

DECLARATION OF RATES & CHARGES

2021-22

Notice is hereby given pursuant to section 155 of the *Local Government Act 2008 (the Act)*, that the following rates and charges were declared by the City of Palmerston at the 2nd Ordinary Council Meeting held Tuesday, 15 June 2021 pursuant to Chapter 11 of the *Act* in respect of the financial year ending 30 June 2022.

Rates

City of Palmerston (**Council**) makes the following declaration of rates pursuant to Chapter 11 of the *Act*.

- 1) Council, in accordance with section 149 of the *Act*, adopts the unimproved capital value as the basis for determining the assessed value of allotments within the Palmerston local government area (**the Municipality**).
- 2) Council, in accordance with section 155 of the *Act* declares that it intends to raise, for general purposes by way of rates, an amount of \$22,617,675 which will be raised by the application of differential valuation-based charges (**differential rates**) with differential minimum charges (**minimum charges**) being payable in application of each of those differential rates for the financial year ending 30 June 2022.
- 3) Council declares the following differential rates with minimum charges being payable in application of each of those differential rates:
 - a) With respect to all rateable land within that part of the Municipality zoned R, RR (excluding RR properties located in the suburb of Marlow Lagoon), LR, LMR, MR, HR, CL, FD, PS, SP8, SP9 with a parcel area less than 10,000m², SP9 with a parcel area greater than 20,000m², SP10 and SP11 under the NT Planning Scheme, a differential rate of 0.611910% of the assessed value of such land, with the minimum charge being payable in the application of that differential rate being \$1,257 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 of land; or
 - ii) the number one,whichever is greater.
 - b) With respect to all rateable land within that part of the Municipality zoned RR in the suburb of Marlow Lagoon under the NT Planning Scheme, a differential rate of 0.502705% of the assessed value of such land, with the minimum charge being payable in the application of that differential rate being \$1,257 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 of land; or
 - ii) the number one,whichever is greater.
 - c) With respect to all rateable land within that part of the Municipality zoned GI and LI under the NT Planning Scheme, a differential rate of 0.490655% of the assessed value of such land, with the minimum charge being payable in the application of that differential rate being \$1,257 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 of land; or
 - ii) the number one,whichever is greater.
 - d) With respect to all other rateable land within the Municipality, a differential rate of 0.736097% of the assessed value of such land, with the minimum charge being payable in the application of that differential rate being \$1,257 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 of land; or
 - ii) the number one,whichever is greater.

Charges

- 4) In accordance with section 157 of the *Act*, Council declares that to enable the provision of waste management services, it provides for the benefit of all residential land within the Municipality and the occupiers of such land, it intends to raise an amount of \$6,801,273 which will be raised by the application of the following charges for the financial year ending 30 June 2022.

For the purposes of this paragraph 4:

 - "allotment" has the meaning set out in section 147 of the *Act*.
 - "residential dwelling" means a dwelling house, flat or other substantially self-contained residential unit or building on residential land and includes a unit within the meaning of the *Unit Titles Act 1975* and the *Unit Title Schemes Act 2009*.
 - "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).
- a) THAT Council declares a charge of \$480 per annum per residential dwelling in respect of waste management services provided to, or which Council is willing and able to provide to each residential dwelling within the Municipality other than a residential dwelling as described in paragraph e) below. The services are:
 - i) for single dwellings and multiple dwellings with three (3) or less dwellings per lot:
 - A) a kerbside general waste collection service of two (2) garbage collection visits per week collecting waste contained in a maximum of one (1) 120 litre general waste mobile bin per visit; and
 - B) a kerbside recycling collection service of one (1) collection visit per fortnight collecting recycled materials contained in a maximum of one (1) 240 litre recycling mobile bin per visit.
 - ii) for multiple dwellings with four (4) or more dwellings per lot:
 - A) a general waste collection service of four (4) garbage collection visits per week, collecting waste contained in a maximum of one (1) 240 litre mobile bin per four (4) dwellings on each garbage collection visit; and
 - B) a recycling collection service of one (1) collection visit per week collecting recycled materials contained in a maximum of one (1) 240 litre recycling mobile bin per two (2) dwellings on each recycling collection visit.

In respect of the garbage and recycling collection services to these lots, a dedicated onsite waste and recycling bin storage enclosure must be provided by the occupiers of the lots in a form that complies with Council's requirements from time to time in respect of such enclosures;

 - iii) one pre-cyclone season hard waste collection as scheduled by Council;
 - iii) access to the Archer Waste Management Facility for the disposal of items accepted at the facility;
 - iv) maintenance and replacement of waste management infrastructure and facilities;
 - v) waste reduction and environmental programs and projects; and
 - v) public litter collection & street sweeping.
- b) THAT Council declares an additional charge of \$149 per annum per residential dwelling, where a person liable to pay a charge as described in paragraph 4)(a)(i)(A) in respect of that dwelling requests in writing and Council approves of an upgrade to the garbage collection service from a maximum of one (1) 120 litre general waste mobile bin to a maximum of one (1) 240 litre general waste mobile bin.

- c) THAT Council declares an additional charge of \$250 per annum per residential dwelling, where a person liable to pay a charge as described in paragraph 4)(a)(i)(A) in respect of that dwelling requests in writing and Council approves of an additional general waste collection service of one (1) or more additional 120 litre general waste mobile bins.
- d) THAT Council declares an additional charge of \$110 per annum per residential dwelling, where a person liable to pay a charge as described in paragraph 4)(a)(i)(B) in respect of that dwelling requests in writing and Council approves of an additional recycling collection service of one (1) or more additional 240 litre recycling mobile bins.
- e) THAT Council declares a charge of \$240 per annum per residential dwelling in respect of properties where the number of residential dwellings exceeds 25 and the property has its own alternative regular waste collection service arrangements that is approved by Council and meets the requirements of by-laws 26 and 27 of the *Palmerston (Public Places) By-laws 2001* and such other requirements that Council may have from time to time in respect of such services. The services are:
 - i) one pre-cyclone season hard waste collection as scheduled by Council.
 - ii) access to the Archer Waste Management Facility for the disposal of items accepted at the facility.
 - iii) maintenance and replacement of waste management infrastructure and facilities.
 - iv) waste reduction and environmental programs and projects.
 - v) public litter collection & street sweeping.

Relevant interest rate

- 5) THAT the relevant interest rate for the late payment of rates and charges is fixed in accordance with section 162 of the *Act* at the rate of 8% per annum and is to be calculated on a daily basis.

Payment

- 6) a) THAT rates and charges declared under this declaration may be paid by four (4) approximately equal instalments by the following dates, namely:

First Instalment, 30 September 2021

Second Instalment, 30 November 2021

Third Instalment, 30 January 2022

Fourth Instalment, 30 March 2022

Instalments falling due on a weekend or public holiday may be paid by the following business day without incurring a penalty.

- i) Details of due dates and specified amounts will be listed on the relevant notice of rates and charges.
 - ii) Variations to those options for payment will be administered according to the conditions outlined on the notice of rates and charges.
 - iii) A ratepayer who fails to abide by such conditions may be sued for recovery of the principal 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. 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. In addition, Council may apply to register its charge over the land and sell the land to recover unpaid rates and charges.
- b) THAT in accordance with section 160 of the *Act*, a cash incentive of \$3,000 be provided to encourage the prompt payment of rates and charges for the financial year ending 30 June 2022, where payment in full is made on or before 30 September 2021. The incentive will be offered through the conduct of a draw to be known as the 'Early Bird Draw' whereby the City of Palmerston will offer a monetary prize to two (2) successful recipients at \$1,500 each in accordance with the terms and conditions available on Council's website.

Luccio Cercarelli

Chief Executive Officer