

9 June 2021



WHAT

This fact sheet summarises IPART's determination on Uralla Shire Council's Crown Land Adjustment (CLA) application.



WHO

Uralla Shire Council applied for CLAs for 2 properties that were previously non-rateable – that is, a Catholic Church and a Uniting Church property.

Both properties were sold to private entities and have now become rateable.



WHY

CLAs increase the general income of councils for parcels of Crown land that have become rateable.

Crown land is generally exempt from rates. It usually becomes rateable if it is:

- ▼ sold or leased to private entities, or
- ▼ transferred to State Owned Corporations that are liable to pay rates.

CLAs allow councils to add the value of rates levied on the newly rateable land to their rate base. These adjustments allow councils to apply the full rate peg uniformly to all rating categories.



DECISION

IPART approved Uralla Shire Council's application for a permanent increase to its rate base for 2021-22, to reflect the additional income from the 2 properties that are now rateable.

In making this determination, IPART had regard to the Office of Local Government's (OLG) assessment that this application was valid.

Table 1 OLG recommendation for Uralla Shire Council CLA

Council	Previous owner of the Crown land	Reason for land becoming rateable	CLA amount for 2021-22 (\$)	Permitted increase in general income for 2021-21		
				Increase for CLA (%)	Increase for rate peg (%)	Combined increase (%)
Uralla Shire	Catholic Church and Uniting Church	Sold to private entities	926.46	0.02	2.00	2.02

Source: Letter from OLG to IPART dated 1 June 2021 and IPART calculations.