



Name	FIN02 Rating Policy
Policy Type	Council
Responsible Officer	Director Community and Corporate Services
Approval Date	13/12/2017
Review Date	12/12/2021

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 rateable properties within the Municipality.

3. Definitions

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

The Act	Local Government Act Northern Territory
NT Planning Scheme	Northern Territory Planning Scheme

4. Policy Statement

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

4.1. Basis for Rates

- 4.1.1. Council applies rates on the basis of zoning and location.
- 4.1.2. Pursuant to Section 149 of 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.
- 4.1.3. In accordance with section 148(1) of the Local Government Act rates are based on differential valuation-based charges calculated as a proportion of the assessed value of each allotment for the following properties:

Central Business, Future Development, Tourist Commercial, Commercial, Service Commercial, Caravan Park, General Industry, Development, Light Industry

- 4.1.4. In accordance with section 148(1) of the Local Government Act rates are based on a fixed rate for the following properties:

Rural Residential, Rural Living, Rural, Horticulture, Agriculture, Single Dwelling Residential; Multiple Dwelling Residential, Medium Density Residential, High Density Residential, Community Living, Public Open Space, Organised Recreation, Heritage, Restricted Development, Conservation, Community Purpose, Specific Use, Utilities, Mining Tenements and Pastoral Lease

4.1.5. The Valuation-based charge may be subject to a specified minimum amount.

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