

Alice Springs Town Council – declaration of rates and charges for Financial Year ended 30 June 2024



Council advises that its adopted Municipal Plan including budget estimates for the 2023/24 financial year is available from the Civic Centre or website.
For further details, contact the Director of Corporate Services on 8950 0500.
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 the Alice Springs Town Council at the Ordinary Council meeting held on 27 June 2023 pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2024.

1. Basis of assessed value

Council pursuant to section 227(1) of the Act, adopts, as the basis of determining the assessed value of all allotments in the municipality, the unimproved capital value as it appears on the valuation roll prepared by the Valuer-General under the Valuation of Land Act 1963 (NT).

2. General rate-declaration

Pursuant to section 237 of the Act, Council hereby declares that in respect of the financial year ending 30 June 2024 the amount, which Council intends to raise by rates for general purposes is \$27,413,311.

3. Basis of rate calculation

Pursuant to section 226 of the Act, Council calculates rates using a differential valuation-based charging structure which is subject to a minimum amount.

Rates are calculated as the higher of:

- (a) The amount calculated by applying the applicable multiplier, as specified in the Differential Rates Schedule below, to the assessed value of each allotment of rateable land; or
- (b) The minimum amount shown in the Differential Rates Schedule multiplied by 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 allotment of rateable land; or
- (c) The minimum amount shown in the Differential Rates Schedule multiplied by 1. Council deems all units in Unit Plan 94/87 situated on Lot 7449 Town of Alice Springs allotments differently classed within Zone LI (Light Industry) for the purpose of section 226(3)(b) of the Act as small allotments. Council considers that an inequity would result if the minimum amount and the multiplier declared in respect of land within Zone LI were applied

to these allotments, and accordingly Council declares a lesser minimum amount and multiplier to be applicable in respect of each of these allotments, as specified in the Differential Rates Schedule below.

Council deems Lots 7733, 7734, 7735 & 9308 Town of Alice Springs to be allotments differently classed within Zone CB (Central Business) for the purpose of section 226(3) (b) of the Act as allotments which are both heritage listed and used solely as places of residence (for as long as this is actually the case). Council considers that an inequity would result if the multiplier declared in respect of land within Zone CB were applied to these allotments, and accordingly, Council declares a lesser multiplier to be payable in respect of each of these allotments.

4. Waste management and collection charges

Pursuant to section 239 of the Act Council declares the following charges to assist in meeting the costs associated with weekly waste collection and management services for every allotment within the Council area. Council intends to raise \$4,550,443 through these charges.

- (a) Where a regular waste collection service is provided using a Council supplied receptacle:
 - (i) For the first Council supplied receptacle \$418.98 per annum (this fee includes the waste management charge).
 - (ii) For each additional Council supplied receptacle \$352.22 per annum.
 - (iii) Where no weekly waste collection service is provided to the allotment, an annual waste management charge of \$77.72 per annum will apply. The waste management

- charge is multiplied by the number of separate parts or units that are adapted for separate occupation or use.
- (b) Where no regular waste collection service is available to the allotment but the property meets an exemption criterion outlined in Council's Garbage Collection & Charges Policy No. 509, an annual waste management charge of \$77.72 per annum will apply. The waste management charge is multiplied by the number of separate parts or units that are adapted for separate occupation or use.
- (c) Where a regular waste collection service is available to the allotment but the property meets an exemption criterion outlined in Council's Garbage Collection & Charges Policy No. 509, an annual waste management charge of \$77.72 per annum will apply. The waste management charge is multiplied by the number of separate parts or units that are adapted for separate occupation or use.

5. Payment of rates & charges

Pursuant to section 244 of the Act, Council determines that rates and charges for the year 1 July 2023 to 30 June 2024 inclusive, shall be due and payable by four approximately equal instalments on the following dates, namely:

- **1st Instalment** Friday, 1 September 2023
- **2nd Instalment** Friday, 3 November 2023
- **3rd Instalment** Friday, 2 February 2024
- **4th Instalment** Friday, 12 April 2024

Payment of all or any remaining instalments may be made on or before the due date of the next instalment. In accordance with Section 243 of the Act, those eligible ratepayers who pay their rates and charges for the 2023/2024 financial year (and any arrears) in full by the COB first instalment date of 2023/2024, are eligible to participate in the 'Early Bird Draw' whereby the Alice Springs Town Council will offer a benefit in the form of a randomly-drawn monetary prize to ten eligible ratepayers. Such prize for each winning ratepayer will be an amount equal

to the amount of rates for the 2023/2024 financial year (not including waste collection and management charges) that the ratepayer paid in full, capped at \$3,000.

6. Penalty for late payment

- (a) Pursuant to section 245 of the Act, Council determines that the relevant interest rate which accrues on overdue rates will be 9% per annum.
- (b) Pursuant to section 244(3) of the Act, Council relieves all ratepayers from the consequences of default in payment by instalment, to the extent of those instalments where the due date has not yet arrived. Such that where instalments of rates and charges are not paid on or before the date on which the instalment is due and payable:
 - (i) The date on which any future instalment is due and payable is not affected; and,
 - (ii) The penalty for late payment, under item 6(a) above, shall be calculated only on the amount of the outstanding instalment on a daily basis from the date on which the missed instalment became due and payable, until the date payment is made in full.

7. Recovery of outstanding rates & charges

Recovery action may be instituted in respect of all rates and charges outstanding after the due date and any costs of such recovery action will be added to the outstanding amount.

If rates are in arrears by at least six (6) months, Council may apply to the appropriate registration authority for registration of the charge over the land to which the charge relates.

Under Section 258 of the Act, if rates have been in arrears for at least three (3) years, and an overriding statutory charge securing liability for the rates has been registered for at least the last six (6) months, Council may sell the land.

Andrew Wilsmore
Chief Executive Officer

Differential Rates Schedule

Multiplier	Zone according to the NT Planning Scheme	Minimum Amount
0.00288521	R (Rural), RL (Rural Living), RR (Rural Residential), SA2 (Specific Use, NT Portions Lots 4097 to 4101), SA9 (Specific Use, NT Portion Lot 6811)	\$1,544.68
0.04093309	CB (Central Business) other than allotments identified below which are differently classed as allotments which are both heritage-listed and used solely as places of residence (for as long as this is actually the case)	
0.03004922	C (Commercial)	
0.01055006	SC (Service Commercial)	\$1,613.83
0.01935947	TC (Tourist Commercial)	
0.01100931	LI (Light Industry)	
	GI (General Industry)	
0.00922274	SD (Single Dwelling Residential), MD (Multiple Dwelling Residential), CL (Community Living), PS (Public Open Space), OR (Organised Recreation), CP (Community Purpose), CN (Conservation), FD (Future Development), U (Utilities), RW (Railways), SA5 (Specific Use, Lot 8132 Town of Alice Springs), SA8 (All allotments included in the SA8 Specific Use Zone referred to as SA8 in Schedule 4 of NT Planning Scheme)	\$1,530.07
0.00784247	MR (Medium Density Residential)	\$1,397.70
0.00933999	HR (High Density Residential)	\$1,530.07
0.01310638	The allotments included in the Specific Use Zones referred to as SA1, SA3, SA4 and SA6 in Schedule 4 of the Northern Territory Planning Scheme	
0.03004922	Lots 7733, 7734, 7735 & 9308 Town of Alice Springs, being the abovementioned allotments differently classed within Zone CB (Central Business) for the purpose of Section 226(3)(b) of the Act as allotments which are both heritage listed and used solely as places of residence (for as long as this is actually the case)	\$1,613.83
0.02035381	All units in Unit Plan 94/87 situated on Lot 7449 Town of Alice Springs, being the abovementioned allotments differently classed within Zone LI (Light Industry) for the purpose of section 226(3)(b) of the Act as small allotments	\$374.06
0.006427	Conditionally rateable land including mining tenements	\$1,647.93
0.00776498	All other rateable land within the Municipality not otherwise described above	\$1,530.07

Council intends to raise \$87,779 in rates on the tenancies within the Alice Springs Airport and surrounds.