

THE BAROSSA COUNCIL
ADOPTION OF VALUATION AND DECLARATION OF RATES AND CHARGES
For year ending 30 JUNE 2026

1. Adoption of Valuations

Council has for rating purposes, adopted 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 \$9,431,672,300 of which \$9,234,378,480 is rateable.

2. Declaration of Differential General Rates

Council has declared the following differential general rates on rateable land within its area based upon the capital value of the land as follows:

- (1) Category (a) - Residential, a rate of 0.002535 in the dollar;
- (2) Category (b) - Commercial – Shop, category (c) - Commercial – Office and category (d) - Commercial – Other, a rate of 0.0043345 in the dollar;
- (3) Category (e) - Industry – Light, a rate of 0.004691 in the dollar;
- (4) Category (f) - Industry – Other, a rate of 0.015661 in the dollar;
- (5) Category (g) - Primary Production, a rate of 0.0025112 in the dollar;
- (6) Category (h) - Vacant Land, a rate of 0.0060175 in the dollar;
- (7) Category (i) - Other, a rate of 0.004624 in the dollar;

3. Fixed Charge

Council has imposed a fixed charge of \$458.00 on each separately valued piece of rateable land within the Council area.

4. Waste Collection Service Charge

In order to provide or make available the service of waste collection in those parts of the Council's area described in (3) below, Council has imposed the following service charges by reference to the nature and/or level of usage of the service:

(1) Non-recyclable Waste Collection

- (a) An annual service charge of \$137.20 for 140L General (Landfill) Waste collection receptacles;
- (b) An annual service charge of \$178.00 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.

(2) Recyclable Waste Collection

- (a) An annual service charge of \$72.70 for 240L Co-mingled Recycling collection receptacle
- (b) An annual service charge of \$74.40 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

Council has declared a service rate and imposed a service charge in the following areas to which it makes available a Community Wastewater Management System (CWMS):

1. Residential & Vacant Land Properties

- (a) An annual service charge of \$403.40 for occupied residential rateable and non-rateable land;
- (b) An annual service charge of \$129.00 on each assessment of vacant rateable and non-rateable land.

2. **Non-Residential & Non-Vacant Land Properties**

A service rate of 0.0009445 in the dollar of the capital value of occupied non-residential rateable land.

6. **Regional Landscape Levy**

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 0.00009 in the dollar of the capital value of land, has been declared on all rateable land in the area of that Board.

7. **Payment of Rates**

- (1) All rates and charges will be payable in four quarterly instalments due on 2 September 2025, 2 December 2025, 3 March 2026 and 2 June 2026; **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 the Chief Executive Officer may fix an alternative payment date;
- (2) The Chief Executive Officer has been delegated the power to enter into agreements with ratepayers relating to the payment of rates in any case where he considers it necessary or desirable to do so;

8. **General Rates Cap – Residential and Primary Production**

Council has determined to fix, on application of the property owner, a maximum increase in general rates (excluding the fixed charge) levied upon a category (a) land use (Residential) or category (g) land use (Primary Production) property which constitutes the principal place of residence of a principal ratepayer as follows:

- (a) **7.5%** over and above the general rates levied for the 2024/2025 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 2024/2025 financial year (for all other such ratepayers), provided that:
 - (i) the property has been the principal place of residence of the principal ratepayer since at least 1 July 2024, and;
 - (ii) the property has not been subject to improvements with a value of more than \$10,000 since 1 July 2024, and;
 - (iii) excluding land related to the principal place of residence for the purposes of single farm enterprise and/or contiguous land.

Martin McCarthy
CHIEF EXECUTIVE OFFICER