



DECLARATION OF RATES AND CHARGES FOR 2022/2023

1. Basis of Assessed Value

Pursuant to section 227(1) of the *Local Government Act 2019* (the **Act**), Katherine Town Council (**Council**) adopts the unimproved capital value (as it appears on the valuation roll prepared by the Valuer-General under the *Valuation of Land Act 1963* as the basis of the assessed value of allotments in the Katherine municipality.

2. General Rate – Declaration

In accordance with section 226 of the Act, Council declares that in respect to the financial year ending 30 June 2023 Council intends to raise \$8,276,505.00 in rates for general purposes which will be raised by the application of differential valuation-based amounts (**differential rates**) with differential minimum amounts (**minimum amounts**) being payable in application of each of those differential rates.

3. Basis of Rates 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 2023:

- a) In respect of the allotments of rateable land set out in the differential rates schedule below (the **schedule**) rates are calculated by multiplying the applicable differential rate, as specified in the schedule, 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 schedule with the minimum amount payable being the amount set out in the schedule multiplied by the greater of:
 - i) The number of separate parts or units that are adapted for separate occupation or use pursuant to section 226(5) of the Act on each such allotment of rateable land; and
 - ii) The number one (1).

DIFFERENTIAL RATES SCHEDULE		
DIFFERENTIAL RATE	ZONES ACCORDING TO NT PLANNING SCHEME	MINIMUM AMOUNT
0.0174633	Low Density Residential (LR)	\$1,325
0.0170023	Low-Medium Density Residential (LMR)	\$1,325
0.0169035	Medium Density Residential (MR)	\$1,325
0.0191102	Specific Use 1 (SK1), Specific Use 4 (SK4)	\$1,400
0.0025991	Agriculture (A)	\$1,400
0.0050785	Water Management (WM)	\$1,400
0.0036189	Rural (R)	\$1,325
0.0065192	Rural Living (RL)	\$1,325
0.0274669	Community Living, Community Purpose (CL, CP)	\$1,400
0.0267761	Specific Use 2, Specific Use 3 (SK2, SK3)	\$1,400
0.0305359	Central Business (CB) other than allotments liable to pay rates pursuant to paragraph 3 b) below	\$1,400
0.0237130	Commercial (C)	\$1,400
0.04300110	Service Commercial (SC)	\$1,400
0.265049	Future Development (FD)	\$1,400
0.159010	Railway (RW)	\$1,400
0.0277497	Caravan Parks (CV)	\$1,400
0.0305308	Tourist Commercial (TC)	\$1,400

0.0173038	Light Industry (LI)	\$1,400
0.0173038	General Industry (GI)	\$1,400
0.0111816	Organised Recreation (OR)	\$1,400

- b) In respect of rateable land within that part of the municipality known as Central Business 2 (CB 2), rates will be raised by application of a differential rate of 0.0228485 multiplied by the assessed value of such land, with the minimum amount payable in the application of that rate being \$1,400.00 multiplied by the greater of:
- i) The number of separate parts or units that are adapted for separate occupation or use pursuant to section 226(5) 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 known as RAAF Base Tindal, rates will be raised by application of a differential rate of 0.00000001 multiplied by the assessed value of such land, with the minimum amount payable in the application of that rate being \$1,400.00 multiplied by the greater of:
- iii) The number of separate parts or units that are adapted for separate occupation or use pursuant to section 226(5) of the Act on each such allotment of rateable land; and
 - iv) The number one (1).
- d) In respect of rateable land within that part of the municipality known as Binjari Community, rates will be raised by application of a differential rate of 0.00000001 multiplied by the assessed value of such land, with the minimum amount payable in the application of that rate being \$1,325.00 multiplied by the greater of:
- v) The number of separate parts or units that are adapted for separate occupation or use pursuant to section 226(5) of the Act on each such allotment of rateable land; and
 - vi) The number one (1).
- e) 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 the application of a differential rate of 0.000416 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 \$511.97.
- f) In respect of rateable land within that part of the municipality that is subject to a mining tenement, rates will be raised by the application of a differential rate of 0.004726 multiplied by the assessed value of the land within each such mining tenement with a minimum amount payable in the application of that rate being \$1,211.71 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 (e) 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 e) (**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.
- g) 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 0.0025991 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 \$1,325.00 multiplied by the greater of:
 - i) the number of separate parts or units that are adapted for separate occupation or use pursuant to section 226(5) of the Act on each such allotment of rateable land; and
 - ii) the number one (1).

4. Waste Management Charges

Pursuant to section 239 of the Act, Council declares that in respect to the financial year ending 30 June 2023 Council intends to raise \$1,427,570.88 for the purpose of enabling or assisting Council to meet the costs of garbage collection and the waste disposal service it provides for the benefit of land within the municipality and the occupiers of such land.

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*.

“Allotment” has the meaning set out in section 225 of the Act.

“Residential land” means land used or capable of being used for residential purposes.

The following charges are declared:

- a) Council declares a charge of \$375.83 per annum, per residential dwelling, in respect of waste management services provided to each residential dwelling within the municipality other than allotments described in paragraph b). The waste management services are:
 - (i) a kerbside garbage collection service, one visit per week, collecting waste contained in a maximum of one 240 litre mobile garbage bin per garbage collection visit: and
 - (ii) unlimited access by the owner or occupiers of residential dwellings within the municipality to Council’s Waste Management Facility (Dump) solely for the deposit

of waste generated from such residential dwelling, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2022/23.

- b) Council declares a charge of \$133.35 per annum, per vacant residential allotment, in respect of waste management services provided to each such allotment. The waste management services are unlimited access by the owner of such allotments to Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such allotment of land, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2022/23.
- c) Council declares a charge of \$133.35 per annum, per allotment within the Katherine Municipality that is not residential land, in respect of waste management services provided to each such allotment. The waste management services are unlimited access by the owner or occupiers of such allotments to Council's Waste Management Facility (Dump) solely for the deposit of waste generated from such allotment of land, excluding items declared as pay per disposal in Council's Fees & Charges Structure 2022/23.

5. Payment of Rates & Charges

Pursuant to section 244 of the Act, Council determines that rates and charges for the year 1 July 2022 to 30 June 2023 inclusive, shall be due and payable by four approximately equal instalments on the following dates, namely:

First Instalment - 30 September 2022

Second Instalment - 30 November 2022

Third Instalment - 31 January 2023

Fourth Instalment - 31 March 2023

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.

6. Interest and Penalty for Late Payment

Pursuant to section 245 of the Act, Council determines that the relevant interest rate which accrues on overdue rates and charges 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 258 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 and charges has been registered for at least six (6) months, Council may sell the land.