



DECLARATION OF RATES AND CHARGES FOR 2025/2026

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 2026 Council intends to raise \$9,957,455.00 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 2026:

- 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).

DIFFERENTIAL RATES SCHEDULE		
DIFFERENTIAL RATE	PLANNING ZONES ACCORDING TO NT PLANNING SCHEME OR OTHER PLANNING INSTRUMENT	MINIMUM AMOUNT
0.01854290	Low Density Residential (LR), Low-Medium Density Residential (LMR), Medium Density Residential (MR), Specific Use 1 (SK1), Specific Use 2 (SK2), Specific Use 4 (SK4), Specific Use 5 (SK5)	\$1,495.00
0.00319750	Agriculture (A) subject to the sub-paragraphs within this paragraph 3 as set out below, Horticulture (H), Highway Control Plan (HCP)	\$1,675.00
0.00640680	Water Management (WM)	\$1,675.00
0.00434170	Rural (R) subject to the sub-paragraphs within this paragraph 3 as set out below	\$1,530.00
0.00775820	Rural Living (RL)	\$1,495.00
0.03812100	Community Living (CL), Community Purpose (CP)	\$1,582.00
0.03240990	Central Business (CB) subject to paragraphs 3(0 and (3)(i) below,	\$1,625.00
0.03250000	Caravan Parks (CV), Tourist Commercial (TC)	\$1,675.00
0.02585200	Commercial (C) subject to paragraph 3(i) below	\$1,675.00
0.04506520	Service Commercial (SC)	\$1,675.00
0.30275490	Future Development (FD)	\$1,705.00
0.18616770	Railway (RW)	\$1,675.00
0.01981890	Light Industry (LI), General Industry (GI)	\$1,675.00
0.01277200	Organised Recreation (OR)	\$1,675.00

- 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 0.00575090 multiplied by the assessed value of such land, with the minimum amount payable in the application of that rate being \$1,495.00 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 \$1,764.00 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 \$1,530.00 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 0.00078900 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 \$970.61.
- 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 0.00896000 multiplied by the assessed value with a minimum amount payable in the application of that rate being \$2,297.21 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.
- 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 0.00319750 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 \$1,625.00 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 10,000m² and being allotments on which there is situated a Major Shopping Centre, rates will be raised by application of a differential rate of 0.03500000 multiplied by the assessed value of each such allotment of that class with the minimum amount payable in the application of that rate being \$1,832.00 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 \$3,384.00.
- 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 \$12,045.00.
- 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 \$19,272.00.
- 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 \$33,726.00.
- 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 \$57,816.00.
- o) In respect of that class of allotments within the municipality with a parcel area equal to or greater than 100,000m² and being allotments on which there are situated a Major Cattle Facility, rates will be raised by application of a differential rate of 0.00483330 multiplied by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$1,832.00 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 0.00751530 multiplied by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$1,675.00 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 0.03500000 multiplied

by the assessed value of each such allotment with the minimum amount payable in the application of that rate being \$12,045.00 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 2026 Council intends to raise \$1,594,000.00 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 4:

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

“commercial land” means land in the Katherine municipality used or capable of being used for commercial purposes.

“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(j) to (3)(n) above.

“residential land” means land in the Katherine municipality used or capable of being used for residential purposes.

The following charges are declared:

- a) Council declares a charge of \$440.00 per annum, per residential dwelling, for the provision of the following waste management services to each residential dwelling other than allotments described in paragraph 4(c) below. 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 2025/2026.
- b) Council declares a charge of \$440.00 per annum, per allotment on commercial land, for the provision of the following waste management services which Council elects at its sole discretion

to provide to nominated allotments on commercial land within the municipality, subject to paragraph 4(d) below. The services are:

- i) a kerbside collection of one (1) garbage collection service per week per allotment, collecting waste contained in a maximum of one 240 litre mobile garbage bin per garbage collection visit.
- c) Council declares a charge of \$170.00 per annum per residential allotment for the provision of the following waste management services, where Council is unwilling or unable to provide a kerbside collection to that allotment. 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 2025/2026.
- d) Council declares a charge of \$170.00 per annum per allotment for the provision of the following waste management services to all allotments within the Katherine Municipality that are not residential land and including allotments on commercial land whether or not Council provides a kerbside collection under paragraph 4(b). The services are:
- i) access to the occupiers of these allotments to Council's Waste Management Facility solely for the deposit of waste generated from the allotment and subject wholly to payment of the commercial waste charges recorded in Council's Fees and Charges 2025/2026.

5. Payment of Rates and Charges

Pursuant to section 244 of the Act, Council determines that rates and charges for the year 1 July 2025 to 30 June 2026 inclusive, shall be due and payable by four (4) approximately equal instalments on the following dates, namely:

First Instalment - 30 September 2025

Second Instalment - 30 November 2025

Third Instalment - 31 January 2026

Fourth Instalment - 31 March 2026

- 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 2026 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 \$1,495.00 subject to the following conditions:

- i) that the total amount of all rates and charges levied for the financial year ending 30 June 2026 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 2025.
- 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.

the winning ratepayer shall be notified in writing.

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.