



Tiwi Islands Regional Council

Rates Declaration for 2026/2027

Notice is hereby given pursuant to Section 241 of the Local Government Act 2019, that the following rates and charges were declared by Tiwi Islands Regional Council at the Special Council Meeting on 29 June 2026, pursuant to Chapter 11 of the Local Government **Act** 2019 in respect of the financial year ending 30 June 2027.

Rates

Tiwi Islands Regional Council ('the Council') makes the following declaration of rates pursuant to Chapter 11 of the Local Government Act 2019 ('the Act').

1. Pursuant to Section 227 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 237 of the Act, declares that it intends to raise, for general purposes by way of rates, the amount of \$3,449,753 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 class of allotment of rateable land within the Council area that is used or occupied for **Residential Purposes** and where there is an Unimproved Capital Value assessed for the allotment, a valuation-based charge being 10.61 % of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$2,969.90 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 allotment; and
 - (ii) the number 1.
 - (b) With respect to each class of allotment of rateable land within the Council area that is used or occupied for a **Commercial Land Use** and where there is an Unimproved Capital Value assessed for the allotment, (excluding pastoral leases and mining tenements), a valuation-based charge being 4.97% of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$2,871.77 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 allotment; and
 - (ii) the number 1.
 - (c) With respect to each class of allotment of rateable land within the Council area that is **Vacant Land** and where there is an Unimproved Capital Value assessed for the allotment, a

valuation-based charge being 7.20% of the assessed value of the allotment with a minimum amount being payable in the application of that charge being \$2,969.90

(d) With respect to each class of allotment of rateable land within 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 \$2,969.90.

(e) With respect to each class of allotment of rateable land within the 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 \$2871.77.

(f) With respect to each class of allotment of rateable land within the Council that is **Vacant Land**, where there is no Unimproved Capital Value assessed for the allotment a fixed charge of \$2,969.90.

(g) With respect to each allotment of rateable land which is a **Mining Tenement** as defined in the Act, a rate of 0.009238 of the assessed value of the allotment with the minimum amount payable in the application of that differential rate being \$2,368.42 and on the basis of that,

(i) Contiguous tenements or reasonably adjacent tenements held by the same person are to be rated as if they were a single tenement.

(ii) If the owner of the mining tenement is also the owner of another interest in the land (the other interest) then:

1. 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

2. If the rate is 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) With respect to each allotment of rateable land which is a Pastoral Lease as defined in the Act, a rate of 0.000813 of the assessed value of the allotment with the minimum amount payable in the application of that differential rate being \$1,000.70

Charges

4. Pursuant to Section 239 of the Act, the Council declares the following charges in the Council area. Council intends to raise \$844,681 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 (whether or not it is exempt from rates) and includes a unit within the meaning of the Unit Titles Act and the Unit Titles Schemes 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) 'allotment of commercial land' means land whose 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 the Council.

(b) Residential Garbage Collection Charge:

(i) The purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides to, or which Council is willing and able to provide to each allotment of residential 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 \$1,026.32 per annum per residential dwelling will apply;

(c) Waste Disposal and Management Charge:

(i) The purpose for which this Charge is to be imposed is to assist Council in meeting the cost of providing the waste disposal facility to which Council is willing and able to provide access to each allotment of commercial or residential land in the Council area;

(ii) It is the opinion of Council that such service is and will be of special benefit to those allotments;

(iii) A charge of \$1,537.82, per annum per allotment of commercial land will apply.

(iv) A charge of \$1,173.07, per annum per allotment of residential land will apply.

(d) Commercial Garbage Collection Charge:

(i) The purpose for which this Charge is to be imposed is to assist Council in meeting the cost of the garbage collection service it provides 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 \$1,086.69 per annum per allotment of commercial land will apply;

Relevant interest rate

5. The relevant interest for the late payment of rates and charges is fixed in accordance with Section 245 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 242 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. A ratepayer who fails to pay their rates and charges notified under the relevant rates notice under Section 242 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.

Optional Services

7. In accordance with section 289 of the Act, Council resolves to impose the following fees for the following optional services:

(a) a fee of \$262.24 per annum for each additional weekly garbage collection through the use of more than one (1) council specified garbage bin approved by Council in response to a written request from a person liable to pay a charge in respect of a residential dwelling referred to in paragraph 4(b)(i),

(b) a fee of \$337.85 per annum for each additional weekly garbage collection through the use of more than one (1) council specified garbage bin approved by Council 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 4(d)(i).

Heidi Dorn

Chief Executive Officer