

Local Government Act Declaration of Rates and Charges 2015/2016

Notice is hereby given, pursuant to Section 158 of the Local Government Act, that the following rates and charges were declared by the City of Darwin at 2nd Ordinary Council Meeting held Tuesday, 30 June 2015 pursuant to Chapter 11 of the Local Government Act ("the Act") in respect of the financial year ending 30 June 2016.

Rates

City of Darwin (the "Council") made the following declaration of rates pursuant to Chapter 11 of the Act.

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

2.0 Council, pursuant to Section 155 of the Act declared that it intends to raise, for general purposes by way of rates, the amount of \$58,011,891.00 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 for the financial year ending 30 June 2016.

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 room, 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, under the NT Planning Scheme, a differential rate of 0.401687% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,042.00 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 land; or
- the number 1, whichever is greater.

b. With respect to all rateable land within the Municipality Zoned MD, MR or HR under the NT Planning Scheme, a differential rate of 0.401687% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,096.00 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 land; or
- the number 1, whichever is greater.

c. With respect to all rateable land within the Municipality Zoned CV under the NT Planning Scheme, a differential rate of 0.381961% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,042.00 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 land; or
- the number 1, whichever is greater.

d. With respect to all rateable land within the Municipality Zoned CB under the NT Planning Scheme, a differential rate of 0.463621% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,319.00 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 land; or
- the number 1, whichever is greater.

e. With respect to all rateable land within the Municipality Zoned PS or CN under the NT Planning Scheme, a differential rate of 0.357343% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

f. With respect to all rateable land within the Municipality Zoned OR under the NT Planning Scheme, a differential rate of 0.323316% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$430.00 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 land; or
- the number 1, whichever is greater.

g. With respect to all rateable land within the Municipality Zoned FD, SU, CP, CL, RD or U under the NT Planning Scheme, a differential rate of 0.401687% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,096.00 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 land; or
- the number 1, whichever is greater.

h. With respect to all rateable land within the Municipality Zoned C or SC under the NT Planning Scheme other than those described in (i) and (j) below, a differential rate of 0.530761% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

i. With respect to all rateable land within the Municipality Zoned C or SC under 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 0.957144% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

j. With respect to all rateable land within the Municipality Zoned C or SC under 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 0.530761% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

k. With respect to all rateable land within the Municipality Zoned TC or HT under the NT Planning Scheme, a differential rate of 0.540950% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

l. With respect to all rateable land within the Municipality Zoned LI under the NT Planning Scheme, a differential rate of 0.325200% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- 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 under the NT Planning Scheme, a differential rate of 0.275204% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,087.00 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 land; or
- the number 1, whichever is greater.

Council considers the following classes of allotments to be a different class of allotments and small allotments for the purposes of section 148 (3)(b) of the Act and the example given at the foot of that section:

- 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;
- Lots 6244 to 6285 Hundred of Bagot and
- Lots 6330 to 6336 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 \$271.00 to be payable in respect of each of each of these small allotments.

n. With respect to every allotment of rateable land not otherwise described above, a differential rate of 0.401687% of the assessed value of such land with minimum amounts being payable in the application of that differential rate being \$1,042.00 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 land; or
- 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 \$1,029,240.00

c. The Parking Local Rate will be an amount of \$240.28 per car parking space which will be assessed and levied in accordance with the Regulations. Notification of the parking usage schedule 2015/16 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 10 June 2015.

d. The Parking Local Rate will be levied on all rateable 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, 9 July 2015.

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 for the purpose of enabling or assisting Council to meet the cost of 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 \$6,325,375.00 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 and the Unit Title Schemes 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 \$235.00 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 Parts 1, 2 and 3 of the Schedule below.

The services are -

- a kerbside garbage 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 \$214.00 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) other than a residential dwelling as described in Parts 2 and 3 of the Schedule below.

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:

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

- the number of residential dwellings exceeds forty (40);
- the dwellings and the facilities in and about the dwellings meet the requirements of the Council for the purposes of providing the services; and
- 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 otherwise liable to pay a charge in respect of a residential dwelling referred to in this paragraph 5.0 (other than a residential dwelling as described in paragraphs (b) to (d)), satisfies Council that a comparable alternative recycling service is being provided to that residential dwelling, a charge of \$108.00 per annum shall apply to that residential dwelling in respect of the garbage collection service provided, or which Council is willing and able to provide to all or any such 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 otherwise liable to pay a charge in respect of a residential dwelling referred to in this paragraph 5.0 (other than a residential dwelling as described in paragraphs (b) to (d)), satisfies Council that a comparable alternative garbage service is being provided to that residential dwelling, a charge of \$108.00 per annum shall apply to that residential dwelling in respect of recycling collection service provided, or which Council is willing and able to provide to all or any such 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, 30 September 2015
- Second Instalment, 30 November 2015
- Third Instalment, 31 January 2016
- Fourth Instalment, 31 March 2016

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. If rates are payable by the owner of the land and are not paid by the due date, they become a charge on the land to which they relate, except within an Aboriginal community living area. In addition, Council may apply to register its charge over the land and sell the land to recover unpaid rates and charges.

SCHEDULE CITY OF DARWIN GARBAGE AND RECYCLING COLLECTION SERVICES

PART 1 –

Communal Services for more than 3 residential dwellings (refer paragraph 5.0 (b) of declaration)

The services are –

- two (2) non-kerbside garbage collections per week; and
- 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 5.0 (c) of declaration)

The services are –

- two (2) non-kerbside garbage collections per week; and
- 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
19-20	2	3	5
21-24	2	3	5
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

PART 3 –

Communal Services for more than 40 residential dwellings that meet the requirements of Council (refer paragraph 5.0 (d) of declaration)

The services are –

- two (2) non-kerbside garbage collections per week; and
- 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	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

