



Tiwi Islands Regional Council Rates Declaration for 2019/2020

Notice is hereby given pursuant to Section 158 of the Local Government Act, that the following rates and charges were declared by Tiwi Islands Regional Council at the Ordinary Meeting held on 24 July 2019, pursuant to Chapter 11 of the *Local Government Act* in respect of the financial year ending 30 June 2020.

Rates

Tiwi Islands Regional 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 as the basis for determining the Assessed Value of allotments within the Council area.
2. The Council, pursuant to Section 155 of the Act, declares that it intends to raise, for general purposes by way of rates, the amount of \$1,776,416.11 which will be raised by the application of:
 - (a) differential fixed charges; and
 - (b) differential valuation-based charges with differential minimum charges being payable in the application of those differential valuation-based charges; and
3. The Council hereby declares the following rates:
 - (a) With respect to each allotment of rateable land within that part of the Council area that is used or occupied for **Residential Purposes**, a valuation-based charge being 6.79% of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$2,035.21 multiplied by the greater of:
 - (i) 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; and
 - (ii) the number 1.
 - (b) With respect to each allotment of rateable land within that part of the Council area that is used or occupied for a **Commercial Land Use**, (excluding mining tenements), a valuation-based charge being 3.57% of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$1,967.96 multiplied by the greater of:
 - (i) 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; and
 - (ii) the number 1.
 - (c) With respect to each allotment of rateable land within that part of the Council area that is **Vacant Land**, a valuation-based charge being 6.79% of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$2,035.21 multiplied by the greater of:
 - (i) 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; and
 - (ii) the number 1.
 - (d) With respect to each allotment of rateable land within that part of the Council area that is used or occupied for **Residential Purposes**, where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$2,035.21.
 - (e) With respect to each allotment of rateable land within that part of Council area that is used or occupied for **Commercial Land Use** (excluding pastoral leases and mining tenements), where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$1,967.96.

- (f) With respect to each allotment of rateable land within that part of the Council that is **Vacant Land**, where there is no Unimproved Capital Value assessed for the allotment, a fixed charge of \$2,035.21.
- (g) With respect to each allotment of rateable land which is a **Mining Tenement** as defined in the Act, a rate of 0.3475% of the assessed value of the allotment with the minimum amount payable in the application of that differential 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 (g) 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.

Charges

- 4. Pursuant to Section 157 of the Act, the Council declares the following charges in the Council area. Council intends to raise \$551,883.94 by these charges.

- (a) For the purposes of these charges:
 - (i) 'Council area' means the area of Council as defined in the Act;
 - (ii) 'residential dwelling' means a dwelling house, flat or other substantially self-contained residential unit or building on residential land and includes:
 - (A) a unit within the meaning of the *Unit Titles Act* and the *Unit Titles Schemes Act*; and
 - (B) a dwelling house, flat or other substantially self-contained residential unit or building on land that is exempt from rates under section 144 of the Act;
 - (iii) '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);
 - (iv) 'commercial land' means land, the occupation and use of which is primarily for non-residential purposes and may be commercial or industrial by nature;
 - (v) the 'garbage collection service' comprises the collection of one garbage bin per week of a size and on days determined by Council.
- (b) Residential Garbage Collection and Waste Management Charge:
 - (i) The purpose for which this Charge is to be imposed is to defray the waste management and operational cost of the waste management facility and the residential garbage collection service provided to, or which Council is willing and able to provide to, each residential dwelling in the Council area;
 - (ii) It is the opinion of Council that such purpose is and will be of special benefit to those residential dwellings;
 - (iii) A charge of \$703.40 per annum per residential dwelling will apply;
 - (iv) Where, in response to a written request from a person liable to pay a charge in respect of a residential dwelling referred to in paragraph (b)(i), Council approves the request and provides an additional service in the form of the weekly collection of one or more additional garbage bins, an additional charge of \$179.70 per annum in relation to each additional garbage bin collected through the use by rateable properties of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of the number of additional 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 collection service referred to in paragraph (b)(iii).
- (c) Commercial Waste Disposal and Management Charge:

- (i) The purpose for which this Charge is to be imposed is to defray the waste management and operational cost of the waste disposal and management facility provided to, or which Council is willing and able to provide to each allotment of commercial land in the Council area;
 - (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
 - (iii) A charge of \$1,116.83 per annum per allotment of commercial land will apply.
- (d) Commercial Garbage Collection Charge:
- (i) The purpose for which this Charge is to be imposed is to defray the cost of the garbage collection service provided to, or which Council is willing and able to provide to, each allotment of commercial land in the Council area;
 - (ii) It is the opinion of Council that such purpose is and will be of special benefit to those allotments;
 - (iii) A charge of \$703.40 per annum per allotment of commercial land will apply;
 - (iv) Where, in response to a written request from a person liable to pay a charge in respect of an allotment of commercial land referred to in paragraph (d)(i), Council approves the request and provides an additional service in the form of the weekly collection of one or more additional garbage bins, an additional charge of \$179.70 per annum in relation to each additional garbage bin collected through the use by the allotment of more than one (1) council specified garbage bin. The additional service shall be the provision and collection of the number of additional 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 (d)(iii).
 - (v) The charges referred to in subparagraphs (i)-(iv) inclusive will not apply to allotments where the ratepayer requests in writing for the garbage collection service to not be provided by the Council.

Relevant interest rate

- 5. The relevant interest for the late payment of rates and charges is fixed in accordance with Section 162 of the Act at the rate of 18% per annum and is to be calculated on a daily basis.

Payment

- 6. The Council determines that the rates and charges declared under this declaration must be paid within 28 days of the issue of rate 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 late payment interest.

Alternatively, ratepayers may opt for monthly or quarterly payments. To do so they must seek the written agreement of the Council CEO. However, where such an option is exercised, if an instalment payment is not received by the agreed date it will constitute a default and the full unpaid balance of the annual amount will become payable and recoverable immediately.

A ratepayer who fails to pay their rates and charges notified under the relevant rates notice under Section 159 of the Act may be sued for recovery of the principal amount of the rates and charges, late payment penalties, and cost reasonably incurred by the Council in recovering or attempting to recover the rates and charges.

Valerie Rowland

CEO