

Alice Springs Town Council – Declaration of rates and charges for Financial Year ending 30 June 2027



Council advises that its adopted Municipal Plan including budget estimates for the 2026/27 financial year is available from the Civic Centre or website.

For further details, contact the Manager of Finance on 8950 0500.

Notice is hereby given pursuant to section 241 of the Local Government Act 2019 (NT) ('the Act'), that the following rates and charges were declared by the Alice Springs Town Council at the Ordinary Council meeting held on 16 June 2026 pursuant to Chapter 11 of the Act in respect of the financial year ending 30 June 2027.

1. Basis of assessed value

Pursuant to section 227(1) of the Act, Council 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 2027 the amount, which Council intends to raise by rates for general purposes is \$31,780,423.

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 declared in

respect of land within Zone LI were applied to these allotments, and accordingly Council declares a reduced minimum amount to be applicable in respect of each of these allotments, as specified in the Differential Rates Schedule below.

Council deems Lots 7733, 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 (as long as this is actually the case). Council considers that an inequity would result if the minimum declared in respect of land within Zone CB were applied to these allotments, and accordingly, Council declares a lesser minimum to be payable in respect of each of these allotments.

Council deems Lots 1840 and 4451 to be allotments differently classed are within Zone R (Rural) for the purpose of section 226(3)(b) of the Local Government Act 2019, as Caravan Parks.

For the purpose of section 226(3)(b) of the Local Government Act 2019, Council deems Lot 10540 to be differently classed within Zone LI (Light Industry) as a Large Retail Outlet.

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 waste management and regular waste collection services for every allotment within the Council area. Council intends to raise \$5,319,544 through these charges.

(a) Where a regular waste collection service is provided using a Council

supplied receptacle:

(i) For the first Council supplied receptacle \$486.48 per annum (this fee includes the waste management charge).

(ii) For each additional Council supplied receptacle \$408.93 per annum

(b) Where no regular waste collection service is provided to the allotment, an annual waste management charge of \$90.23 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 \$90.23 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 2026 to 30 June 2027 inclusive, shall be due and payable by four approximately equal instalments on the following dates:

- **1st Instalment Friday, 4 September 2026**
- **2nd Instalment Friday, 6 November 2026**
- **3rd Instalment Friday, 5 February 2027**
- **4th Instalment Friday, 9 April 2027**

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 2026/27 financial year (and any arrears) in full by the COB first instalment date, 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. The prize for each winning ratepayer will be an

amount equal to the amount of rates for the 2026/27 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 18% 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 for which 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 a 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 previous six (6) months, Council may sell the land.

Nicole Battle
Acting Chief Executive Officer

Differential Rates Schedule

Multiplier	Zone according to the NT Planning Scheme	Minimum Amount
0.00339294	R (Rural), RL (Rural Living), RR (Rural Residential), SA2 (Specific Use, NT Portions Lot 4097 to 4101), SA9 (Specific Use, NT Portion Lot 6811)	\$1,792.80
0.04665553	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)	
0.03350933	C (Commercial)	
0.01202497	SC (Service Commercial)	
0.02054691	TC (Tourist Commercial)	
0.00339294	Town of Alice Springs Lot 1840 & 4451 differently classed within Zone R (Rural) for the purpose of Section 226 (3)(b) of the Act as caravan parks.	\$1,890.74
0.01473310	The allotments included in SU (Specific Use) and referred to as SA1, SA3, SA4 and SA6 in Schedule 4 of the Northern Territory Planning Scheme	
0.02486157	Lots 7733, 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 (as long as this is actually the case)	
0.01054249	GI (General Industry), LI (Light Industry), RW (Railway), U (Utilities)	
0.01053231	LR (Low Density Residential), LMR (Low-Medium Density Residential) CL (Community Living), PS (Public Open Space), OR (Organised Recreation), CP (Community Purpose), CN (Conservation), FD (Future Development), SA5 (Specific Use, Lot 8132 Town of Alice Springs)	
0.01053311	HR (High Density Residential)	\$1,754.03
0.00922089	All other rateable land within the Municipality not otherwise described	
0.00921421	MR (Medium Density Residential)	\$1,623.74
0.01054249	Town of Alice Springs Lot 10540 differently classed within Zone LI (Light Industry) for the purpose of Section 226 (3)(b) of the Act as large retail outlet	\$1,843.60
0.02320035	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.	\$435.38
0.009238	Conditionally rateable land including mining tenements	\$2,368.42

Council intends to raise \$108,262 in rates on the tenancies within the Alice Springs Airport and surrounds.