

ADOPTION OF VALUATION AND DECLARATION OF RATES AND



The Barossa Council

1. Adoption of Valuation

Notice is hereby given that at its special meeting held on 7 July 2021 and in relation to the 2021/2022 Financial Year, Council, in accordance with Section 167(2)(a) of the Local Government Act 1999, adopts for rating purposes the Valuer-General's most recent valuations available to the Council of the Capital Value in relation to the area of the Council, which specifies that the total of the values that are to apply within the area is \$5,853,595,800 of which \$5,733,096,505 is rateable.

2. Declaration of Differential General Rates

That Council, pursuant to Sections 152(1)(c)(i), 153(1)(b) and 156(1)(a) of the Local Government Act 1999, declares the following differential general rates on rateable land within its area for the year ending 30th June 2022, based upon the capital value of the land which rates vary by reference to land use categories as per Regulation 14 of the Local Government (General) Regulations 2013 as follows:

- (1) Category (a) - Residential, a rate of 0.003530 in the dollar;
- (2) Category (b) - Commercial – Shop, category (c) - Commercial – Office and category (d) - Commercial – Other, a rate of 0.005310 in the dollar;
- (3) Category (e) - Industry – Light, a rate of 0.005435 in the dollar;
- (4) Category (f) - Industry – Other, a rate of 0.015850 in the dollar;
- (5) Category (g) - Primary Production, a rate of 0.003255 in the dollar;
- (6) Category (h) - Vacant Land, a rate of 0.006400 in the dollar;
- (7) Category (i) - Other, a rate of 0.005809 in the dollar.

3. Fixed Charge

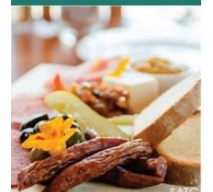
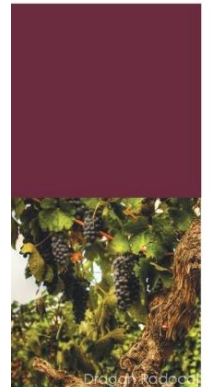
That Council, pursuant to Section 152 (1)(c)(ii) of the Local Government Act 1999, impose a fixed charge of \$380.00 on each separately valued piece of rateable land within the Council area for the year ending 30th June 2022.

4. Waste Collection Service Charge

That Council, pursuant to Section 155 of the Local Government Act 1999, and in order to provide the service of waste collection in those parts of the Council's area described in (3) below, impose the following service charges by reference to the nature and/or level of usage of the service, for the year ending 30th June 2022:

(1) Non-recyclable Waste Collection

- (a) An annual service charge of \$113 for 140L General (Landfill) Waste collection receptacles;
- (b) An annual service charge of \$143 for 240L General (Landfill) Waste collection receptacles;
except in instances where, subject to written application to and the approval of the Council, residential households with six or more permanent residents or a special medical condition may receive a 240L receptacle at the same service charge for a 140L receptacle.



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(2) **Recyclable Waste Collection**

- (a) An annual service charge of \$63 for 240L Co-mingled Recycling collection receptacle;
- (b) An annual service charge of \$51 for 240L Green Organic Recycling collection receptacle.

(3) **Parts of Council Area**

All Service Entitled Properties in the Designated Waste Collection Areas and along the Approved Waste Collection route as identified in the Waste Management Services Policy

5. Community Wastewater Management Systems (CWMS) Rate and Service Charge

That Council, pursuant to Section 155 of the Local Government Act 1999, impose a service rate and service charge for the year ending 30th June 2022, in the following areas to which Council makes available a Community Wastewater Management System (CWMS):

1. **Lyndoch, Mount Pleasant, Nuriootpa, Penrice, Stockwell, Tanunda and Williamstown – Residential & Vacant Land Properties**

- (a) An annual service charge of \$350 for occupied residential rateable and non-rateable land;
- (b) An annual service charge of \$110 on each assessment of vacant rateable and non-rateable land.

2. **Lyndoch, Mount Pleasant, Nuriootpa, Penrice, Stockwell, Tanunda and Williamstown – Non-Residential & Non-Vacant Land Properties**

A service rate of 0.001156 in the dollar of the capital value of occupied non-residential rateable land.

3. **Springton – Residential & Vacant Land Properties**

- (a) An annual service charge of \$595 (including a capital repayment contribution of \$245) on assessments of occupied residential rateable land and non-rateable land;
- (b) An annual service charge of \$245 on assessments of occupied non-rateable land;
- (c) An annual service charge of \$80 on each assessment of vacant rateable and non-rateable land.

4. **Springton – Non-Residential & Non-Vacant Land Properties**

- (a) A service rate of 0.001156 in the dollar of the capital value and an annual service charge of \$245 (capital repayment contribution) of occupied non-residential rateable land;
- (b) An annual service charge of \$245.00 on assessments of occupied non-rateable land.

6. Regional Landscape Levy

That Council, in exercise of the powers contained in section 154 of the Local Government Act 1999 and section 69 of the Landscape South Australia Act 2019, for the year ending 30th June 2022 and in order to reimburse the Council for the amount contributed to the Northern and Yorke Landscape Board, a levy in the nature of a separate rate of 0.00009542 in the dollar of the capital value of land, be declared on all rateable land in the area of that Board.

7. Payment of Rates

- (1) Pursuant to Section 181(1) and (2) of the Local Government Act 1999, all rates and charges will be payable in four quarterly instalments due on 14 September 2021, 7 December 2021, 1 March 2022 and 7 June 2022; **provided that** in cases where the initial account requiring payment of rates is not sent at least 30 days prior to these dates, or an amended account is required to be sent, authority to fix the date by which rates must be paid in respect of those assessments affected is hereby delegated pursuant to Section 44 of the Act, to the Chief Executive Officer;

- (2) Pursuant to Section 44 of the Local Government Act 1999, the Chief Executive Officer be delegated power under Section 181 (4) (b) of the Act to enter into agreements with ratepayers relating to the payment of rates in any case where the Chief Executive Officer thinks it necessary or desirable to do so.

8. Residential General Rates Cap

That Council, pursuant to Section 153(3) and (4) of the Local Government Act 1999, has determined to fix, on application of the property owner, a maximum increase in general rates (excluding fixed charge) levied upon a category (a) land use (Residential) property, for the year ending 30th June 2022 which constitutes the principal place of residence of a principal ratepayer at:

- (a) **7.5%** over and above the general rates levied for the 2020/2021 financial year (for those eligible for a State Government concession on their Council rates including those in receipt of the Cost of Living Concession) or;
- (b) **15%** over and above the general rates levied for the 2020/2021 financial year (for all other such ratepayers), provided that:
- (c) the property has been the principal place of residence of the principal ratepayer since at least 1 July 2020, and;
- (d) the property has not been subject to improvements with a value of more than \$20,000 since 1 July 2020.

9. Revaluation Initiative General Rates Cap

That Council, pursuant to Section 153 (4) of the Local Government Act 1999, has determined to fix an automatic maximum increase in general rates (excluding fixed charge) levied upon a (a) land use (Residential), (b)-(d) (Commercial), (e) (Industry – Light), (f) (Other Industry), (g) (Primary Production) and (i) (Other) property, for the year ending 30th June 2022 for properties captured or included in the “Revaluation Initiative”:

- 8% over and above the general rates levied for the 2020/2021 financial year on their Council rates, provided that the property ownership is the same principle ratepayer since at least 1 July 2020.

Properties excluded for application of the Revaluation Initiative General Rate Cap:

1. If another rate rebate has already been approved by Council, eg, Mandatory or Discretionary or the General Rate Cap; these rebates will override, and/or
2. Properties that have been transferred to/from another Local Government Category; and/or
3. Any property that has benefited from a reduction in valuation as a consequence of a successful objection to the Valuer-General; and/or
4. Properties that have been subdivided resulting in a new assessment.

Martin McCarthy

CHIEF EXECUTIVE OFFICER