

REPORT

Report No. 107/17cncl

TO: ORDINARY COUNCIL – 26 JUNE 2017
SUBJECT: DECLARATION OF RATES & CHARGES FOR 2017/2018
AUTHOR: DIRECTOR FINANCE – DINESH PILLAY

EXECUTIVE SUMMARY

The process leading to the Declaration of Rates has included;

- (i) Council's approval for public exhibition of the Draft Municipal Plan at the Ordinary Council Meeting on 29 May 2017, to be displayed from 30 May 2017 until 19 June 2017.
- (ii) Council's adoption of the Municipal Plan at tonight's meeting, after taking into account and providing direction on the one written public submission that has been received.
- (iii) Declaration of Rates and Charges to apply for 2017/2018 are presented at this meeting under Part 11.5 of the *Local Government Act 2008*.

RECOMMENDATIONS

It is recommended:

That items 1 to 7 in the attached Declaration of Rates and Charges be approved for the Financial Year ending 30 June 2018, pursuant to Part 11.5 of the *Local Government Act 2008*.

REPORT

1. BACKGROUND

Under section 155 of the *Local Government Act 2008* the Council must by the 31 July declare rates for the ensuing year. The Council may also declare special rates under section 156 and/or charges on land under section 157 of the *Local Government Act 2008*.

2. DISCUSSION

The attachment sets out the rates and charges for 2017/2018 under items 1 to 7.

3. POLICY IMPACTS

Nil

4. **FINANCIAL IMPACTS**

Rates and charges are the major revenue raising item in the Municipal Plan and the Declaration of Rates and Charges is required under the *Local Government Act 2008* to validate those charges.

5. **SOCIAL IMPACTS**

Nil

6. **ENVIRONMENTAL IMPACTS**

Nil

7. **PUBLIC RELATIONS**

Nil

8. **ATTACHMENTS**

Rates & charges for 2017/2018 items 1 to 7.



Dinesh Pillay
DIRECTOR FINANCE

ALICE SPRINGS TOWN COUNCIL
DECLARATION OF RATES & CHARGES
FOR FINANCIAL YEAR ENDING 30 JUNE, 2018

1. BASIS OF ASSESSED VALUE

Council pursuant to section 149(1) of the Local Government Act 2008 ("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 30th June 2018 the amount, which Council intends to raise by rates for general purposes, is \$21,867,446.

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 residential 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.

Differential Rates Schedule

Multiplier	Zone	Minimum Amount
0.00237595	R (Rural), RL (Rural Living), RR (Rural Residential)	\$1,272
0.03370760	CB (Central Business)	\$1,329
0.02474495	C (Commercial)	
0.00868777	SC (Service Commercial)	
0.01594211	TC (Tourist Commercial)	
0.00906595	LI (Light Industry) GI (General Industry)	
0.00759476	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)	\$1,260
0.00645802	MR (Medium Density Residential)	\$1,151
0.00769130	HR (High Density Residential)	\$1,260
0.01079285	The allotments included in SU (Specific Use) and referred to as SA1, SA3 and SA4 in Schedule 1 of the Northern Territory Planning Scheme	\$1,329
0.01676378	All units in Unit Plan No. 94/87 situated on Lot 7449	\$308
0.05011292	Conditionally rateable land including Mining tenements	\$871.68
0.00639443	All other rateable land within the Municipality not otherwise described above	\$1,260

Council intends to raise \$68,284 in rates on the tenancies within the Alice Springs Airport and surrounds.

4. WASTE MANAGEMENT CHARGES

That in relation to Council's function of sanitation and waste management, pursuant to section 157 of the Act for the whole of its council area and in respect of the financial year ending 30th June 2018, Council hereby declares the following charges from which it intends to raise \$3,688,786.

- (a) Where a waste collection service is provided using a receptacle supplied by Council:

For each regular weekly service \$345.00 per annum
(this fee includes the waste management charge)

For each additional regular weekly waste collection service \$290.00 per annum

For replacement of each receptacle where the occupier is responsible for the loss or damage \$97.00

- (b) Charges in respect of waste management for each dwelling in the council area where no collection is provided:

An annual waste management charge of: \$64.00 per annum

- (c) Charges in respect of waste management to any parcel of land containing 20 or more substantially self-contained residential units in respect of which alternative arrangements acceptable to the Council have been made to provide a regular weekly waste management service:

An annual waste management charge of: \$64.00 per annum

5. PAYMENT OF RATES AND CHARGES

That, pursuant to section 161 of the Act, Council determines that rates and charges for the year 1 July 2017 to 30 June 2018 inclusive, shall be due and payable by four approximately equal instalments on the following dates, namely:-

First Instalment	Friday, 1 September, 2017
Second Instalment	Friday, 3 November, 2017
Third Instalment	Friday, 2 February, 2018
Fourth Instalment	Friday, 6 April, 2018

Payments of all or any remaining instalments may be made on or before the due date of the next instalment.

6. PENALTY FOR LATE PAYMENT

- (a) That pursuant to section 162 of the Act, Council determines that the relevant interest rate which accrues on overdue rates will be 19.00% per annum.

- (b) That 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 AND CHARGES**

That 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.