

Local Government Act

KATHERINE TOWN COUNCIL

DECLARATION OF RATES AND CHARGES FOR 2015/2016

Katherine Town Council (Council) makes the following declaration of rates pursuant to Sections 155-157 of the *Local Government Act* (Act).

1. That pursuant to Section 149 of the Act, Council adopts as the basis of the assessed value of allotments within the Municipality, the Unimproved Capital Value as it appears on the Valuation Roll prepared by the Valuer-General in accordance with the *Valuation of Land Act*.

The methodology used for Council's 2015/2016 rates are set each year with regard to a number of factors including the cost of providing services, proposed capital works and increases in service levels or other Council initiatives. Council also considers statistical indicators such as the Consumer Price Index (CPI) and the Local Government Cost Index. Council aims to keep the increase in rates to a minimum in order to lessen any impact on ratepayers, however, at the same time generate enough income to provide adequate levels of service and to achieve its objectives.

2. That pursuant to Section 155 of the Act, Council hereby declares:
 - a) The amount it intends to raise for general purposes by rates is \$5,031,736.00. Those rates will be raised by application of the following differential valuation-based charges (differential rates) to the assessed value of the rateable land listed opposite to those rates, with the following differential minimum charges (minimum amounts) payable in the application of the differential rates as follows:

DIFFERENTIAL RATES	ALLOTMENTS TO WHICH RATES APPLY AND MINIMUM AMOUNTS
Nil	Land within that part of the municipality comprising Zone Non Rateable (including Utilities) of the NT Planning Scheme, nil rates.
0.000297%	Of the assessed value of every allotment of rateable land within that part of the municipality comprising a Pastoral Lease as defined in the <i>Pastoral Land Act</i> , being Pastoral Lease nos 525, 735 & 801, with the minimum amount payable in the application of that differential rate being \$366.48
0.000001%	Of the assessed value of every allotment of rateable land within that part of the municipality comprising Binjari Community , with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by the number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land.
0.000001%	Of the assessed value of every allotment of rateable land within that part of the municipality comprising RAAF Base Tindal , with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by the number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land.
0.163656%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone A (Agriculture) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(a) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(b) The number 1;</p> <p>Whichever is greater.</p>

0.183358%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone WM (Water Management) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(c) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(d) The number 1;</p> <p>Whichever is greater.</p>
0.327399%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone R (Rural) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(e) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(f) The number 1;</p> <p>Whichever is greater.</p>
0.385341%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone RL (Rural Living) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(g) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(h) The number 1;</p> <p>Whichever is greater.</p>

1.794944%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone CL (Community Living), SK2 (Specific Use), SK3 (Specific Use) or CP (Community Purpose) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(i) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(j) The number 1;</p> <p>Whichever is greater.</p>
1.260190%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone SD (Single Dwelling Residential), MD (Multiple Dwelling Residential), MR (Medium Density Residential) or SK1 (Specific Use) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(k) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(l) The number 1;</p> <p>Whichever is greater.</p>
2.135209%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone CV (Caravan Parks) or TC (Tourist Commercial) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(m) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(n) The number 1;</p>

	Whichever is greater.
2.125973%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone CB1 (Central Business) of the NT Planning Scheme as it relates to Lots 3, 4, 5, 6, 7, 8, 9, 12, 13, 19, 20, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 47, 48, 49, 50, 51, 58, 61, 64, 65, 67, 68, 69, 70, 71, 72, 73, 74, 270, 271, 385, 386, 387, 388, 389, 390, 509, 512, 513, 514, 518, 1369, 1868, 1869, 1870, 1871, 1872, 1881, 1882, 1883, 1884, 1885, 2017, 2577, 2918, 2921, 2951, 3046, 3047, 3133, 3134, 3158, 3166, 3167, 3174, 3175, 3208 and 3239 with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(o) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(p) The number 1;</p> <p>Whichever is greater.</p>
1.766400%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone CB2 (Central Business) of the NT Planning Scheme as it relates to Lots 2016, 2017, 3114, 3115, 3116 and 3117 with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(q) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(r) The number 1;</p> <p>Whichever is greater.</p>

2.592762%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone CB3 (Central Business) of the NT Planning Scheme as it relates to Lots 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 446, 447, 454, 519, 520, 521, 522, 1342, 2419, 2517 and 2931 with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(s) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(t) The number 1;</p> <p>Whichever is greater.</p>
1.766400%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone C (Commercial) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(u) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(v) The number 1;</p> <p>Whichever is greater.</p>
3.747515%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone SC (Service Commercial) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(w) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(x) The number 1;</p> <p>Whichever is greater.</p>

1.343373%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone LI (Light Industry) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(y) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(z) The number 1;</p> <p>Whichever is greater.</p>
1.343373%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone GI (General Industry) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(aa) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(bb) The number 1;</p> <p>Whichever is greater.</p>
1.590367%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone FD (Future Development) or RW (Railway) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(cc) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(dd) The number 1;</p> <p>Whichever is greater.</p>

1.859287%	<p>Of the assessed value of every allotment of rateable land within that part of the municipality comprising Zone OR (Organised Recreation) of the NT Planning Scheme, with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(ee) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(ff) The number 1;</p> <p>Whichever is greater.</p>
0.163656%	<p>Of the assessed value of every allotment of rateable land within the rest of the municipality (including the area not covered by the NT Planning Scheme), with the minimum amount payable in the application of that differential rate being \$883.00 multiplied by:</p> <p>(gg) The number of separate parts or units that are adapted for separate occupation or use (pursuant to Section 148(4) of the Act) on each allotment of land; or</p> <p>(hh) The number 1;</p> <p>Whichever is greater.</p>

3. Waste Management Charges

Council declares that the amount it intends to raise in respect of the waste management services it provides for the benefit of all residential land within the municipality and the occupiers of such land is \$918,546.00.

Pursuant to Section 157 of the Act Council declares the following charges in respect of the waste management service it provides for the benefit of all residential land within the municipality and the occupiers of such land.

For the purpose of interpretation of this paragraph 3:

%residential dwelling+means a dwelling house, flat or other substantially self-contained residential unit or building on residential land used or capable of being used for residential purposes and includes a unit within the meaning of the *Unit Titles Act* and the *Unit Titles Schemes Act*.

%residential land+means land used or capable of being used for residential purposes.

The following charges are declared:

- 3.1 A charge of \$262.00 per annum per residential dwelling in respect of the waste management service provided for the benefit of, or which Council is willing and able to provide for the benefit or, each residential dwelling within the municipality other than a residential dwelling as described in paragraphs 3.2 and 3.3 and the occupiers of such land.

The waste management service shall consist of:

- a) A roadside collection service of one garbage collection service per week with a maximum of one 240 litre mobile garbage bin per garbage collection visit; and
- b) Unlimited access by the occupiers of residential land within the municipality to the Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such residential dwelling.

3.2 For each allotment of land within the municipality, being residential land:

- a) on which Council is advised in writing by the property owner and it is confirmed that there is no residential dwelling; and
- b) to which Council is willing and able to provide a weekly roadside collection service; and
- c) is not a commercial enterprise,

a charge of \$92.00 per allotment of land in respect of the waste management service provided for the benefit of such residential land and the occupiers of such land.

The waste management service shall consist of unlimited access to Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such residential land.

3.3 For each allotment of land within the municipality being residential land:

- a) to which Council is either not willing or not able to provide a weekly roadside collection service; and
- b) is not a business enterprise,

a charge of \$92.00 per allotment of land in respect of the waste management service provided for the benefit of such residential land and the occupiers of such land.

The waste management service shall consist of unlimited access to Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such residential land.

4. Instalments

That pursuant to Section 161 of the Act Council determines that rates and charges shall, for the financial year ending 30 June 2016, be due and payable by four approximately equal instalments on 30/09/15, 30/11/15, 31/01/16, 31/03/16 and otherwise in accordance with the provisions of Chapter 11 of the Act.

5. Interest on Unpaid Rates

That pursuant to Section 162 of the Act, if rates and charges are not paid by the due date, interest accrues on the amount of the whole of the ~~unpaid rates~~ on a daily basis from the date on which the missed instalment is due and payable, until the date payment is made in full, and the amount of the instalment together with any interest shall be rounded to the nearest dollar.

That pursuant to Section 162(3) of the Act, Council determines that the relevant interest rate is fixed at 17.00% per annum.

6. Recovery of Outstanding Rates and Charges

A ratepayer who fails to pay rates and charges on the due date for payment may face legal action for recovery of the principal amount of the rates and charges, interest accrued on late payment and costs reasonably incurred by Council in recovering or attempting to recover the rates and charges. Under Division 4 of Chapter 11 of the Act, Council has the power to sell a ratepayer's property in order to recover outstanding rates.

7. Prompt Payment Draw

That pursuant to Section 160 of the Act, Council determined that the benefit to be given for the prompt payment of rates and charges to encourage the early payment for the financial year ending 30 June 2016 shall be the conduct of an Early Bird Draw whereby Council shall refund to the ratepayer selected from the draw the amount of \$700.00, subject to the following conditions:

- a) That the total amount of all rates and charges levied for the financial year ending 30 June 2016 in respect of any parcel of rateable land together with arrears (if any) be paid in full on or before the 30 September 2015.
- b) All Government agencies, Council Elected Members and employees are excluded from the draw.

The winning ratepayer shall be notified by post.

Robert Jennings
CHIEF EXECUTIVE OFFICER