



SUPPLEMENTARY

WEST ARNHEM REGIONAL COUNCIL

ORDINARY COUNCIL MEETING

AGENDA

WEDNESDAY, 8 JUNE 2022



WEST ARNHEM REGIONAL COUNCIL

Notice is hereby given that an Ordinary meeting of the West Arnhem Regional Council will be held in Council Chambers, Jabiru on Wednesday, 8 June 2022 at 9:00 am.

Daniel Findley
Chief Executive Officer

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
9	CORPORATE SERVICES REPORTS	
9.2	Adoption of Rates and Charges for Financial Year 2022-2023.....	4

WEST ARNHem REGIONAL COUNCIL

FOR THE MEETING 8 JUNE 2022

Agenda Reference:	9.2
Title:	Adoption of Rates and Charges for Financial Year 2022-2023
File Reference:	1010455
Author:	David Glover, Chief Corporate Officer

SUMMARY

The purpose of this report is to present to Council the West Arnhem Regional Council Rates Declaration 2022-2023, for adoption, following legal verification.

The report also sets out the Rates and General Charges to be applied for the 2022-23 financial year. The Council is being asked to approve the Rates, a Special rate, and General Charges, as per the Regional Plan and Budget. This follows 21 days of public consultation which concluded 30 May 2022.

BACKGROUND

The *Local Government Act 2019* (LGA) requires Council to declare rates on or before 30 June in the financial year preceding the financial year for which the rates are imposed. The attached information is required to be declared by Council for it to be a valid rates declaration.

The Council budgets to receive general rates from properties located within the Council area. Council has a special rate for animal management, and Council applies garbage service charges (rubbish collection) in all communities. Additionally, Council applies sewerage and water charges for the services it provides in Jabiru.

A Special Finance Committee approved the Draft Regional Plan and Budget for consultation at its meeting held on 9 May 2022 through resolution SFC20/2022. The Draft Rates Declaration was included in the Regional Plan, and made available for public comment from 10 May 2021 for a period of 21 days, which concluded 30 May 2022.

The following means were used to seek public comments during the public consultation period:

- Advertisement in NT News
- Publication on Council's website from 10 May 2022
- Publication in Council's newsletter The Wire on 11 May 2022
- Availability of hard copies at all Council Offices

COMMENT

Council assesses rates based on the higher amount between the percentage of unimproved capital value (UCV) of the allotments and a fixed minimum charge. This methodology is consistent within all communities and townships within the West Arnhem region.

Management intends to assess the rates using this methodology again this year.

Management has provided a CEO Certification of the Assessment Record and Record of Rates as at 27 May 2022, which is attached to this report. It forms the basis to ensure all rateable land is included, and that it is a comprehensive record.

For 2022-23 and due to the nature of the residential ratepayers, management is proposing to increase residential rates in line with CPI increases and Council's operating costs requirements.

It is noted the Darwin Consumer Price Index (CPI) is currently 5.5% for Darwin (March quarter 2021 to 2022), and in recognition of increasing costs faced by the Council from operating in remote locations, management propose to increase residential rates a slightly lesser amount, by between 3% and 4% for non commercial, depending on the rating item, and between 2% and 3% for Commercial. It is noted this is less than the CPI. Continuing in 2022-23 is a special rate of \$130 per residential allotment (Last Year \$125) for animal management.

Unimproved Capital Value (UCV) is based on the latest valuation as issued by the Northern Territory Valuer-General (July 2021). The below table sets out the proposed amounts to be levied in rates and charges for each category in comparison to the prior year:

The detail of the proposed budgets for Rates, Special rates and Garbage collections to be levied is as follows:

Rate or Charge	Application	Proposed Rates and charges	Rates and charges	Total to be Raised	Total raised
		FY 2022-2023	FY 2021-2022	FY 2022-2023	FY 2021-2022
Rate	Residential - Jabiru	3.064 cents per dollar / min. charge \$ 904.00	2.946 cents per dollar / min. charge \$ 886.00	1,488,916	1,503,780
Rate	Residential - ALRA	1.905 cents per dollar / min. charge \$ 904.00	1.868 cents per dollar / min. charge \$ 886.00		
Rate	Multiple Residential Jabiru	6.055 cents per dollar / min. charge \$ 1,160.00	5.879 cents per dollar / min. charge \$ 1,138.00		
Rate	Commercial - Jabiru	9.768 cents per dollar / min. charge \$ 1,454.00	9.501 cents per dollar / min. charge \$ 1,426.00	764,729	573,791
Rate	Commercial - ALRA	2.743 cents per dollar / min. charge \$ 1,490.00	2.689 cents per dollar / min. charge \$ 1,462.00		
Rate	Commercial - Remote	0.919 cents per dollar / min. charge \$ 1,490.00	0.896 cents per dollar / min. charge \$ 1,462.00		
Special Rate	Animal Management	\$130 per residential allotment	\$125 per residential allotment	147,550	138,250
Charge - Garbage	Residential Gunbalanya and Maningrida	\$663.00	\$644.00	1,369,882	1,322,016
Charge - Garbage	Residential Jabiru	\$706.00	\$695.00		
Charge - Garbage	Residential Minjilang and Warruwi	\$1,032.00	\$1,002.00		
Charge - Garbage	Commercial	\$1,222.00	\$1,175.00		
			TOTAL	3,771,077	3,537,837

The detail of the proposed residential and commercial rates to be levied by location and type is as follows:

Rates - Residential Allotments

Location	Proposed rates 2022-2023	Rates 2021-2022	Variance \$	Variance %	Contribution to total rates
Gunbalanya	256,708	242,048	14,659	6.1%	17%
Jabiru	642,013	728,871	(86,858)	-11.9%	43%
Maningrida	469,059	414,190	54,869	13.2%	32%
Minjilang	47,008	46,051	957	2.1%	3%
Waruwi	74,128	72,619	1,509	2.1%	5%
Total	1,488,916	1,503,780	(14,864)	-1.0%	100%

Rates - Commercial Allotments

Location	Proposed rates 2022-2023	Rates 2021-2022	Variance \$	Variance %	Contribution to total rates
Gunbalanya	30,864	32,769	(1,904)	-6%	4%
Jabiru	656,922	468,736	188,186	40%	86%
Maningrida	48,728	45,093	3,636	8%	6%
Minjilang	2,980	2,925	55	2%	0%
Waruwi	5,960	5,850	110	2%	1%
Other	19,274	18,419	855	5%	3%
Total	764,729	573,791	190,938	33%	100%

TOTAL RATES

Location	Proposed rates 2022-2023	Rates 2021-2022	Variance \$	Variance %	Contribution to total rates
Gunbalanya	287,572	274,817	12,755	5%	13%
Jabiru	1,298,935	1,197,607	101,328	8%	58%
Maningrida	517,787	459,283	58,504	13%	23%
Minjilang	49,988	48,976	1,012	2%	2%
Waruwi	80,088	78,469	1,619	2%	4%
Other	19,274	18,419	855	5%	1%
Total	2,253,645	2,077,571	176,074	8%	100%

Details of the proposed Animal Management Special rate by location follows:

Special Rate - Animal Management

Location	Proposed Animal Management Special Rate 2022-2023	Animal Management Special Rate 2021-2022	Variance \$	Variance %	Contribution to total charges
Gunbalanya	30,810	29,625	1,185	4%	21%
Jabiru	43,030	41,875	1,155	3%	29%
Maningrida	56,290	50,000	6,290	13%	38%
Minjilang	6,760	6,500	260	4%	5%
Waruwi	10,660	10,250	410	4%	7%
Total	147,550	138,250	9,300	7%	100%

Garbage Collection / Refuse Charges

For 2022-23 increases are applied to reflect the level of service being provided to each of the communities.

The detail of the proposed garbage charges to be levied by location is as follows:

Refuse - Residential Allotments

Location	Proposed Garbage Collection Charges 2022-2023	Garbage Collection Charges 2021-2022	Variance \$	Variance %	Contribution to total charges
Gunbalanya	293,046	289,665	3,381	1%	24%
Jabiru	274,634	273,810	824	0%	22%
Maningrida	533,052	487,925	45,127	9%	43%
Minjilang	52,632	51,125	1,507	3%	4%
Waruwi	78,432	76,186	2,246	3%	6%
Total	1,231,796	1,178,711	53,085	5%	100%

Refuse - Commercial Allotments

Location	Proposed Garbage Collection Charges 2022-2023	Garbage Collection Charges 2021-2022	Variance \$	Variance %	Contribution to total charges
Gunbalanya	34,216	31,715	2,501	8%	25%
Jabiru	17,108	28,191	(11,083)	-39%	12%
Maningrida	72,098	69,303	2,795	4%	52%
Minjilang	6,110	5,873	237	4%	4%
Waruwi	8,554	8,222	332	4%	6%
Total	138,086	143,305	(5,219)	-4%	100%

TOTAL REFUSE

Location	Proposed Garbage Collection Charges 2022-2023	Garbage Collection Charges 2021-2022	Variance \$	Variance %	Contribution to total charges
Gunbalanya	327,262	321,380	5,882	2%	24%
Jabiru	291,742	302,001	(10,259)	-3%	21%
Maningrida	605,150	557,228	47,922	9%	44%
Minjilang	58,742	56,998	1,744	3%	4%
Waruwi	86,986	84,409	2,577	3%	6%
Total	1,369,882	1,322,016	47,866	4%	100%

Conditionally Rateable Land

Rates for pastoral leases and mining tenements are set by the NT Government each year. Rates for 2022-23 have been excluded in Councils Rates Declaration, as there is no applicable rateable land.

Interest rate for late payments

The relevant interest rate for the late payment of rates and charges remains at 10% per annum. Generally it is set in line to a similar rate charged by the Northern Territory Government for overdue tax debts, although is a little higher. The rate charged by the Northern Territory Government is generally similar to what other state jurisdictions charge, and is based upon what it terms a premium rate, plus a market rate adjustment. The interest rate set by the NT Government for the financial year 2021-22 is a total of 8.04%, incorporating both factors.

No public comments were received during the consultation period, which concluded on 30 May 2022.

Legal advice was sought as part of the preparation of the Rates Declaration. That advice has been received and the Council's Rates Declaration 2022-2023 is fully compliant with the *Local Government Act 2019*.

The proposed Draft for Adoption, Rates Declaration for the year 2022-23 is attached to this report.

STATUTORY ENVIRONMENT

In accordance with Section 237(1) of the *Local Government Act 2019* (the Act) Council must declare its rates and charges by the 30 June in the financial year preceding the financial year for which the rates are imposed.

In accordance with Section 237 (2) of the Act, Council may at the same time raise an amount toward a special purpose.

In accordance with Section 237(3) of the Act, Council needs to declare that the general rates will be raised by application of a rate or charge, which will be applicable to all rateable land within its boundaries.

POLICY IMPLICATIONS

No specific policies apply.

FINANCIAL IMPLICATIONS

The rates and charges are the largest source of revenue for the Council other than operating grants from the Territory Government and from the Commonwealth Government through the NT Grants Commission.

Since 1 July 2021 many of the rateable properties in use by Energy Resources Australia (ERA), as well as all other organisations in Jabiru have been moving to new sub lease arrangements, with the new township entity, Gundjeihmi Aboriginal Corporation Jabiru Town (GACJT). This includes Council buildings and residential staff housing. Also, some residential properties have been converting across to Council from ERA via a legal sub lease, for staff use. In previous years, the NT Government and ERA comprised approximately 64% of the rates and charges across the five locations. This has been evolving in 2021-2022 as sub leases have been issued to the tenants. Council staff have been in direct contact with GACJT to ensure as new sub leases are issued and ratepayers are identified, new rates notices are issued and refunds provided to the prior lease holder.

Most mainstream Councils would be dealing with many individual ratepayers. Council is moving toward this but slowly. In mainstream, the net impact on an individual ratepayer faced with increasing rates is substantially less.

Another aspect to note is the lack of opportunity for the Council to increase the number of rateable properties. The spread of the rate burden is not likely to change for the foreseeable future.

STRATEGIC IMPLICATIONS

The financial capacity and future operations of the Council remain dependent upon continued government funding. The ability to deliver Core Services is strategically linked to the grants received and commercial services that the Council is able to provide, which subsidise Council operations. Even though that the Council has improved its financial position over past years, overall the Council through its limited rate base is not financially viable and will continue to require strict financial management and adherence to budget parameters.

VOTING REQUIREMENTS

Simple majority.

RECOMMENDATION:

That Council:

1. **Accepts the CEO Rates Assessment Record for 2022-23;**
2. **Notes that no submissions were received from the public on rates, special rates, and charges; and**
3. **Declares its Rates and Charges for the 2022-2023 financial year as per the attached document "West Arnhem Regional Council - Rates Declaration 2022-2023" in accordance with sections 237(1), and 237 (2) of the *Local Government Act 2019*.**

ATTACHMENTS

- 1 CEO certification of Rates Assessment Records 2022-23.pdf
- 2 West Arnhem Regional Council - Rates Declaration for 2022-23 Final.pdf



strong communities | working together



Certificate in Terms of Regulation 29 (1) of the *Local Government (General) Regulations 2021*

This is to certify that assessments numbered 00000838 to 80700176 declared pursuant to *Sections 237-239 of the Local Government Act, 2019*, are recorded in the assessment record and to the best of my knowledge, information and belief the assessment record is a comprehensive record of all rateable land within the West Arnhem Regional Council.

Signed 
 Daniel Findley Chief Executive Officer

Dated at Jabiru this 27 Day of May 2022

Regulation 29 of the Local Government (General) Regulations 2021 states, that the above certification must be made before a Council adopts its budget.

PO Box 721, Jabiru NT 0886 | info@westarnhem.nt.gov.au | www.westarnhem.nt.gov.au

Jabiru (Head Office)

☎ 08 8979 9444
 📠 08 8979 9488

Gunbalanya

☎ 08 8970 3700
 📠 08 8970 3788

Maningrida

☎ 08 8979 6600
 📠 08 8979 6688

Warruwi

☎ 08 8970 3600
 📠 08 8970 3688

Minjilang

☎ 08 8970 3500
 📠 08 8970 3588



West Arnhem Regional Council - Rates Declaration 2022-23

West Arnhem Regional Council

Rates Declaration 2022/2023

Notice is hereby given, pursuant to Chapter 11 (Rates and charges) of the Local Government Act, that the following rates and charges are to be declared by West Arnhem Regional Council at the Council Meeting to be held 8 June 2022 in respect of the financial year ending 30 June 2023.

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 2019 as in force at 15 April 2022.
"Rateable land"	As defined at section 218 of the Act.
"Conditionally rateable land"	As defined at section 219 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"	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: Total Garbage Collection Service Charge = garbage collection service charge x number of bins assigned x the assigned minimum garbage collection services. The number of assigned collection services are dependent upon the community, as outlined below.
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 227(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 1963
2. 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 \$2,253,645 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 2023.
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 0.03064 of the assessed value of such land with the minimum charge of \$904.00 being payable in the application of that differential rate;



West Arnhem Regional Council - Rates Declaration 2022-23

- (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 0.06055 of the assessed value of such land with the minimum charge of \$1,160.00 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 0.01905 of the assessed value of such land with the minimum charge of \$904.00 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 0.09786 of the assessed value of such land with the minimum charge of \$1,454.00 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 0.02743 of the assessed value of such land with the minimum charge of \$1,490.00 being payable in the application of that differential rate;
- (f) With respect to every allotment of rateable land within the Council area not otherwise described elsewhere in this declaration, a differential rate of 0.00919 of the assessed value of such land with the minimum charge of \$1,490.00 being payable in the application of that differential rate.
- (g) Special Rate – Animal Management
With respect to every allotment of rateable land within the West Arnhem Regional Council area 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 Management” to assist the implementation of Animal Management in the area, a flat rate of \$130.00 for each allotment. The total of \$147,550 will be collected from this special rate and will solely be used for Animal Management.

Charges

Garbage Collection charges

4. Pursuant to Section 239 of the Act, the Council declared the following charges in respect of garbage collection services it provides for the benefit of eligible ratepayers within or near the following designated communities and townships within the council area (except such land as Council from time to time



West Arnhem Regional Council - Rates Declaration 2022-23

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.

5. The designated communities and townships subject to the garbage collection service charge are Gunbalanya, Jabiru, Maningrida, Minjilang and Warruwi.
6. The following charges were declared:
 - (a) A charge of \$663 per annum for each residential dwelling within the communities of Gunbalanya and Maningrida multiplied by the number of bins assigned to the allotment, multiplied by the number of collection services per week. The number of minimum garbage collection services assigned per week is 2.
 - (b) A charge of \$706 per annum for each residential dwelling within the township of Jabiru multiplied by the number of bins assigned to the allotment, multiplied by the number of collection services per week. The number of minimum garbage collection services assigned per week is 1.
 - (c) A charge of \$1,032 per annum for each residential dwelling within the communities of Minjilang and Warruwi multiplied by the number of bins assigned to the allotment, multiplied by the number of collection services per week. The number of minimum garbage collection services assigned per week is 1.
 - (d) Other than a residential dwelling to which paragraphs 6(a) to 6(c) applies, a charge of \$1,222 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. The number of garbage minimum collection services assigned per week is 1.

Sewerage and water charges

7. Pursuant to Section 239 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 2000.



West Arnhem Regional Council - Rates Declaration 2022-23

Payment dates

9. Pursuant to Section 244 of the Act, the Council determined that rates, garbage and sewerage charges for the year 1 July 2022 to 30 June 2023 inclusive, shall be due and payable by 30 September 2022.
 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 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.
- 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 245 of the Act at the rate of 10% per annum which is to be calculated on a daily basis.

Daniel Findley - Chief Executive Officer

For further details please contact West Arnhem Regional Council on 8979 9444.

**WEST ARNHEM REGIONAL COUNCIL
FOR THE ORDINARY COUNCIL MEETING
8 JUNE 2022**