

Tiwi Islands Regional Council

Rates Declaration for 2016/2017

Notice is hereby given pursuant to Section 158 of the Local Government Act, that the following rates and charges were declared by Tiwi Islands Regional Council at the Ordinary Meeting held on 29/06/2016, pursuant to Chapter 11 of the Local Government Act (“the Act”) in respect of the financial year ending 30 June 2017.

Rates

Tiwi Islands Regional Council (‘the Council’) makes the following declaration of rates pursuant to Chapter 11 of the Local Government Act (‘the Act’).

1. Pursuant to Section 149 of the Act, the Council adopts the Unimproved Capital Value method as the basis for determining Assessed Value of allotments within the Council area.
2. The Council, pursuant to Section 155 of the act, declared that it intends to raise, for general purposes by way of rates, the amount of \$984,750.00 which will be raised by the application of:
 - (a) a differential fixed charge for each allotment; or
 - (b) a differential valuation based charge calculated as a proportion of the Assessed Value of each allotment with a minimum amount being payable.
3. The Council hereby declares the following rates:
 - (a) With respect to all rateable land within the area of the Council that is occupied for Residential Purposes, a charge of 3.08% of Unimproved Capital Value or \$923.00 (whichever is the greater amount) for each allotment multiplied by:
 - (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; or
 - (ii) the number 1; whichever is greater;

(b) With respect to all rateable land within the area of Council that is occupied for Commercial Land Use, (excluding pastoral leases and mining tenements), a charge of 3.08% of unimproved capital value with a minimum rate of \$1,700.00 for each allotment multiplied by:

- (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; or
- (ii) the number 1; whichever is greater.

(c) With respect to all rateable land within the area of the Council with a Vacant Land use, a charge of 3.08% of Unimproved Capital Value or \$923.00 (whichever is the greater amount) for each allotment multiplied by:

- (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; or
- (ii) the number 1; whichever is greater;

(d) With respect to all rateable land within the area of Council that is occupied for Residential Purposes, where there is no Unimproved Capital Value assessed for the allotment, a minimum rate of \$923.00 for each allotment multiplied by:

- (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; or
- (ii) the number 1; whichever is greater.

(e) With respect to all rateable land within the area of Council that is occupied for Commercial Land Use (excluding pastoral leases and mining tenements), where there is no Unimproved Capital Value assessed for the allotment a minimum rate of \$1,700.00 for each allotment multiplied by:

- (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; or
- (ii) the number 1; whichever is greater.

(f) With respect to all rateable land within the area of Council with a Vacant Land Use, where there is no Unimproved Capital Value assessed for the allotment a minimum rate of \$923.00 for each allotment multiplied by:

- (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; or
- (ii) the number 1; whichever is greater.

Charges

4. Pursuant to Section 157 of the Act, the Council declares the following charges in the Council area. Council intends to raise \$474,579.00 by these charges.

4.1 For the purposes of these charges:

- 'Council area' means the area of Council as defined in the Local Government Act;
- 'residential dwelling' means a dwelling house, flat or other substantially self contained residential unit or building on residential land and includes a unit within the meaning of the Unit Titles Act;
- 'residential land' means land used or capable of being used for residential purposes (but does not include land on which there is no residential dwelling);
- 'allotment of commercial land' means land whose occupation is primarily for non-residential purposes and may be commercial or industrial by nature;
- 'non-residential land means land not already rateable that is used or capable of being used for non-residential purposes and includes commercial enterprises;
- 'residential land of rates exempt organisations' means land belonging to rates exempt organisations under section 144 which is used for residential purposes by that organisation;
- the 'garbage collection service' comprises a collection service of one garbage collection visit per week.

4.2 Residential Garbage Collection and Waste Management Charge

- (i) The purpose for which this Charge is to be imposed is to defray the waste management and operational cost of the waste management facility and the residential garbage collection service provided to, or which Council is willing and able to provide to, each resident dwelling in the Council area;
- (ii) It is the opinion of Council that such purpose is and will be of special benefit to those residential dwellings;
- (iii) A charge of \$638.00 per annum per residential dwelling will apply;
- (iv) An additional charge of \$163.00 per annum in relation to each additional refuse bin collected through the use by rateable properties of more than one (1) council specified refuse bin.

4.3 Commercial Waste Management Charge

- (i) The purpose for which this Charge is to be imposed is to defray the waste management and operational cost of the waste management facility provided to, or which Council is willing and able to provide to an allotment of commercial land in the Council area.
- (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments.
- (iii) A charge of \$1,013 per annum per allotment of commercial land will apply.

4.4 Commercial Garbage Collection Charge

- (i) The purpose for which this Charge is to be imposed is to defray the management and operational cost of the garbage collection service provided to, or which Council is willing and able to provide to, an allotment of commercial land in the Council area;
- (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
- (iii) A charge of \$638.00 per annum per allotment of commercial land will apply;
- (iv) An additional charge of \$210.00 per annum in relation to each additional refuse bin collected through the use by the allotment of more than one (1) council specified refuse bin;
- (v) The charges referred to in subparagraphs (i)-(iv) inclusive will not apply to allotments where the ratepayer requests in writing for the garbage collection service to not be provided by the Council.

4.5 Exempt Resident - Garbage Collection and Waste Management Charge

- (i) The purpose for which this Charge is to be imposed is to defray the waste management and operational cost of the waste management and facility and garbage collection service provided to, or which Council is willing and able to provide to a residential dwelling on residential land of rates exempt organisations in the Council area;
- (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
- (iii) A charge of \$638.00 per annum per residential dwelling will apply;
- (iv) An additional charge of \$163.00 per annum in relation to each additional refuse bin collected through the use by rateable properties of more than one (1) council specified refuse bin.

Relevant interest rate

5. The relevant interest for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 18% per annum and is to be calculated on a daily basis.

Payment

6. The Council determines that the rates and charges declared under this declaration must be paid within 28 days of the issue of rate notice under Section 159 of “the Act”.

Payments falling due on a weekend or public holiday may be paid by the following business day without incurring late payment interest.

Alternatively, ratepayers may opt for monthly or quarterly payments. To do so they must seek the written agreement of the Council CEO. However, where such an option is exercised, if an instalment payment is not received by the agreed date it will constitute a default and the full unpaid balance of the annual amount will become payable and recoverable immediately.

A ratepayer who fails to pay their rates and charges notified under the relevant rates notice under Section 159 of “the Act” may be sued for recovery of the principal amount of the rates and charges, late payment penalties, and cost reasonably incurred by the Council in recovering or attempting to recover the rates and charges.

Concessions

7. The Council determines to grant a discount of 50% on the above rates to persons of Tiwi descent who both occupy and hold title to rateable residential properties within the Council area.

Marion Scrymgour
CEO