

Crown Land Adjustments 2025-26

Fact Sheet

4 June 2025

1 Summary

This fact sheet summarises IPART's determination on Clarence Valley, Kyogle and Tenterfield Shire Council's Crown Land Adjustment (CLA) applications.

2 Purpose of Crown Land Adjustments

Councils may apply to the Office of Local Government to seek additional general income to account for parcels of Crown land that have become rateable.^a

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

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

These adjustments allow councils to apply the full rate peg uniformly to all rating categories.

3 Clarence Valley Council's CLA application

Clarence Valley Council has applied for a CLA for a major subdivision and sale of Crown-owned properties that have become rateable.

- Major subdivision
- Sale of 65 residential lots

^a OLG has delegated authority to IPART to approve CLAs as part of its general delegated authority to grant special variations.

4 Kyogle Council's CLA application

Kyogle Council has applied for a CLA for the lease of a Crown-owned property that has become rateable.

One property has been leased for private purposes.

5 Tenterfield Shire Council's CLA application

Tenterfield Shire Council has applied for a CLA for the lease of a Crown-owned properties that have become rateable.

Three properties have been leased for private purposes.

6 Decision

IPART has approved these applications for a permanent increase to the rate base for 2025-26, to reflect the additional income from the properties that are now rateable.

In making this determination, IPART had regard to, among other things, the Office of Local Government's (OLG) assessment that these applications were valid. These are shown in Table 1.

Table 1 OLG Recommendations for CLAs

Council	Reason for Crown land become rateable	CLA for 2025-26 (\$)	PGI 2024-25 (\$)	CLAS as % of PGI	2025-26 Rate peg (%)	Combined increase (%)
Clarence Valley Council	<ul style="list-style-type: none">Major subdivisionSale of 65 residential lots	51,544.46	42,861,288	0.12	4.3	4.42
Kyogle Council	<ul style="list-style-type: none">1 property leased for private purpose	8,714.40	8,735,477	0.10	4.1	4.20
Tenterfield Shire Council	<ul style="list-style-type: none">3 lots of farmland and business land leased for private purpose	2,601.24	7,340,883	0.04	5.2	5.24

Note: PGI means Permissible General Income, which is the total general income the council can recover from ratepayers.