

# KATHERINE TOWN COUNCIL

## DECLARATION OF RATES AND CHARGES FOR 2020/2021

### 1. Basis of Assessed Value

Pursuant to section 149(1) of the *Local Government Act 2008* (the **Act**), Council adopts the unimproved capital value (as it appears on the valuation roll prepared by the Valuer-General under the *Valuation of Land Act*) as the basis of the assessed value of allotments in the Katherine municipality.

### 2. General Rate – Declaration

Pursuant to section 155 of the Act, Council, declares that in respect to the financial year ending 30 June 2021 Council intends to raise \$7,534,038.62 in rates for general purposes which will be raised by the application of differential valuation-based charges (**differential rates**) with differential minimum charges (**minimum amounts**) being payable in application of each of those differential rates.

### 3. Basis of Rate Calculation

Council hereby declares the following differential rates and minimum amounts payable in the application of those differential rates for the financial year ending 30 June 2021:

- a) In respect of the allotments of rateable land set out in the Differential Rates Schedule below rates are calculated by multiplying the applicable differential rate, as specified in the Differential Rates Schedule below, by the assessed value of each allotment of rateable land within those parts of the municipality being the different planning zones described alongside the applicable rate in the Differential Rates Schedule below with a minimum amount payable in the application of that rate being \$1,214.75 multiplied by the greater of:
  - i) the number of separate residential parts or units that are adapted for separate occupation or use pursuant to section 148(4) of the Act on each such allotment of rateable land; and
  - ii) the number 1.

<b>DIFFERENTIAL RATES SCHEDULE</b>		
<b>DIFFERENTIAL RATE</b>	<b>ZONE ACCORDING TO NT PLANNING SCHEME</b>	<b>MINIMUM AMOUNT</b>
0.01600725	Single Dwelling Residential (SD)	\$1,214.75
0.01507729	Multiple Dwelling Residential (MD)	\$1,214.75
0.01498972	Medium Density Residential (MR)	\$1,214.75
0.01656139	Specific Use 1 (SK1)	\$1,214.75

0.00225241	Agriculture (A)	\$1,214.75
0.00461073	Water Management (WM)	\$1,214.75
0.00325454	Rural (R)	\$1,214.75
0.00597561	Rural Living (RL)	\$1,214.75
0.02517680	Community Living, Community Purpose (CL, CP)	\$1,214.75
0.02454364	Specific Use 2, Specific Use 3 (SK2, SK3)	\$1,214.75
0.02780545	Central Business 1 (CB1)	\$1,214.75
0.02054832	Central Business 2 (CB2)	\$1,214.75
0.02798524	Central Business 3 (CB3)	\$1,214.75
0.02173586	Commercial (C)	\$1,214.75
0.04099247	Service Commercial (SC)	\$1,214.75
0.24295000	Future Development (FD)	\$1,214.75
0.14575264	Railway (RW)	\$1,214.75
0.02543604	Caravan Parks (CV)	\$1,214.75
0.02993585	Tourist Commercial (TC)	\$1,214.75
0.01633216	Light Industry (LI)	\$1,214.75
0.01532466	General Industry (GI)	\$1,214.75
0.01024937	Organised Recreation (OR)	\$1,214.75
Nil	Land which is otherwise non-rateable and land within that part of the municipality comprising Zone Utilities (U).	Nil

- b) In respect of rateable land within that those parts of the municipality known as Binjari Community and RAAF Base Tindal, rates will be raised by application of a differential rate of 0.00000001 multiplied by the assessed value of each allotment of rateable land within those parts of the municipality with a minimum amount payable in the application of that rate being \$1,214.75 multiplied by the greater of:
- i) the number of separate residential parts or units that are adapted for separate occupation or use pursuant to section 148(4) of the Act on each such allotment of rateable land; and
  - ii) the number one (1).
- c) In respect of rateable land within that part of the municipality over which there is a pastoral lease as defined in the *Pastoral Land Act 1992*, rates will be raised by application of a differential rate of 0.000306 multiplied by the assessed value of the land within each such pastoral lease with a minimum amount payable in the application of that rate being \$376.45.
- d) In respect of rateable land within that part of the municipality that is subject to a mining tenement, rates will be raised by application of a differential rate of 0.003475 multiplied by the assessed value with a minimum amount payable in the application of that rate being \$890.96 and on the basis that:

- i) contiguous tenements or reasonably adjacent tenements held by the same person are to be rated as if they were a single tenement; and
- ii) if the owner of the mining tenement is also the owner of another interest in land (the **other interest**) then:
  - (a) if the rate calculated in accordance with this paragraph (d) is less than or equal to the rate payable for the other interest - no rate is payable for the mining tenement; or
  - (b) if the rate calculated in accordance with this paragraph d) (**amount A**) is greater than the rate payable for the other interest (**amount B**) - the rate payable for the mining tenement is the difference between amount A and amount B.
- e) In respect of all other rateable land within the municipality (including allotments not covered by the NT Planning Scheme), rates will be raised by application of a differential rate of 0.0020253 multiplied by the assessed value of each allotment of rateable land within that part of the municipality with a minimum amount payable in the application of that rate being \$1,214.75 multiplied by the greater of:
  - i) the number of separate residential parts or units that are adapted for separate occupation or use pursuant to section 148(4) of the Act on each such allotment of rateable land; and
  - ii) the number one (1).

#### 4. Waste Management Charges

Pursuant to section 157 of the Act, Council declares the following charges for the purpose of enabling or assisting Council to meet the cost of garbage collection and the waste disposal service it provides for the benefit of residential land within the municipality and the occupiers of such land.

Council intends to raise \$1,300,855.77 by these charges.

For the purpose of this paragraph:

- “Residential dwelling” means 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 1975* and the *Unit Titles Schemes Act 2009*.
- “Residential land” means land used or capable of being used for residential purposes.

The following charges are declared:

- 4.1 A charge of \$358.27 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 residential dwellings described in paragraphs 4.2 and 4.3.

The waste management service shall consist of:

- a) a kerbside collection service of one (1) 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 dwellings within the municipality to the Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such residential dwellings, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2020/21.

4.2 A charge of \$127.12 per allotment of land in respect of the waste management service provided for the benefit of residential land within the municipality, being residential land:

- a) on which Council is advised in writing by the land owner and it is confirmed that there is no residential dwelling; and
- b) to which Council is willing and able to provide a weekly kerbside collection service; and
- c) on which no commercial enterprise is conducted.

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, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2020/21.

4.3 A charge of \$127.12 per allotment of land in respect of the waste management service provided for the benefit of residential land within the municipality and the occupiers of such land being residential land:

- a) to which Council is either not willing or not able to provide a weekly kerbside collection service; and
- b) on which no commercial enterprise is conducted.

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, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2020/21.

4.4 Where, in response to a written request from a person liable to a charge in respect of a residential dwelling, Council approves the request and provides an additional

service in the form of the weekly kerbside collection of one or more additional 240 litre mobile garbage bins, a charge of \$358.27 per annum, per additional garbage bin shall apply to that residential dwelling.

The additional waste management service shall consist of the provision and collection of the number of additional 240 litre mobile garbage bins approved by Council in response to such written request, which charge shall be levied and paid in conjunction with the charge for the weekly kerbside collection service referred to in paragraph 4.1.

## **5. Payment of Rates & Charges**

That, pursuant to section 161 of the Act, Council determines that rates and charges for the year 1 July 2020 to 30 June 2021 inclusive, shall be due and payable by four approximately equal instalments on the following dates, namely:

**First Instalment - 30 September 2020**

**Second Instalment - 30 November 2020**

**Third Instalment - 31 January 2021**

**Fourth Instalment - 31 March 2021**

Payment of all or any remaining instalments may be made on or before the due date of the next instalment. Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.

In accordance with section 160 of the Act, Council determines that the benefit to be given for the prompt payment of rates and charges and to encourage the early payment for the financial year ending 30 June 2021 shall be the conduct of an 'Early Bird Draw' whereby Council will offer a monetary prize to one (1) eligible ratepayer selected from the draw in an amount being the lesser of the current year's rates and \$700 subject to the following conditions:

- a) That the total amount of all rates and charges levied for the financial year ending 30 June 2021 in respect of any parcel of rateable land owned by the winning ratepayer, together with arrears (if any) must have been paid in full on or before the 30 September 2020.
- b) The payment will not extend to any part of the waste management charge.
- c) All Government agencies, Council Elected Members and Council employees are excluded from the draw.
- d) The winning ratepayer shall be notified by post.

## **6. Penalty for Late Payment**

That pursuant to section 162 of the Act, Council determines that the relevant interest rate which accrues on overdue rates will be 9% per annum.

## **7. Recovery of Outstanding Rates & 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 the late payment and costs reasonably incurred by Council in recovering or attempting to recover rates and charges. Under section 173 of the Act, if rates and charges have been in arrears for at least three (3) years, and an overriding statutory charge securing liability for the rates has been registered for at least six (6) months, Council may sell the land.