

Local Government Act Declaration of Rates and Charges 2011/2012

Notice is hereby given, pursuant to Section 158 of the Local Government Act 2008, that the following rates and charges were declared by Darwin City Council at the 2nd Ordinary Council Meeting held Tuesday, 28 June 2011 and pursuant to Sections 155 - 157 of the Local Government Act 2008 ("the Act") in respect of the financial year ending 30 June 2012.

Rates

Darwin City Council makes the following declaration of rates pursuant to sections 155-157 of the Act.

1.0 Council, pursuant to Section 149 of the Act, adopts the Unimproved Capital Value method as the basis for determining the assessed value of allotments within the Darwin Municipality.

2.0 Council intends to raise, for general purposes by way of rates, the amount of \$45,880,822.00 which will be raised by the application of differential valuation-based charges ("differential rates") with differential minimum charges ("minimum amounts") being payable in application of each of those differential rates.

3.0 Council declared the following differential rates with minimum amounts being payable in application of each of those differential rates;

For the purposes of this paragraph 3, residential parts or units means a dwelling house, flat or other substantially self contained residential unit or building;

a. With respect to all rateable land within the Municipality Zoned SD, RR, R or RL, of the NT Planning Scheme, a differential rate of 0.435561% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$882.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

b. With respect to all rateable land within the Municipality Zoned MD, MR or HR of the NT Planning Scheme, a differential rate of 0.435561% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$928.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

c. With respect to all rateable land within the Municipality Zoned CV of the NT Planning Scheme, a differential rate of 0.451760% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$882.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

d. With respect to all rateable land within the Municipality Zoned CB of the NT Planning Scheme, a differential rate of 0.583864% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,118.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

e. With respect to all rateable land within the Municipality Zoned PS or CN of the NT Planning Scheme, a differential rate of 0.439917% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

f. With respect to all rateable land within the Municipality Zoned OR of the NT Planning Scheme, a differential rate of 0.495967% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$364.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

g. With respect to all rateable land within the Municipality Zoned FD, SU, CP, CL, RD or U of the NT Planning Scheme, a differential rate of 0.435561% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$928.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

h. With respect to all rateable land within the Municipality Zoned C or SC of the NT Planning Scheme other than those described in (i) and (j) below, a differential rate of 0.584434% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

i. With respect to all rateable land within the Municipality Zoned C or SC of the NT Planning Scheme with a parcel area greater than 40,000m² and being allotments on which is situated a major shopping centre, a differential rate of 1.031383% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

j. With respect to all rateable land within the Municipality Zoned C or SC of the NT Planning Scheme with a parcel area less than 40,000m² and being allotments on which is situated a major shopping centre, a differential rate of 0.584434% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

k. With respect to all rateable land within the Municipality Zoned TC or HT of the NT Planning Scheme, a differential rate of 0.596720% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

l. With respect to all rateable land within the Municipality Zoned LI of the NT Planning Scheme, a differential rate of 0.450625% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

m. With respect to all rateable land (other than the small allotments identified below) within the Municipality Zoned GI or DV of the NT Planning Scheme, a differential rate of 0.435623% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$920.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

Council considers the following classes of allotments to be small allotments for the purposes of section 148 (3)(b) of the Act:

- Units 1 to 3 and Units 5 to 98 comprised in Unit Plan No 95/95;
- Units 101 to 216 in Unit Plan 97/112;
- Units 17 to 32 comprised in Unit Plan 98/32; and
- Lots 6244 to 6285 Hundred of Bagot.

Council considers that an inequity would result if the minimum amount declared in respect of rateable land within Zone GI were applied to these small allotments, and accordingly, Council declares a lesser minimum amount being \$230.00 to be payable in respect of each of these small allotments.

n. With respect to every allotment of rateable land not otherwise described above, a differential rate of 0.435561% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$882.00 multiplied by:

i) the number of separate residential parts or units that are adapted for separate occupation or use (pursuant to section 148(4) of the Act 2008) on each allotment of land; or
ii) the number 1;

whichever is greater.

4.0 Pursuant to Section 156 of the Act, Council declared the following special rate ("the Parking Local Rate")

(a) The purpose for which the Parking Local Rate is to be imposed is to defray the expense of and in relation to on-street and off-street parking within the Central Business District ("the Central Business District") as defined in Schedule 1 of the Local Government (Darwin Parking Local Rates) Regulations ("the Regulations") it being the opinion of the Council that such on-street and off-street parking is and will be of special benefit to the ratepayers of the Central Business District.

(b) The amount to be raised by the Parking Local Rate is \$973,951.00

(c) The Parking Local Rate will be an amount of \$215.21 per car parking space which will be assessed and levied in accordance with the Regulations. Notification of the parking usage schedule 2011/12 has been duly prepared in accordance with Regulation 4 of the Regulations and notified in the Northern Territory News and in the Northern Territory Government Gazette on 1 June 2011.

(d) The Parking Local Rate will be levied on all land in the Central Business District in accordance with the Regulations.

(e) Appeals against the assessment of the Parking Local Rate may be made in accordance with regulation 7 of the Regulations. The period for appeals under regulation 7 of the Regulations expires on Thursday, 30 June 2011.

(f) Proceeds of the Parking Local Rate will be applied by the Council for the provision, operation and maintenance of land, facilities, services and improvements for and in connection with the parking of vehicles in the Central Business District, including both on-street and off-street parking facilities.

Charges

Pursuant to Section 157 of the Act, Council declared the following charges in respect of the garbage collection and recycling collection services it provides for the benefit of all residential land within the municipality (except such land as the Council from time to time determines to be exempt or excluded from the provisions of such services) and the occupiers of such land.

5.0 Council intends to raise \$5,381,325.00 by these charges.

For the purposes of this paragraph 5:

- "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).

(a) The following charges were declared:

A charge of \$209.00 per annum per residential dwelling in respect of kerbside garbage collection and recycling collection services provided to, or which Council is willing and able to provide to, each residential dwelling within the municipality other than a residential dwelling as described in paragraphs (b) to (d).

The services are -

- a kerbside collection service of one garbage collection visit per week; and
- a kerbside recycling collection service of one visit per fortnight,

with a maximum of one 240 litre mobile bin per garbage collection or recycling collection visit.

(b) A charge of \$179.00 per annum per residential dwelling in respect of non-kerbside (communal) garbage collection and recycling collection services provided to, or which Council is willing and able to provide to, each residential dwelling within the municipality where the number of residential dwellings exceeds three (3).

The services are as described in Part 1 of the Schedule below.

(c) A charge of \$237.00 per annum per residential dwelling in respect of non-kerbside (communal) garbage collection and recycling collection services provided to, or which Council is willing and able to provide to, each residential dwelling within the municipality where:

(i) the number of residential dwellings exceeds twelve (12);
(ii) the dwellings and the facilities in and about the dwellings meet the requirements of the Council for the purposes of providing the services; and

(iii) the owners of the dwellings have notified the Council in writing of their wish to be provided with these services.

The services are as described in Part 2 of the Schedule below.

(d) A charge of \$179.00 per annum per residential dwelling in respect of non-kerbside (communal) garbage collection and recycling collection services provided to, or which Council is willing and able to provide to, each residential dwelling within the municipality where:

(i) the number of residential dwellings exceeds forty (40);
(ii) the dwellings and the facilities in and about the dwellings meet the requirements of the Council for the purposes of providing the services; and

(iii) the owners of the dwellings have notified the Council in writing of their wish to be provided with these services.

The services are as described in Part 3 of the Schedule below

(e) Where the person liable to pay the charge satisfies Council that a comparable alternative recycling service is being provided to a residential dwelling (other than a residential dwelling as described in paragraphs (b) to (d)), a charge of \$108.00 per annum per residential dwelling in respect of garbage collection service provided to, or which Council is willing and able to provide to, all or any residential dwellings within the municipality. The garbage collection service shall be a kerbside collection service of one garbage collection visit per residential dwelling per week, with a maximum of one 240 litre mobile garbage bin per visit.

(f) Where the person liable to pay the charge satisfies Council that a comparable alternative garbage service is being provided to a residential dwelling (other than a residential dwelling as described in paragraphs (b) to (d)), a charge of \$108.00 per annum per residential dwelling in respect of recycling collection service provided to, or which Council is willing and able to provide to, all or any residential dwellings within the municipality. The recycling collection service shall be a kerbside collection service of one recycling collection visit per residential dwelling per fortnight, with a maximum of one 240 litre mobile recycling bin per visit.

Relevant interest rate

6.0 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

7.0 Rates and charges declared under this declaration may be paid by four (4) approximately equal instalments on the following dates, namely:-

- First Instalment Friday, 30 September 2011
- Second Instalment Wednesday, 30 November 2011
- Third Instalment Tuesday, 31 January 2012
- Fourth Instalment Saturday, 31 March 2012

Instalments falling due on a weekend or public holiday may be paid by the following business day, without incurring any penalty.

(a) Details of due dates and specified amounts are listed on the relevant Rates Notice.

(b) Variations to those options for payment will be administered according to the conditions outlined on the front and reverse of the Rates Notice.

(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.

SCHEDULE DARWIN CITY COUNCIL GARBAGE AND RECYCLING COLLECTION SERVICES

PART 1 –
Communal Services for more than 3 residential dwellings (refer paragraph 5(b) of declaration)
The services are –
(a) two (2) non-kerbside garbage collections per week; and
(b) one (1) non-kerbside recycling collection per week, with the number of bins for garbage and recycling collections being as set out in the table below.

NUMBER OF HOUSEHOLDS	GARBAGE BINS 240 LITRE	RECYCLING BINS 240 LITRE	TOTAL NUMBER 240 LITRE BINS
4	1	1	2
5-6	2	1	3
7-8	2	2	4
9-12	3	2	5
13-16	4	3	7
17-18	5	3	8
19-20	5	4	9
21-24	6	4	10
25-28	7	5	12
29-30	8	5	13
31-32	8	6	14
33-36	9	7	16
37-40	10	7	17
41-44	11	8	19
45-48	12	8	20

PART 2 –
Communal Services for more than 12 residential dwellings that meet the requirements of Council (refer paragraph 5(c) of declaration)
The services are –
(a) two (2) non-kerbside garbage collections per week; and
(b) one (1) non-kerbside recycling collection per week, with the number of bins for garbage and recycling collections being as set out in the table below.

NUMBER OF HOUSEHOLDS	GARBAGE BINS 1,100 LITRE	RECYCLING BINS 240 LITRE	TOTAL NUMBER MIXED BINS
13-16	1	3	4
17-18	2	3	5
19-24	2	1	3
25-32	2	2	4
33-48	3	2	5
49-64	4	3	7
65-71	5	3	8
72-80	5	4	9
81-96	6	4	10
97-112	7	5	12

NUMBER OF HOUSEHOLDS	3 CUBIC METRE GARBAGE BIN	RECYCLING BINS 1,100 LITRE	TOTAL NUMBER MIXED BINS
41-48	1	2	3
49-50	1	3	4
51-71	2	3	5

Brendan Dowd
Chief Executive Officer