



Name	DRAFT - FIN02 Rating Policy
Policy Type	Council
Responsible Officer	Director Community and Corporate Services
Approval Date	[Approval Date]
Review Date	[Review Date]

1. Purpose

The purpose of this policy is to set out Council's approach to rating in the Litchfield Municipality.

2. Scope

This policy applies to all properties within the Municipality.

3. Definitions

For the purposes of this Policy, the following definitions apply:

The Act	<i>Local Government Act Northern Territory</i>
NT Planning Scheme	<i>Northern Territory Planning Scheme</i>

4. Policy Statement

4.1 Principles

Rates are a system of taxation and are not reflective of the services, infrastructure or facilities used by any property owner or resident.

Council's Rating policy applies the principles of:

- Administrative simplicity. This principle refers to the costs involved in applying and collecting the tax and how difficult it is to avoid.
- Policy consistency. The principle that rates are internally consistent, and based on transparent, predictable rules that are understandable and acceptable to rate payers.
- Equality for rating is applied to the categories levied as a fixed rate, assuming that these ratepayers have equal capacity to pay and access to Council services, however the principle of equity applies to all other categories.

4.2. Basis for Rates

4.2.1. Council applies rates on the basis of zoning.

4.2.2. Pursuant to the *Act*, Council adopts the Unimproved Capital Value method as the basis for determining the assessed value of allotments within the Municipality. The Unimproved Capital Value of land is set by the NT Valuer General.

4.3 Rating Categories

For the purpose of rating Council applies the following rating categories that differentiate properties by planning zones as set under the *NT Planning Scheme*.

RATING CATEGORY	PLANNING ZONE	PROPERTY PARTICULARS
RURAL RESIDENTIAL	Rural Residential	
	Rural Living	
	Rural	
	Water Management	
	Conservation	
	Specific Use – SL14, SL18	
	Future Development	Excluding: Hun 045 P 01872, Hun 045 P 01860
URBAN RESIDENTIAL	Single Dwelling Residential	
	Multiple Dwelling Residential	
	Medium Density Residential	
	Specific Use- SL11	
HORTICULTURE/AGRICULTURE	Horticulture	
	Agriculture	
COMMERCIAL/INDUSTRIAL	Commercial	
	Service Commercial	
	Tourist Commercial	
	Light Industry	
	General Industry	
	Development	Excluding: Hun 000 P 07002
	Utilities	
	Railway	
	Community Purpose	
	Organised Recreation	
	Public Open Space	
	Caravan Parks	
	Specific Use – SL1, SL3, SL4, SL5, SL6, SL7, SL8, SL9, SL10, SL12, SL13, SL15, SL17, SL23	
GAS PLANT	Future Development	Limited to: Hun 045 P 01872, Hun 045 P 01860
	Development	Limited to: Hun 000 P 07002

RATING CATEGORY	PLANNING ZONE	PROPERTY PARTICULARS
MINING TENEMENTS	Conditionally rateable land occupied under a mining tenement	
PASTORAL LEASES	Conditionally rateable land comprising a pastoral lease as defined in the <i>Pastoral Land Act</i>	

- 4.3.1 The *NT Planning Scheme* zones in the groups of Other Zones, Recreation Zones and Infrastructure Zones have been associated to rating categories based on the allowed uses on the property in line with the *NT Planning Scheme*.

4.4 Rates Calculation:

- 4.4.1 In accordance with the *Act* rates are based on differential valuation-based charges calculated as a proportion of the assessed value of each allotment for the following rating categories:
- Commercial/Industrial
 - Gas Plant
 - Mining Tenement
 - Pastoral Leases
- 4.4.2 The Valuation-based charge may be subject to a specified minimum amount.
- 4.4.3 In accordance with the *Act* rates are based on a fixed rate for the following rating categories:
- Rural Residential
 - Urban Residential
 - Horticulture/Agriculture.

4.5 Special Rates

- 4.5.1 Council levies a special rate in accordance with the *Act* and in line with Council's INF05 Sealing of Roads policy to defray the cost of sealing a road, or part thereof, where there is a public benefit.
- 4.5.2 The special rate is a fixed charge to a property and may vary based on the planning zone of the property.
- 4.5.3 Where a Special Rate is applied, it will be charged to properties with direct road access to the relevant road.

- 4.5.4 Council will consider longer payment timeframes for Special Rates considering the additional financial liability on ratepayers.

4.6 Service Charges

- 4.6.1 Council can declare charges for providing services for the benefit of the land or the occupiers of land.
- 4.6.2 Council charges properties for the cost of waste disposal services, including the management and operation of waste transfer stations.
- 4.6.3 Council's Waste Management charge applies to the following rating categories:
- Rural Residential
 - Urban Residential
 - Horticulture/Agriculture
- 4.6.4 Council will, on request consider the application of the Waste Charge to other properties, where residential use can be identified

5. Associated Documents

Litchfield Council Municipal Plan

Litchfield Council Long Term Financial Plan

6. References and Legislation

Northern Territory Local Government Act

Northern Territory Local Government (Administration) Regulations

Northern Territory Local Government (Accounting) Regulations

Australian Accounting Standards

Ministerial Guidelines

Local Government General Instructions

7. Review History

Date Reviewed	Description of changes (Inc Decision No. if applicable)
13 December 2017	New Policy, rescinding LC06
November 2019	Review policy project, resulting in new rating categories a realignment from zonings to categories, addition of Special Rate, Service Charge, Principles