

ADOPTED MUNICIPAL PLAN AND DECLARATION OF RATES & CHARGES 2017/18

City of Palmerston Council advises that its adopted Municipal Plan including estimates for the 2017/18 financial year is available at Council Office, Civic Plaza, First Floor, 1 Chung Wah Terrace, Palmerston or on Council's website, www.palmerston.nt.gov.au.

Notice is hereby given pursuant to section 158 of the Local Government Act 2014 that Council at its meeting on 25th July 2017 declared the following rates and charges to apply to the financial year ending 30th June 2018 pursuant to sections 155, 156 and 157 of the Local Government Act (the "Act").

Adoption of Assessment

THAT pursuant to Section 149 of the Act, Council adopts the Unimproved Capital Value method as the basis of the assessed value of allotments within the Council area.

THAT the valuations as supplied by the Valuer-General being the most recent valuations available to Council for rateable purposes, making a total value of \$3,481,595,000 be adopted by Council for rating purposes for the financial year ending 30 June 2018.

Rates

THAT pursuant to Section 155 of the Local Government Act, Council declares that it intends to raise, for general purposes by way of rates, the amount of \$19,991,506 which will be raised by the application of a combination of differential valuation-based charges ("differential rates") with minimum charges ("minimum amounts") being payable in application of each of those differential rates for the financial year ending 30 June 2018 according to land use as defined in policy and shown in the assessment record as follows:

- (1) With respect to all rateable land with a Residential Land Use in the suburb of Marlow Lagoon, a differential rate of 0.36152% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:
 - a. 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
 - b. The number 1, Whichever is greater.
- (2) With respect to all rateable land with a Residential Land Use in the municipality other than in the suburb of Marlow Lagoon, a differential rate of 0.46355% of the assessed value of such land with minimum amounts

being payable in the application of that differential rate being \$1,177 multiplied by:

- a. 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
 - b. The number 1, Whichever is greater.
- (3) With respect to all rateable land with a Commercial Land Use, a differential rate of 0.727736% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,191.12 multiplied by:
 - a. 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
 - b. The number 1, Whichever is greater.
 - (4) With respect to all rateable land with an Industrial Land Use, a differential rate of 0.33510% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,191.12 multiplied by:
 - a. 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
 - b. The number 1, Whichever is greater.
 - (5) With respect to all rateable land with a Vacant Land Use, a differential rate of 0.46355% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,177 multiplied by:
 - a. 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
 - b. The number 1, Whichever is greater.
 - (6) Pursuant to section 156 of the Act, Council declared the following special rate ("the City Centre Improvement Special Rate")
 - a. The purpose for which the City Centre Improvement Special Rate is to be imposed is to contribute to

City Centre (as defined in Councils Master Plan) improvements it being the opinion of the Council that such improvements will be of special benefit to the ratepayers of the City Centre.

- b. The amount to be raised by the City Centre Improvement Special Rate is \$200,000.
- c. The City Centre Improvement Special Rate will be an amount of \$200.00 per car parking space.
- d. The City Centre Improvement Special Rate will be levied on all rate-able land assessed to have a parking shortfall in the City Centre.
- e. Proceeds of the City Centre Improvement Special Rate will be applied by the Council for the provision, operation and maintenance of land, facilities, services and enhancements for and in connection with any City Centre improvements.

Charges

Pursuant to Section 157 of the Act, Council declares the following charges in respect of waste management services it provides for the benefit of all residential land and the occupiers of such land within the Council area.

THAT Council intends to raise \$6,682,860 by the declaration of these charges. For the purposes of this paragraph:

- "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.
- "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).

THAT Council declares a charge of \$530 per annum per residential dwelling in respect of kerbside garbage collection, recycling collection services and the waste transfer station provided to, or which Council is willing and able to provide to, each residential dwelling within the Council area. The Services are:

- A kerbside collection service of two (2) garbage collection visits per week with a maximum of one 120 litre mobile bin;
- A kerbside recycling collection service of one (1) visit per fortnight with a maximum of one 240 litre mobile bin per recycling collection service;
- The provision, management and operation of a waste transfer station; and
- The rehabilitation of a waste landfill site.

THAT Council declares an additional charge of \$149 per annum per residential dwelling that elects to upgrade the garbage collection service from a maximum of one 120 litre mobile bin to a maximum of one 240 litre mobile bin. THAT Council declares a charge of \$240 per annum per residential dwelling in respect of properties with more than 25 units, where the property has its own waste collection service arrangements and meets the requirements in accordance with Council's policy TECH04, for the following services:

- The provision, management and operation of a waste transfer station; and
- The rehabilitation of a waste landfill site.

Relevant Interest Rate

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 18% per annum and is to be calculated on a daily basis.

Payment

THAT rates and charges may be paid by four (4) approximately equal instalments on the following dates, namely:

- First Instalment Friday, 29 September 2017
- Second Instalment Wednesday, 29 November 2017
- Third Instalment Monday, 29 January 2018
- Fourth Instalment Thursday, 29 March 2018

- a. Details of due dates and specified amounts will be listed on the relevant Notice of Rates and Charges.
- b. Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Notice of Rates and Charges.
- c. 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.

THAT in accordance with Section 160 of the Local Government 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 2018.

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.

Ricki Bruhn Chief Executive Officer

