

# DECLARATION OF RATES & CHARGES 2024-25

Notice is hereby given pursuant to section 241 of the Local Government Act 2019 (the Act), that the following rates and charges were declared by City of Palmerston at the second Ordinary Council Meeting held Day, 18 June 2024, pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2025.

## Rates

City of Palmerston (Council) makes the following declaration of rates pursuant to Chapter 11 of the Local Government Act 2019 (the Act).

- 1) Council, in accordance with section 227 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 237 of the Act declares that it intends to raise, for general purposes by way of rates, an amount of \$27,552,403 which will be raised by the application of differential valuation-based charges (differential rates) with differential minimum amounts (minimum amounts) being payable in application of each of those differential rates for the financial year ending 30 June 2025.
- 3) Council declares the following differential rates with minimum amounts 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, SP10, SP11 and SP1\*20 under the NT Planning Scheme, a differential rate of 0.584490% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,391 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) 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 0.480179% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,391 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) 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 0.555575% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,413 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) of the Act) on each allotment of land; or
    - ii) the number one, whichever is greater.
  - d) With respect to those classes of rateable land within the Municipality zoned SP9 with a parcel area less than 10,000m<sup>2</sup> a differential rate of 0.584490% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,391 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) of the Act) on each allotment of land; or
    - ii) the number one, whichever is the greater.
  - e) With respect to those classes of rateable land within the Municipality zoned SP9 with a parcel area greater than 20,000m<sup>2</sup>, a differential rate of 0.584490% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,391 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) of the Act) on each allotment of land; or
    - ii) the number one, whichever is the greater.
  - f) With respect to all other rateable land within the Municipality, a differential rate of 0.833492% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,413 multiplied by:
    - i) the number of separate parts or units that are adapted for separate occupation or use (as described in section 226(5) of the Act) on each allotment of land; or
    - ii) the number one, whichever is greater.

## Charges

- 4) In accordance with section 239 of the Act, Council declares that to enable the provision of waste management services which Council provides for the benefit of all residential land within the Municipality and the occupiers of such land, it intends to raise an amount of \$8,111,851 which will be raised by the imposition of the following charges for the financial year ending 30 June 2025.

For the purposes of this paragraph 4:

*"allotment"* has the meaning set out in section 225 of the Act. *"residential dwelling"* means a 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 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).

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- a) THAT Council declares a charge of \$557 per annum per residential dwelling in respect of waste management services are 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 b) below. The waste management services are:
- i) for single residential dwellings and multiple residential dwellings with three (3) or less dwellings per allotment:
    - 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 residential dwellings with four (4) or more dwellings per allotment:
    - 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 allotments, a dedicated onsite waste and recycling bin storage enclosure must be provided by the occupiers of the allotment 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;
  - iv) access to the Archer Waste Management Facility for the disposal of items accepted at the facility;
  - v) maintenance and replacement of waste management infrastructure and facilities as determined by Council;
  - vi) waste reduction and environmental programs and projects as determined by Council; and
  - vii) public litter collection & street sweeping as determined by Council.
- b) Council declares a charge of \$279 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 are approved by Council and meet the requirements of by-law 27 of the Palmerston (Public Places) By-laws 2001 and such other requirements that Council may determine 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 as determined by Council.
  - iv) waste reduction and environmental programs and projects as determined by Council.
  - v) public litter collection & street sweeping as determined by Council.

## Relevant interest rate

- 5) The relevant interest rate for the late payment of rates and charges is fixed in accordance with section 245 of the Act at the rate of 8% per annum and is to be calculated on a daily basis.

## Payment

- 6) a) In accordance with section 244 of the Act, 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 2024
  - Second Instalment, 29 November 2024
  - Third Instalment, 30 January 2025
  - Fourth Instalment, 31 March 2025
- 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, interest accrued on late payment, 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, if rates and charges are in arrears for at least 6 months, Council may apply to register its charge as an overriding statutory charge over the land and if rates and charges have been in arrears for at least 3 years and the overriding statutory charge has been registered for at least 6 months, Council may sell the land to recover unpaid rates and charges.
- b) THAT in accordance with section 243 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 2025, where payment in full is made on or before 30 September 2024. 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 of \$1,500 each in accordance with the terms and conditions available on Council's website.