

Alice Springs Town Council – declaration of rates and charges for Financial Year ended 30 June 2021



Council advises that its adopted Municipal Plan including budget estimates for the 2020/2021 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 158 of the *Local Government Act* ('the Act'), that the following rates and charges were declared by the Alice Springs Town Council at the Ordinary Council meeting held on 29 June 2020 pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2021.

1. Basis of assessed value

Council pursuant to section 149(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*.

2. General rate-declaration

Council pursuant to section 155 of the Act, hereby declares that in respect of the financial year ending 30 June 2021 the amount, which Council intends to raise by rates for general purposes is \$22,876,950.

3. Basis of rate calculation

That pursuant to section 148 of the Act, Council calculates rates using a differential valuation-based charging structure which is subject to a minimum charge.

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 148(4) 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 No. 94/87 situated on Town of Alice Springs Lot 7449 allotments differently classed within Zone LI (Light Industry) for the purpose of section 148(3)(b) of the Act as

small allotments. Council considers that an inequity would result if the minimum amount and 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 payable in respect of each of these allotments, as specified in the Differential Rates Schedule below.

Council deems Town of Alice Springs Lots 7733, 7734, 7735 & 9308 to be allotments differently classed within Zone CB (Central Business) for the purpose of section 148(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 collection & management charges

Pursuant to section 157 of the Act Council declares the following charges to assist in meeting the costs associated with waste collection and management services for every allotment within the Council area. Council intends to raise \$3,921,426 through these charges.

- (a) Where a waste collection service is provided using a Council supplied receptacle:
 - (i) For the first Council supplied receptacle \$364.95 per annum (this fee includes the waste management charge).

- (ii) For each additional Council supplied receptacle \$306.80 per annum.
- (b) Where no waste collection service is provided to the allotment, an annual waste management charge of \$67.70 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 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 \$67.70 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 161 of the Act, Council determines that rates and charges for the year 1 July 2020 to 30 June 2021 inclusive, shall be due and payable by four approximately equal instalments on the following dates, namely:

- **1st Instalment** Friday, 4 September 2020
- **2nd Instalment** Friday, 6 November 2020
- **3rd Instalment** Friday, 5 February 2021
- **4th Instalment** Friday, 9 April 2021

Payment of all or any remaining instalments may be made on or before the due date of the next instalment. In accordance with Section 160 of the Act, those eligible ratepayers who pay their rates and charges for the 2020/2021 financial year (and any arrears) in full by the first instalment date of 2020/2021, 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 2020/2021 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 162 of the Act, Council determines that the relevant interest rate which accrues on overdue rates will be 9% per annum.
- (b) Pursuant to section 161(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. So 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 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 173 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.

Robert Jennings
Chief Executive Officer

Differential Rates Schedule

Multiplier	Zone according to the NT Planning Scheme	Minimum Amount
0.00251321	R (Rural), RL (Rural Living), RR (Rural Residential), SA2 (Specific Use, NT Portion Lots 4097 to 4101), SA9 (Specific Use, NT Portion Lot 6811)	\$1,345.50
0.03565489	CB (Central Business) other than the 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)	\$1,405.74
0.02617447	C (Commercial)	
0.00918966	SC (Service Commercial)	
0.01686309	TC (Tourist Commercial)	
0.00958969	LI (Light Industry) other than the allotments identified below which are differently classed as small allotments	
0.00958969	GI (General Industry)	\$1,332.77
0.00803350	SD (Single Dwelling Residential), MD (Multiple Dwelling Residential), CL (Community Living), PS (Public Open Space), OR (Organised Recreation), CP (Community Purposes), CN (Conservation), FD (Future Development), U (Utilities), RW (Railways), SA5 (Specific Use, Town of Alice Springs Lot 8132), SA8 (Specific Use, Town of Alice Springs Part of Lot 7593)	
0.00683110	MR (Medium Density Residential)	\$1,217.47
0.00813563	HR (High Density Residential)	\$1,332.77
0.01141635	The allotments included in SU (Specific Use) and referred to as SA1, SA3, SA4 and SA6 in Schedule 1 of the Northern Territory Planning Scheme	\$1,405.74
0.02617447	Town of Alice Springs Lots 7733, 7734, 7735 & 9308 being the abovementioned allotments differently classed within Zone CB (Central Business) for the purpose of section 148(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)	\$1,405.74
0.01773222	All units in Unit Plan No. 94/87 situated on Town of Alice Springs Lot 7449 being the abovementioned allotments differently classed within Zone LI (Light Industry) for the purpose of section 148(3)(b) of the Act as small allotments	\$325.82
0.00347500	Conditional rateable land including mining tenements	\$890.96
0.00676384	All other rateable land within the Municipality not otherwise described above	\$1,332.77