



Tiwi Islands Regional Council

Rates Declaration for 2015/16

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 July 2015.

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 of the assessed value of allotments within the Council area.

2. The Council intends to raise, for general purposes by way of rates, the amount of \$921,000.00 which will be raised by the application of:
 - (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 (excluding commercial, industrial, pastoral leases and mining tenements), a charge of 2.93% of unimproved capital value or \$879.00 (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;

And

- (b) With respect, to all rateable land within the area of Council that is occupied for



purposes other than residential purposes (excluding pastoral leases and mining tenements), a charge of 2.93 % of unimproved capital value with a minimum rate of \$1619.00 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.

And

(c) With respect, to all rateable land within the area of Council that is occupied for residential purposes (excluding commercial, industrial, pastoral leases and mining tenements), where there is no unimproved capital value assessed for the allotment a minimum rate of \$879.00 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 as specified below) 'Listed Property';
- or
- (ii) the number 1 in connection with all property not referred to in 'Listed Property'.

For the purposes of paragraph 3(c)(i) the Listed Property and respective number of separate parts or units adopted for separate occupation or use of each are specified in the Table below as follows:

LOT #	COMMUNITY	PROPERTY	UNITS
Lot 904 S	WURRUMIYANGA NT 0822	601005	1
Lot 857	WURRUMIYANGA NT 0822	600346	1
Lot 856	WURRUMIYANGA NT 0822	600347	1
Lot 538	WURRUMIYANGA NT 0822	600428	1
Lot 399	MILIKAPITI NT 0822	600981	1
Lot 876	WURRUMIYANGA NT 0822	600965	1
Lot 961	WURRUMIYANGA NT 0822	600966	1
Lot 962	WURRUMIYANGA NT 0822	600967	1
Lot 884	WURRUMIYANGA NT 0822	600976	1
Lot 888	WURRUMIYANGA NT 0822	600977	1
Lot 928	WURRUMIYANGA NT 0822	600978	1
Lot 561	WURRUMIYANGA NT 0822	600448	1
Lot 539	WURRUMIYANGA NT 0822	600429	1
Lot 985	WURRUMIYANGA NT 0822	600416	1
Lot 984	WURRUMIYANGA NT 0822	600417	1
Lot 877	WURRUMIYANGA NT 0822	600925	1
Lot 983	WURRUMIYANGA NT 0822	600407	1
Lot 870	WURRUMIYANGA NT 0822	600946	1
Lot 871	WURRUMIYANGA NT 0822	600947	1
Lot 874	WURRUMIYANGA NT 0822	600949	1
Lot 982	WURRUMIYANGA NT 0822	600408	1



Lot 878	WURRUMIYANGA NT 0822	600924	1
Lot 472	WURRUMIYANGA NT 0822	600364	1
Lot 841	WURRUMIYANGA NT 0822	600979	1
Lot 846	WURRUMIYANGA NT 0822	600433	1
Lot 849	WURRUMIYANGA NT 0822	600465	1
Lot 850	WURRUMIYANGA NT 0822	600466	1
Lot 844	WURRUMIYANGA NT 0822	600431	1
Lot 879	WURRUMIYANGA NT 0822	600950	1
Lot 881	WURRUMIYANGA NT 0822	600951	1
Lot 882	WURRUMIYANGA NT 0822	600952	1
Lot 883	WURRUMIYANGA NT 0822	600953	1
Lot 885	WURRUMIYANGA NT 0822	600954	1
Lot 925	WURRUMIYANGA NT 0822	600963	1
Lot 926	WURRUMIYANGA NT 0822	600964	1
Lot 869	WURRUMIYANGA NT 0822	600945	1
Lot 886	WURRUMIYANGA NT 0822	600955	1
Lot 887	WURRUMIYANGA NT 0822	600956	1
Lot 898	WURRUMIYANGA NT 0822	600957	1
Lot 899	WURRUMIYANGA NT 0822	600958	1
Lot 843	WURRUMIYANGA NT 0822	600430	1
Lot 900	WURRUMIYANGA NT 0822	600959	1
Lot 901	WURRUMIYANGA NT 0822	600960	1
Lot 902	WURRUMIYANGA NT 0822	600961	1
Lot 903	WURRUMIYANGA NT 0822	600962	1
Lot 562	WURRUMIYANGA NT 0822	600449	1
Lot 451	WURRUMIYANGA NT 0822	600972	1
Lot 596	WURRUMIYANGA NT 0822	600478	1
Lot 366	WURRUMIYANGA NT 0822	600263	1
Lot 831	WURRUMIYANGA NT 0822	600985	1
Lot 681	WURRUMIYANGA NT 0822	600902	1
Lot 893	WURRUMIYANGA NT 0822	600921	1
Lot 892	WURRUMIYANGA NT 0822	600922	1
Lot 896	WURRUMIYANGA NT 0822	600918	1
Lot 894	WURRUMIYANGA NT 0822	600920	1
Lot 905	WURRUMIYANGA NT 0822	601004	1
Lot 865	WURRUMIYANGA NT 0822	600943	1
Lot 867	WURRUMIYANGA NT 0822	600944	1
Lot 872	WURRUMIYANGA NT 0822	600930	1
Lot 743	WURRUMIYANGA NT 0822	600934	1
Lot 742	WURRUMIYANGA NT 0822	600935	1
Lot 875	WURRUMIYANGA NT 0822	600927	1
Lot 873	WURRUMIYANGA NT 0822	600928	1
Lot 848	WURRUMIYANGA NT 0822	600520	1
Lot 847	WURRUMIYANGA NT 0822	600521	1
Lot 895	WURRUMIYANGA NT 0822	600919	1

And

(d) With respect, to all rateable land within the area of Council that is occupied for purposes other than residential purposes (excluding pastoral leases and mining tenements), where there is no unimproved capital value assessed for the allotment a minimum rate of \$1619.00 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 as specified below) 'Listed Property';

or

(ii) the number 1 in connection with all property not referred to in 'Listed Property'.

For the purposes of paragraph 3(d)(i) the Listed Property and respective number of separate parts or units adopted for separate occupation or use of each are specified in the Table below as follows:

LOT #	COMMUNITY	PROPERTY	UNITS
Lot 936	WURRUMIYANGA NT 0822	600937	1
Lot 937	WURRUMIYANGA NT 0822	600938	1
Lot 835	WURRUMIYANGA NT 0822	601012 601008 601009 601010 601011	5
Lot 245	MILIKAPITI NT 0822	601023 601024 601025	3
Lot 406	MILIKAPITI NT 0822	601001	1
Lot 407	Milikapiti NT 0822	601002	1
Lot 981	WURRUMIYANGA NT 0822	601018 601019 601020 601021 601022	5

Charges

4. Pursuant to Section 157 of the Act, the Council declares the following charges in the Council area. Council intends to raise \$460,000.00 by these charges:

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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 per visit;

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 \$608.00 per annum per residential dwelling will apply.
- (iv) An additional charge of \$155 in relation to each additional refuse collection necessitated 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 \$965 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 requested by the ratepayer.



- (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments.
- (iii) A charge of \$500 per annum per allotment of commercial land will apply.
- (iv) An additional charge of \$200 in relation to each additional refuse collection (3 bins or part thereof) necessitated through the use by the allotment of more than three (3) council specified refuse bins at the request of the ratepayer;
- (v) The charges referred to in subparagraphs (i)-(iii) inclusive will not apply to allotments where the garbage collection service is not requested by the ratepayer.

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 \$608 per annum per residential dwelling will apply.
- (iv) An additional charge of \$155.00 in relation to each additional refuse collection requested by the relevant user and necessitated through the use per residential dwelling of more than one (1) council specified refuse bin.

Public Notice

This notice will be published on Council's website at www.tiwiislands.org.au and in the NT News.

Relevant interest rate

- 5. The Council fixes the relevant interest rate for the late payment of rates and charges in accordance with Section 162 of the Act at rate of 18% per annum which is to be calculated on a daily basis on the amount in default (exclusive of interest) from the due date (contained in declaration 6 below) until the date of payment.



Payment

6. The Council determines that the declared;
 - 6.1 Rates must be paid within 30 days after council has issued a rates notice for each allotment.
 - 6.2 Charges must be paid within 30 days after the Council has issued a charge notice for each allotment.
 - 6.3 A ratepayer who fails to pay the 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 costs reasonably incurred by Council in recovering or attempting to recover the rates and charges.