

CITY OF PALMERSTON

DECLARATION OF RATES & CHARGES 2020/2021

Notice is hereby given pursuant to section 158 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, 21 July 2020 pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2021.

RATES

City of Palmerston (Council) makes the following declaration of rates pursuant to Chapter 11 of the *Local Government Act 2008* (the Act):

- 1) Council, in accordance with section 149 of the Act, adopts the Unimproved Capital Value method 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 \$21,855,988.00, which will be raised by the application of differential valuation-based charges (differential rates) with differential minimum charges (minimum amounts) being payable in application of each of those differential rates for the financial year ending 30 June 2021.
- 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), SD, MD, 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 0.530022% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,227.00 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 0.411615% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,227.00 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 0.443029% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,227.00 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 0.767487% of the assessed value of such land, with the minimum amount being payable in the application of that differential rate being \$1,227.00 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 assist it in meeting the costs of the 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 \$6,857,590 which will be raised by the application of the following charges for the financial year ending 30 June 2021.

For the purposes of this paragraph 4:

- "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* and the *Unit Title Schemes 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).
- a) THAT Council declares a charge of \$490 per annum per residential dwelling in respect of its garbage and recycling collection services and its other 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 c) 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 with a maximum of one (1) 120 litre mobile bin to be collected on each garbage collection visit; and

- (B) kerbside recycling collection service of one (1) collection visit per fortnight with a maximum of one (1) 240 litre mobile bin to be collected on each recycling collection 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 with a maximum of one (1) 240 litre mobile bin per four (4) dwellings to be collected on each garbage collection visit; and

- (B) a recycling collection service of one (1) collection visit per week with a maximum of one (1) 240 litre mobile bin per two (2) dwellings to be collected 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 visit.

- iv) access to and maintenance of a waste disposal facility.

- 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) 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 mobile bin.

- c) THAT Council declares an additional charge of \$490 per annum per residential dwelling, where a person liable to pay a charge as described in paragraph 4)(a) in respect of that dwelling requests in writing and Council approves the provision of an additional:

- i) weekly kerbside general waste collection service with a maximum of one (1) additional 120 litre mobile bin to be collected on each garbage collection visit; and

- ii) fortnightly recycling collection service with a maximum of one (1) additional 240 litre mobile bin to be collected on each recycling collection visit.

- d) 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 meets the requirements of by-laws 26 and 27 of the Palmerston (Public Places) By-laws 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 visit.

- ii) access to and maintenance of a waste disposal facility.

- iii) 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 9% 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 2020

Second Instalment, 30 November 2020

Third Instalment, 30 January 2021

Fourth Instalment, 30 March 2021

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 front and reverse pages of the Notice of Rates and Charges.

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 2021, where payment in full is made on or before 30 September 2020.

- c) THAT the incentive 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 successful recipients at \$1,500 each in accordance with the terms and conditions available on Council's website.

LUCCIO CERCARELLI
CHIEF EXECUTIVE OFFICER