

The FLINDERS RANGES COUNCIL
Adoption of Valuations and Declaration of Rates

Notice is hereby given at a meeting of the Council held on Monday, 31 July 2023 and for the year ending 30 June 2024, it resolved:

ADOPTION OF CAPITAL VALUATIONS

The Flinders Ranges Council, in accordance with Section 167(2)(a) of the *Local Government Act 1999* (the *Act*), adopts for rating purposes for the year ending 30 June 2024, the valuations made by the Valuer-General of capital values in relation to all land in the area of the Council, and hereby specifies 31 July 2023 as the day as and from which such valuations shall become and be the valuations of the Council with the total of the valuations being \$373,824,200 comprising \$363,840,840 in respect of rateable land and \$9,983,360 in respect of non-rateable land before alteration.

DECLARATION OF DIFFERENTIAL GENERAL RATES

Declares that, having taken into account the general principles of rating contained in Section 150 of the *Act* and the requirements of Section 153(2) of the *Act*, The Flinders Ranges Council declares, pursuant to Sections 152(1)(a), 153 (1)(b) and 156 (1)(c) of the *Act*, and Regulation 14(1) of the *Local Government (General) Regulations 2013*, the following differential general rates based on the assessed capital values of all rateable land within the Council area for the year ending 30 June 2024, the said differential general rates to vary by reference to the predominant land use of the rateable land and the locality of the land.

The said differential general rates declared are as follows:

Locality of Quorn Township, Quorn Rural Area, Hawker Township, Hawker Rural Area:

- (1) A differential general rate of 0.645 cents in the dollar on rateable land in the Council's area of category 1 (residential) land use;
- (2) A differential general rate of 0.810 cents in the dollar on rateable land in the Council's area of category 2 (commercial - shop) land use;
- (3) A differential general rate of 0.950 cents in the dollar on rateable land in the Council's area of category 3 (commercial - office) land use;
- (4) A differential general rate of 0.950 cents in the dollar on rateable land in the Council's area of category 4 (commercial - other) land use;
- (5) A differential general rate of 0.920 cents in the dollar on rateable land in the Council's area of category 5 (industry - light) land use;
- (6) A differential general rate of 1.055 cents in the dollar on rateable land in the Council's area of category 6 (industry - other) land use;
- (7) A differential general rate of 0.445 cents in the dollar on rateable land in the Council's area of category 7 (primary production) land use;
- (8) A differential general rate of 0.645 cents in the dollar on rateable land in the Council's area of category 8 (vacant land) land use;
- (9) A differential general rate of 1.075 cents in the dollar on rateable land in the Council's area of category 9 (other) land use;

RESIDENTIAL GENERAL RATES CAP

Pursuant to Section 153(3) of the *Act*, The Flinders Ranges Council has determined not to fix a maximum increase in the general rate to be charged on the principal place of residence of a principal ratepayer for the year ending 30 June 2024.

DECLARATION OF MINIMUM RATE

Pursuant to Section 158(1)(a) of the *Act*, The Flinders Ranges Council fixes a minimum amount of \$892.00 payable by way of general rates for the year ending 30 June 2024.

DECLARATION OF GARBAGE ANNUAL SERVICE CHARGE

Pursuant to and in accordance with Section 155 of the *Act*, The Flinders Ranges Council declare Annual Service Charges for the year ending 30 June 2024 based on the level of usage of the service upon the land to which it provides the prescribed service of the collection and disposal of "wet" and "recyclable" waste as follows:

- (1) \$240.00 for occupied properties in Quorn, Hawker and Cradock for "wet" waste; and
- (2) \$160.00 for occupied properties in Quorn, Hawker and Cradock for "recyclable" waste.

DECLARATION OF COMMUNITY WASTEWATER MANAGEMENT SYSTEMS ANNUAL SERVICE CHARGE

Pursuant to and in accordance with Section 155 of the *Act*, and in accordance with the Community Wastewater Management Systems Property Unit Code as provided at Regulation 12 of the *Local Government (General) Regulations 2013*, The Flinders Ranges Council declare an Annual Service Charges for the year ending 30 June 2024 based on the nature of the service and varying according to whether the land is vacant or occupied upon the land to which it provides or makes available the prescribed service of a Community Wastewater Management System, of:

- (a) \$395.00 per unit in respect of each piece of occupied land serviced by the Quorn Community Wastewater Management Systems;
- (b) \$385.00 per unit in respect of each piece of vacant land serviced by the Quorn Community Wastewater Management Systems;
- (c) \$395.00 per unit in respect of each piece of occupied land serviced by the Hawker Community Wastewater Management Systems; and
- (d) \$385.00 per unit in respect of each piece of vacant land serviced by the Hawker Community Wastewater Management Systems.

DECLARATION OF SEPARATE RATES (REGIONAL LANDSCAPE LEVY – COLLECTED FOR THE STATE GOVERNMENT)

Pursuant to Section 69 of the *Landscape South Australia Act 2019*, and Section 154 of the *Act*, and in order to reimburse the Council for amounts contributed to the South Australian Arid Lands Landscape Board, being \$92,189 for the year ending 30 June 2024, The Flinders Ranges Council declare a separate rate on all rateable land in the Council's area on the basis of a fixed charge of a differential amount that varies on the basis of the purpose for which the land is used in accordance with Section 69(3)(iii) of the *Landscape South Australia Act 2019* and Regulation 12(1) of the *Landscape South Australia (General) Regulations 2020*, as follows:

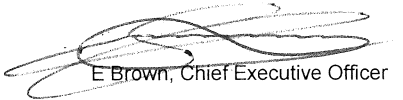
- (1) Residential – A differential separate rate of a fixed amount of \$45.35 on rateable land in the Council's area of category 1 land use;
- (2) Commercial Shop – A differential separate rate of a fixed amount of \$90.69 on rateable land in the Council's area of category 2 land use;
- (3) Commercial Office – A differential separate rate of a fixed amount of \$90.69 on rateable land in the Council's area of category 3 land use;
- (4) Commercial Other – A differential separate rate of a fixed amount of \$90.69 on rateable land in the Council's area of category 4 land use;
- (5) Industrial Light – A differential separate rate of a fixed amount of \$90.69 on rateable land in the Council's area of category 5 land use;
- (6) Industrial Other – A differential separate rate of a fixed amount of \$90.69 on rateable land in the Council's area of category 6 land use;
- (7) Primary Production – A differential separate rate of a fixed amount of \$226.73 on rateable land in the Council's area of category 7 land use;
- (8) Vacant – A differential separate rate of a fixed amount of \$45.35 on rateable land in the Council's area of category 8 land use;
- (9) Other – A differential separate rate of a fixed amount of \$45.35 on rateable land in the Council's area of category 9 land use.

DECLARATION OF PAYMENT OF RATES

Pursuant to Section 181(1) & (2) of the Act, The Flinders Ranges Council declare that all rates for the year ending 30 June 2024 be payable by four (4) equal or approximately equal instalments, with the:

first instalment payable on or before 15 September 2023;
second instalment payable on or before 15 December 2023;
third instalment payable on or before 15 March 2024; and
fourth instalment payable on or before 15 June 2024.

That pursuant to Section 181(11) of the Act, The Flinders Ranges Council will grant a discount of 2.5% of the amount of general rates only (excludes service charges and separate rates) for the payment in full of the full year's total rates and charges (including general rates, service charges and separate rates) by 15 September 2023.


E Brown, Chief Executive Officer