



Tiwi Islands Regional Council

Rates Declaration for 2014/15

Declaration made 8 July 2014

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 method as the basis of the assessed value of allotments within the Council area
2. In accordance with section 148 of the Act, The Council intends to raise, for general purposes by way of rates, the amount of \$565,372.00 which will be raised by the application of:
 - (a) Differential rates with a minimum amount being payable on application of each of those differential rates;
 - (b) A fixed charge ('flat rate').
 - (c) A combination of ;
 - (i) fixed charges
 - (ii) a fixed charge and a valuation based charge
3. The Council hereby declares the following rates:
 - (a) With respect to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the Regional council area that is used for residential purposes, a charge of 2.844% of Unimproved Capital value with a minimum rate of \$842.40 for each allotment multiplied by:
 - (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;
 - or
 - (ii) the number 1; whichever is greater.

OR



(b) With respect, to every allotment of rateable land owned by a Land Trust or Aboriginal community living area association within the Regional council area that is used for commercial purposes, a charge of 3.61 % of Unimproved Capital value with a minimum rate of \$1,572.40 for each allotment multiplied by:

- (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,
- or
- (ii) the number 1; whichever is greater.

Charges

4. Pursuant to Section 157 of the Act, the Council declares the following charges in respect of works and services it provides for the benefit of occupiers of land within the Regional Council area

5. The designated communities and townships within the rates area are Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti

6. Council intends to raise \$447,306 by these charges.

7. For the purposes of paragraph 8:

- 'residential dwelling' means a dwelling house, flat or other substantially self contained residential unit or building on residential lane and includes a unit within the meaning of the Unit Titles Act;
- '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);
- 'commercial or industrial land' means land whose occupation is primarily for non-residential purposes and may be commercial or industrial by nature;
- 'non-residential land' means land not already rateable that is used or capable of being used for non-residential purposes and includes commercial enterprises;
- 'residential land of rates exempt organisations' means that land belonging to rates exempt organisations which is used for residential purposes by that organisation;
- the 'garbage collection service' comprises a collection service of one garbage collection visit per week per visit;
- works and services' comprises the full range of works and services provided by the Council for the enjoyment of all Regional Council residents and non-residential operations who are otherwise exempted from rates under S155 of the Act.

8. The following charges are declared:

- (a) A charge of \$608.40 per annum per residential dwelling in respect of the garbage collection service provided to, or which Council is willing and able to provide to, each resident dwelling within Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti. An additional charge of \$152.10 (25%) in relation to each additional refuse collection necessitated through the use by rateable properties of more than one (1) council specified refuse bin;
- (b) A charge of \$1,465.36 per annum for each allotment used for commercial or industrial purposes in respect of the garbage collection, a service provided to or which Council is willing and able to provide to each such allotment within Wurrumiyanga, Pirlangimpi, Wurankuwu and Milikapiti. An additional charge of \$366.34 (25%) in relation to each additional refuse collection (3 bins or part thereof) necessitated through the use by rateable properties of more than three (3) council specified refuse bins;
- (c) A charge of \$1,572.48 per annum per residential land allotment of rates exempt organisations in respect of Council works and services provided, or which Council is willing and able to provide. An additional charge of \$155.00 in relation to each additional refuse collection necessitated through the use by rateable properties of more than one (1) council specified refuse bin;
- (d) A charge of \$165.36 per annum per allotment (all allotments) for environmental services;
- (e) An infrastructure development levy at 2% of development costs (being the sum of both construction, statutory and planning costs) to be applied to the remediation of impacts of development on adjoining land and facilities.

Other fees and charges

A full schedule of other fees and charges is available on Council's website at www.tiwiislands.org.au

Relevant interest rate

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

Payment



10. The Council determines the rates and charges declared under this declaration must be paid within 28 days of the issue of a rates 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 any penalty.

Alternatively ratepayers may opt for payments monthly or quarterly. To do so they must seek written agreement of the Regional CEO. Where however such an option is exercised payment by later than one week from the end of each month or quarter will constitute a default and the full annual amount will become payable and recoverable.

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

Concessions

11. Councils determines to grant a discount of 50% on the above rates to persons of Tiwi descent who both occupy and hold title to rateable residential properties within the Council area.