

Local Government Act 2008

KATHERINE TOWN COUNCIL

DECLARATION OF RATES AND CHARGES FOR 2013/2014

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, Katherine Town Council ("Council") adopts as the basis of the assessed value of all rateable land 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*.
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 **\$3,885,930.00**.
 - (b) 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

- i) 0.000689% of every allotment of rateable land within that part of the municipality comprising of Pastoral Lease nos 525, 735 & 801, the minimum amount being \$344.00.00 multiplied by:
 - (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.
 - (b) The number 1.whichever is the greater.
- ii) 0.150143% 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*, the minimum amount being \$775.00 multiplied by:
 - (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
 - (b) The number 1;whichever is the greater.



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- iii) 0.168218% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- iv) 0.300366% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- v) 0.350378% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- vi) 1.646738% 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 Purposes) of the *NT Planning Scheme*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.



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- vii) 1.156138% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- viii) 1.958907% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- ix) 1.950434% of the assessed value of that part of the municipality comprising 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 the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.



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- x) 2.378681% of the assessed value of that part of the municipality comprising Lots 2016, 2017, 3114, 3115, 3116 and 3117 the minimum being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xi) 1.476299% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xii) 3.438087% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xiii) 1.62055% of the assessed value of that part of the municipality comprising 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, 529, 1342, 2419, 2517 and 2931, the minimum being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.



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- xiv) 1.18194% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xv) 1.232452% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xvi) 1.459052% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.
- xvii) 1.705768% 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*, the minimum amount being \$775.00 multiplied by:
- (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
 - (b) The number 1;
- whichever is the greater.



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xviii) 0.150143% of the assessed value of every allotment of rateable land within the rest of Municipality (including the area not covered by the *NT Planning Scheme*), the minimum amount being \$775.00 multiplied by:

(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

(b) The number 1;

whichever is the greater.

3. Waste Management Charges

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 purposes of interpretation:

- “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.

3.1 A charge of \$250.00 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 of, 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 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
- 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.



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- 3.2 For each allotment of land within the Municipality, being residential land on which there is no residential dwelling and to which Council is willing and able to provide a weekly roadside collection service and is not a business enterprise, a charge of \$88.00 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 to which Council is either not willing or not able to provide a weekly roadside collection service and is not a business enterprise, a charge of \$88.00 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 the Council determines that rates and charges shall, for the financial year ending 30 June 2014, be due and payable by four approximately equal instalments on 30/09/13, 30/11/13, 31/01/14, 31/03/14 and otherwise in accordance with the provisions of Chapter 11 of the Act.

5. Interest on unpaid rates

- (a) 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 outstanding instalment 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.
- (b) 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 be sued 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.



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7. Prompt Payment Draw

That pursuant to section 160 of the Act, Council determines 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 2014 shall be the conduct of an Early Bird Draw whereby Council shall refund to the ratepayer selected from the draw the amount paid on account of rates and charges for the financial year ending 30 June 2014 or \$500.00 whichever is the lesser, subject to the following conditions:

- (a) That the total amount of all rates and charges levied for the financial year ending 30 June 2014 in respect of any parcel of rateable land together with arrears (if any) be paid in full on or before 30 September 2013.
- (b) Government agencies, Council Elected Members and employees are excluded from the draw.
- (c) The results of the draw shall be published in the Katherine Times and the winning ratepayer shall be notified by post.

A handwritten signature in black ink, appearing to read 'D. Laugher'.

David Laugher
CHIEF EXECUTIVE OFFICER