



## DECLARATION OF RATES AND CHARGES FOR 2024/2025

### 1. Basis of Assessed Value

Pursuant to section 227(1) of the *Local Government Act 2019* (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 1963*) as the basis of the assessed value of allotments in the Katherine municipality.

### 2. General Rate – Declaration

Council declares that in respect to the financial year ending 30 June 2025 Council intends to raise \$9,401,592.00 by way of 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 and fixed amounts.

### 3. Basis of Rates Calculation

For the purposes of this paragraph 3, a "separate part or unit" means a part of or a unit on an allotment that is adapted for separate occupation or use as described in section 226(5) of the Act, whether for residential, commercial, or industrial purposes, and the expression "separate parts or units" has a corresponding meaning.

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 2025:

- a) In respect of the allotments of rateable land within those parts of the municipality being the different planning zones under the NT Planning Scheme as set out in the differential rates schedule below (the **schedule**), rates are calculated by multiplying the applicable differential rate, as set out in the schedule, by the assessed value of each allotment with the minimum amount payable in the application of the differential rate being the applicable minimum 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).

<b>DIFFERENTIAL RATES SCHEDULE</b>		
<b>DIFFERENTIAL RATE</b>	<b>PLANNING ZONES ACCORDING TO NT PLANNING SCHEME OR OTHER PLANNING INSTRUMENT</b>	<b>MINIMUM AMOUNT</b>
0.0179072	Low Density Residential (LR), Low-Medium Density Residential (LMR), Medium Density Residential (MR), Specific Use 5 (SK5)	\$1,451.00
0.0209429	Specific Use 1 (SK1), Specific Use 4 (SK4)	\$1,550.00
0.024217	Specific Use 2 (SK2)	\$1,550.00
0.0029068	Agriculture (A) subject to the sub-paragraphs within this paragraph 3 as set out below, Horticulture (H), Highway Control Plan (HCP)	\$1,550.00
0.0059322	Water Management (WM)	\$1,550.00
0.003947	Rural (R) subject to the sub-paragraphs within this paragraph 3 as set out below	\$1,451.00
0.0073191	Rural Living (RL)	\$1,451.00
0.036375	Community Living (CL), Community Purpose (CP)	\$1,451.00
0.0309255	Central Business (CB) subject to paragraphs 3b) and i) below, Caravan Parks (CV), Tourist Commercial (TC)	\$1,550.00
0.0239348	Commercial (C) subject to paragraph 3i) below	\$1,550.00
0.0430011	Service Commercial (SC)	\$1,550.00
0.2888822	Future Development (FD)	\$1,550.00
0.1776409	Railway (RW)	\$1,550.00

0.0185223	Light Industry (LI), General Industry (GI)	\$1,550.00
0.0121870	Organised Recreation (OR)	\$1,550.00

- b) In respect of those classes of allotments within the municipality zoned Central Business (CB) under the NT Planning Scheme used solely for residential purposes, rates will be raised by the application of a differential rate of 0.0053747 multiplied by the assessed value of such land, with the minimum amount payable in the application of that rate being \$1,550.00 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 those classes of allotments within the municipality zoned Multi-Zone (MZ) which are subject to more than one applicable zone under the NT Planning Scheme and are identified as Multi-Zone (MZ) allotments:
- i) the 'predominant zone' of a Multi-Zone (MZ) allotment will be the zone which covers greatest percentage area of the allotment as against all other zones in the allotment as assessed by the Valuer-General;
  - ii) rates will be raised on each Multi-Zone allotment by applying the differential rate set out in paragraph 3(a) for the zone which is the 'predominant zone' of the allotment, multiplied by the assessed value of such allotment, with the minimum amount payable in the application of that rate being the corresponding minimum amount recorded in paragraph 3(a) for the same 'predominant zone' of the allotment multiplied by the greater of:
    - a) 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
    - b) the number one (1).
- d) In respect of rateable land within that those parts of the municipality known as RAAF Base Tindal; rates will be raised by application of a differential rate of 0.00000001 multiplied by the minimum amount payable in the application of that rate being \$1,683.00 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).
- e) In respect of rateable land within that those parts of the municipality known as Binjari Community; rates will be raised by application of a differential rate of 0.00000001 multiplied by the minimum amount payable in the application of that rate being \$1,451.00 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).
- f) 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 0.000770 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 \$946.94.
- g) 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 0.008741 multiplied by the assessed value with a minimum amount payable in the application of that rate being \$2,241.18 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 (f) 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 (g) (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.
- h) In respect of all other rateable land within the municipality (including allotments not covered by the NT Planning Scheme but not allotments otherwise provided for in this paragraph 3), rates will be raised by application of a differential rate of 0.0029068 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 \$1,550.00 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).

- i) In respect of that class of allotments within the municipality zoned Commercial (C) or Central Business (CB) under the NT Planning Scheme with a parcel area equal to or greater than 10,000m<sup>2</sup> and being allotments on which there is situated a Major Shopping Centre, rates will be raised by application of a differential rate of 0.0319418 multiplied by the assessed value of each such allotment of that class with the minimum amount payable in the application of that rate being \$1,728.00 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).
- j) In respect of that class of allotments within the municipality on which there is situated Workers Accommodation comprising of less than 30 rooms, rates will be raised by application of a fixed rate of \$3,076.00.
- k) In respect of that class of allotments within the municipality on which there is situated Workers Accommodation comprising 30 or more rooms, but less than 60 rooms, rates will be raised by application of a fixed rate of \$10,950.00.
- l) In respect of all that class of allotments within the municipality on which there is situated Workers Accommodation comprising 60 or more rooms, but less than 120 rooms, rates will be raised by application of a fixed rate of \$17,520.00.
- m) In respect of all that class of allotments within the municipality on which there is situated Workers Accommodation comprising 120 or more rooms, but less than 240 rooms, rates will be raised by application of a fixed rate of \$30,660.00.
- n) In respect of all that class of allotments within the municipality on which there is situated Workers Accommodation comprising of 240 or more rooms, rates will be raised by application of a fixed rate of \$52,560.00.
- o) In respect of that class of allotments within the municipality with a parcel area equal to or greater than 100,000m<sup>2</sup> and being allotments on which there are situated a Major Cattle Facility, rates will be raised by application of a differential rate of 0.0043939 multiplied by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$1,728.00 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).
- p) In respect of that class of allotments within the municipality on which there is situated a Solar Farm, rates will be raised by application of a differential rate of 0.0068321 multiplied by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$1,550.00 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).
- q) In respect of that class of allotments within the municipality on which there is situated a Cotton Gin, rates will be raised by application of a differential rate of 0.029038 multiplied by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$10,950.00 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 2025 Council intends to raise \$1,524,195.00 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* but does not include a room within workers accommodation described in paragraphs 3(i) to (m) above.

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

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

“Commercial land” means land used or capable of being used for commercial purposes.

The following charges are declared:

- a) Council declares a charge of \$417.00 per annum, per residential dwelling, in respect of waste management services provided to each residential dwelling within the municipality other than allotments described in paragraphs b) and c).

The services are:

- i) a kerbside collection of one (1) garbage collection service 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 occupiers of residential dwellings within the municipality to Council’s Waste Management Facility solely for the deposit of waste generated from

such residential land, excluding items declared as pay per disposal in Council's Fees and Charges 2024/2025.

- b) Council declares a charge of \$147.96 per annum, per residential allotment, in respect of waste management services, to which Council is unwilling and unable to provide a kerbside collection.

The services are:

- i) unlimited access by the occupiers of such residential allotments to Council's Waste Management Facility solely for the deposit of waste generated from such allotment, excluding items declared as pay per disposal in Council's Fees and Charges 2024/2025.
- c) Council declares a charge of \$147.96 per annum per allotment in respect of the service provided to all allotments within the Katherine Municipality that are not defined as residential land, being unlimited access by the occupiers of such allotments to Council's Waste Management Facility solely for the deposit of waste generated from such allotment, excluding items declared as pay per disposal in Council's Fees and Charges 2024/2025.

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

Pursuant to section 244 of the Act, Council determines that rates and charges for the year 1 July 2024 to 30 June 2025 inclusive, shall be due and payable by four (4) approximately equal instalments on the following dates, namely:

**First Instalment - 30 September 2024**

**Second Instalment - 30 November 2024**

**Third Instalment - 31 January 2025**

**Fourth Instalment - 31 March 2025**

- a) 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.
- b) In accordance with section 243 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 2025 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 \$700.00 subject to the following conditions:
  - i) that the total amount of all rates and charges levied for the financial year ending 30 June 2025 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 2024.
  - ii) the payment will not extend to any part of the waste management charge.

- iii) all Government agencies, Elected Members and Council employees are excluded from the draw.
- iv) the winning ratepayer shall be notified by post.

## **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 which is to be calculated on a daily basis.

## **7. Recovery of Outstanding Rates and 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.

If rates are payable by the owner of the land and are not paid by the due date, they become a charge on the land to which they relate, except within an Aboriginal community living area.

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.