations. The Council's does not hold sufficient reserves to be able to support major capital programs, and is reliant upon prudent Grant and Project Funding applications having reference to the Regional Plan to be able to provide major capital and project spending in the coming year.

Ratepayers within the West Daly regional will continue to pay rates which are comparable with other local government jurisdictions. Therefore, Council's assessment of the social and economic effects of the Council's rating policy is deemed to have no substantial social or economic impact on the Council's ratepayers.