

Tiwi Islands Shire Council

Rates Declaration for 2011/2012

Declaration made 29th June 2011

Rates

Tiwi Islands Shire 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 Shire area

2. The Council intends to raise, for general purposes by way of rates, the amount of \$320,728 which will be raised by the application of:

- (a) Differential rates with a minimum amount being payable on application of each of those differential rates
- (b) A fixed charge ('flat rate')

3. The Council hereby declares the following rates

(a) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the Shire area that is used for residential purposes, a flat rate of \$660 for each allotment multiplied by:

- (i) the number of separate parts or units that are adapted for separate occupation or use [pursuant to section 14B(4) of the Act] on each allotment; or
 - (ii) the number 1,
- whichever is greater.

OR

(b) With respect, to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the Shire area that is used for commercial purposes, a flat rate of \$781 for each allotment multiplied by:

- (i) the number of separate parts or units that are adapted for separate occupation or use (pursuant to section 14B(4) of the Act) on each allotment, or
 - (ii) the number 1;
- whichever is greater.

(c) With respect to every allotment of rateable land within the Shire area not described above that is used for commercial or business purposes, a differential rate of 0.312443% of the assessed value of such land with minimum amounts being payable in the application of that differential rate, being \$781 multiplied by -

- (i) the number of separate parts or units that are adapted for separate occupation or use (pursuant to section 14B(4) of the Act) or 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 respect of works and services it provides for the benefit of occupiers of land within the Shire area

5. The designated communities and townships within the rates area are Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti

6. Council intends to raise \$279,470 by these charges.

7 For the purposes of paragraph 8

- 'residential dwelling' means a dwelling house, flat or other substantially self contained residential unit or building on residential lane 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)
- 'commercial or industrial 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 nonresidential purposes and includes commercial enterprises.
- 'residential land of rates exempt organisations' means that land belonging to rates exempt organisations 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.
- works and services' comprises the full range of works and services provided by the Shire for the enjoyment of all Shire residents and nonresidential operations who are otherwise exempted from rates under S155 of the Act

8. The following charges are declared:

- (a) A charge of \$477 per annum per residential dwelling in respect of the garbage collection service provided to, or which Council is willing and able to provide to, each resident dwelling within Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti
- (b) A charge of \$1060 per annum for each allotment used for commercial or industrial purposes in respect of the garbage collection, a service provided to or which Council is willing and able to provide to each such allotment within Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti
- (c) A charge of \$3,183 per annum per non-residential land allotment in respect of Shire works and services provided, or which Council is willing and able to provide.
- (d) A charge of \$1138 per annum per residential land allotment of rates exempt organisations in respect of Shire works and services provided, or which Council is willing and able to provide.
- (e) A charge of \$118 per annum per allotment (all allotments) for environmental services

Other fees and charges

A full schedule of other fees and charges is available on Council's website at www.tiwiislands.org.au

Relevant interest rate

9 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

Payment

10 The Council determines the rates and charges declared under this declaration must be paid within 28 days of the issue of a rates 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 any penalty.

Alternatively ratepayers may opt for payments monthly or quarterly. To do so they must seek written agreement of the Shire CEO. Where however such an option is exercised payment by later than one week from the end of each month or quarter will constitute a default and the full annual amount will become payable and recoverable. 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 or recovery of the principle 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