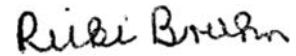


CITY OF PALMERSTON

Notice of Special Council Meeting
To be held in the Council Chambers, Civic Plaza
on Thursday 21 July 2016 at 5.00pm.



Ricki Bruhn
Chief Executive Officer

Any member of Council who may have a conflict of interest, or a possible conflict of interest in regard to any item of business to be discussed at a Council meeting or a Committee meeting should declare that conflict of interest to enable Council to manage the conflict and resolve it in accordance with its obligations under the Local Government Act and its policies regarding the same.

Audio Disclaimer

An audio recording of this meeting is being made for minute taking purposes as authorised by City of Palmerston Policy MEE3 Recording of Meetings, available on Council's Website.

1 PRESENT

2 APOLOGIES

Alderman Byrne – Leave of Absence

3 DEPUTATIONS / PRESENTATIONS

Nil

4 OFFICER REPORTS

- | | | |
|-----|---------------------------------------|--------|
| 4.1 | Marlow Lagoon rate | 8/0943 |
| 4.2 | Certification of Assessment 2016/2017 | 8/0944 |

5 CONFIDENTIAL REPORTS

Nil

6 CLOSURE

ITEM NUMBER: 4.1 Marlow Lagoon Rate
FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0943
MEETING DATE: 21 July 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

4.1 We are committed to corporate and social responsibility, the sustainability of Council assets and services, and the effective planning and reporting of Council performance to the community

Summary:

A public consultation period for the introduction of a Marlow Lagoon rate for inclusion in the Municipal Plan 2016-2021 has been completed. A summary of written submissions is presented in this report for Council's consideration.

RECOMMENDATION

1. THAT Council receives Report Number 8/0943.
2. THAT Council determine whether or not to include the provision for the Marlow Lagoon valuation-based differential rate, set at 0.350971%, with a minimum rate of \$1,177, into the Municipal Plan 2016-2021.

Background:

Following a Notice of Motion, Council approved a Level 2 consultation regarding a Marlow Lagoon rate on 27 June 2016:

THAT pursuant to COMM03 Community Consultation, a Level 2 City-wide consultation regarding the establishment of a Marlow Lagoon valuation-based differential rate, set at 0.350971%, with a minimum rate of \$1,177 for 2016/17.

CARRIED 8/2099 - 27/06/2016

General:

A city-wide Level 2 consultation was carried out as per Council Policy COMM03 Community Consultation for 21 days, beginning 29 June and ending 20 July 2016.

The following 8 submissions were received during this period (see Attachment A):

Number	Date	Description	Suggested Action
1	29/6	Return to flat rate, but failing this, support for Marlow Lagoon rate proposal	<ul style="list-style-type: none"> Officers do not recommend a return to the flat rate model of Council rates. Officers recommend adoption of the Marlow Lagoon rate proposal.
2	30/6	Request to completely review rates system, does not support a Marlow Lagoon rate proposal	<ul style="list-style-type: none"> The opportunity to comment of the rating system occurred with the Municipal Plan submission period. Officers recommend adoption of the Marlow Lagoon rate proposal.
3	1/7	Unhappy with recent rate increase for Marlow, supports Marlow Lagoon rate proposal	<ul style="list-style-type: none"> Officers recommend adoption of the Marlow Lagoon rate proposal.
4	7/7	Believes the proposal is misleading, seeks a rates system which does not have a basis in the "flawed evaluation of apparent wealth." Believes this is unlikely to occur, in which instance supports the Marlow Lagoon rate proposal	<ul style="list-style-type: none"> Officers suggest the description of the rating structure within the draft Municipal Plan 2016-2021, as well as the Local Government Act, is adequate in response to this concern. Officers recommend adoption of the Marlow Lagoon rate proposal.
5	15/7	Disagrees with a rate system with the assumption that a higher land value equates with a higher capacity to pay, does not see this as fair or impartial. Believes Elected Members have no interest in being fair and impartial to constituents, in which case supports the Marlow Lagoon rate proposal	<ul style="list-style-type: none"> Officers suggest the description of the rating structure within the draft Municipal Plan 2016-2021, as well as the Local Government Act, is adequate in response to this concern. Officers recommend adoption of the Marlow Lagoon rate proposal.
6	19/7	Unhappy with the 2015/16 rates increase, details differences between Marlow Lagoon and other areas within the municipality, concerns regarding lack of service Unclear as to whether the submission is in support of the Marlow Lagoon rate proposal.	<ul style="list-style-type: none"> Officers recommend adoption of the Marlow Lagoon rate proposal.
7	19/7	Indicates a separate multiplier for Marlow Lagoon properties would be fairer considering the differing conditions of land within Marlow Lagoon. Supportive of the proposal	<ul style="list-style-type: none"> Officers recommend adoption of the Marlow Lagoon rate proposal.
8	20/7	Misunderstands the proposal to be a one-year concession for Marlow Lagoon residents. Expresses general unhappiness with the financial management and community consultation processes of Council. It is unclear whether the submission is supportive of the Marlow Lagoon rate proposal.	<ul style="list-style-type: none"> Officers recommend adoption of the Marlow Lagoon rate proposal.

All submissions received a response from Senior Management, and all submissions were posted on Council's Facebook page (redacted of any personal information) in order to ensure the community had access to the content of any submissions.

Officers provide the following analysis for the benefit of Elected Members:

Support for the proposal	2	<ul style="list-style-type: none"> While expressing unhappiness with the change in rate structure which occurred in 2015/16, expressed unconditional approval of Marlow Lagoon rate proposal.
Support for the proposal, with reservations	4	<ul style="list-style-type: none"> The common reservation expressed is that the UCV method is not an appropriate basis for rates. A recurring theme is the belief that rates are a charge based on fee for service rather than a tax. None of the 4 submitters provided a submission during the Municipal Plan consultation period, during which period a general discussion regarding the rates structure proposed by Council was possible. While expressing dissatisfaction with the current rates structure, each identified that they were in support of the Marlow Rate proposal.
Do not support the proposal	1	<ul style="list-style-type: none"> Similar concerns expressed to those who supported the proposal with reservations, however ultimately identified they would not support the proposal.
Support is unclear	2	<ul style="list-style-type: none"> May have misunderstood the proposed rate change. Both expressed concerns similar to those detailed above.

At the 19 July 2016 Ordinary Council Meeting, Elected Members resolved to adopt a reviewed FIN25 Rating Policy, in which Council amends its rating structure under legislation. This policy sets out the following Principles:

Principles

City of Palmerston is committed to accountability and transparency in the rating structure. City of Palmerston is distributing the rate responsibility equitably across the community. The Rating structure is consistent with Council's strategic, corporate and financial directions and budgetary requirements.
Rates are a system of taxation and are not reflective of the services, infrastructure or facilities used by any particular property owner or resident. (emphasis added)

Several comments provided in submissions are with regards to rates being a fee for service, and particularly that they should be reflective of the services received by ratepayers in specific localities. As seen above, current Council policy states that rates are a tax, and are not reflective of services, infrastructure or facilities used by a particular owner or resident. This is consistent with the policies of local governments and state governments across Australia, as well as the Commonwealth government. Should Council desire for this to be changed in response to submissions, Officers can prepare the appropriate reports setting out options in this regard.

Council's newly amended FIN25 Rating Policy also sets out the legislative basis for its rating structure:

4.1 Basis for Rates

- 4.1.1 Council applies rates on the basis of land use and location.
- 4.1.2 Where Council is not aware of the Use of the Land it will deem the Use in line with the Zoning of the land under the NT Planning Scheme.
- 4.1.3 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 Municipality. The Unimproved Capital Value of land is set by the NT Valuer General.

- 4.1.4 In accordance with section 148(1) of the Local Government Act rates are based on differential valuation-based charges calculated as a proportion of the assessed value of each allotment.
- 4.1.5 The Valuation-based charge may be subject to a specified minimum amount.

Several of the submissions make comment that the UCV method is an inappropriate basis for Council rates. This is inconsistent with the views provided by Commonwealth Treasury as expressed in their most recent review of taxation regimes across Australia. Treasury provides the following review of current methods of rating:

C2-4: Different approaches to levying ongoing land value taxes¹

Methods of valuing land for tax purposes vary from State to State. There are subtle differences in base definitions of value in each State, but the following broad categories are indicative.

Measures of the value of land itself

Unimproved value, unimproved capital value, land value and site value are currently the bases on which land-only taxes are determined. Each of these bases is the value of the land without 'improvements' (for example, buildings as well as, in some bases, draining, levelling or filling). Site and unimproved capital value are similar, as both include the value of merged improvements (such as draining) in their values, though do not include building values. All of these valuations are influenced by the effects of nearby infrastructure (such as access roads, schools and parks).

Measures of land and buildings

Capital value and capital improved value include the total market value of the land, including any buildings or other improvements.

Annual value, annual assessed value and gross rental value estimate the sum of all rental payments that are paid to the landlord in a year or would be if the property was rented. These measures give a similar tax result to capital improved value. However, they do not allow for the deduction of the costs a landlord would incur in maintaining the land.

Net annual value is also the rental value of the property but allows the deduction of landlord's costs, including land taxes and maintenance costs.

Table C2-2: Current valuation methodologies for council rates and land tax

	NSW	VIC	QLD	WA	SA	TAS	NT	ACT
Council rates	LV	SV, NAV, CIV	UV	Rural: UV Non-rural: GRV	CV, SV, AV	LV, CV, AAV	UCV, ICV	AV, UV
Land tax	LV	SV	UV	UV	SV	LV	Not levied	UV

Notes: AV = Annual value, AAV = Assessed Annual Value, LV = Land Value, CV = Capital value, CIV = Capital Improved Value, GRV = Gross Rental Value, NAV = Net Annual Value, SV = Site Value, UCV = Unimproved Capital Value, UV = Unimproved Value, ICV = Improved Capital Value.

Sources: Productivity Commission (2008); Mangioni (2006); NSW Treasury (2009).

It should be noted that while ICV and AV options are provided for in Northern Territory legislation, as per Section 149 of the Local Government Act, the Valuer General of the Northern Territory is only obliged to provide the UCV. Adopting either ICV or AV as the assessed value of land would require Council to engage an independent assessment, which is likely to be costly.

¹ Australia's Future Tax System: Final Report. Accessed 20 July 2016.

http://taxreview.treasury.gov.au/content/FinalReport.aspx?doc=html/publications/Papers/Final_Report_Part_2/chapter_c2-3.htm

The majority of submissions also refer to the UCV methodology as 'inequitable'. This also is consistent with the findings of Treasury's review of taxation across Australia, which conclude that a UCV based council rate is the most effective and equitable method of taxation available to local government. The review states, "Overall, council rates are relatively efficient, simple and fair taxes,"² and is supportive of the use of UCV as the basis of rates where it is kept as simple as possible – indeed, the review cautions that added complexity to a UCV based rate will reduce its efficiency and equity. While this is consistent with current City of Palmerston FIN25 Rating Policy, it is inconsistent with the views expressed in several of the submissions.³

While noting that the addition of another category of UCV based rate adds a dimension of complexity to the current rate structure, Officers suggest that the rating structure remains significantly less complex compared with those of other local governments with similar structures. As the submissions are broadly in favour of the change, Officers recommend that a determination be made by Council as to whether the proposed Marlow Lagoon rate be included within the draft Municipal Plan 2016-2021, Annual Budget 2016/17 and Long Term Financial Plan.

Following Council's decision, each submission will receive a letter detailing the outcome of Council's decision, and a response to specific concerns raised.

Financial Implications:

The impact of the Marlow Lagoon rate proposal, if adopted by Council, would be a shortfall of \$34,157.00 in the current draft Annual Budget 2016/17.

Legislation/Policy:

City of Palmerston Policy COMM03 Community Consultation
Local Government Act
Local Government (Accounting) Regulations

Recommending Officer: Ben Dornier, Director of Corporate and Community Services

Any queries on this report may be directed to Ben Dornier, Director of Corporate and Community Services on telephone (08) 8935 9976 or email ben.dornier@palmerston.nt.gov.au

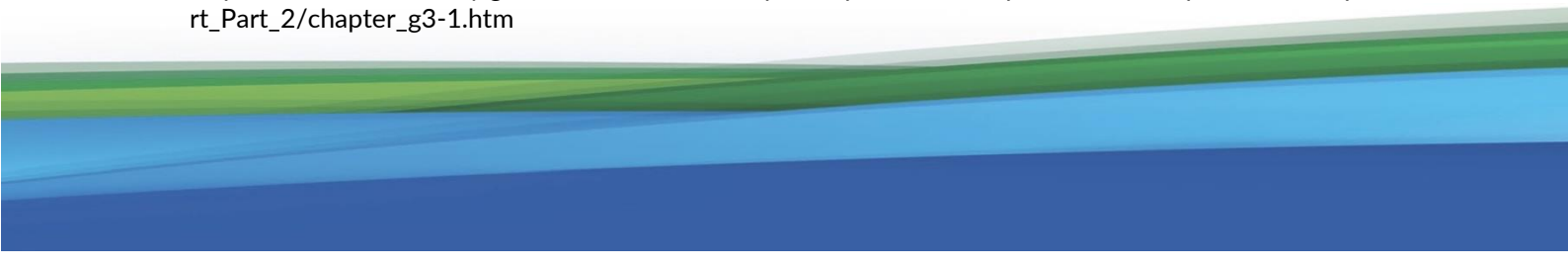
Author: Ben Dornier, Director of Corporate and Community Services

Schedule of Attachments:

Attachment A: Redacted Submissions

² Australia's Future Tax System: Final Report. Accessed 20 July 2016.
http://taxreview.treasury.gov.au/content/FinalReport.aspx?doc=html/publications/Papers/Final_Report_Part_2/chapter_c2-3.htm

³ Australia's Future Tax System: Final Report. Accessed 20 July 2016.
http://taxreview.treasury.gov.au/content/FinalReport.aspx?doc=html/publications/Papers/Final_Report_Part_2/chapter_g3-1.htm



Submission #1

[REDACTED]

From: [REDACTED]
Sent: Wednesday, June 29, 2016 8:43 PM
To: City of Palmerston
Subject: Marlow Lagoon rates

We should go back to the fairer flat rate system we had before but failing that we support the lower rate for Marlow Lagoon as they do not get any thing extra from any other household & in fact get less amenities & should not be unfairly targeted.

Regards [REDACTED]

Sent from my iPhone

Response to Submission #1

From: Ben Dornier
Sent: Friday, July 1, 2016 10:08 AM
To: [REDACTED]
Subject: Doc 299528 Re: Marlow Lagoon Rates

[REDACTED]

Council has received your submission regarding the proposed separate residential rate for Marlow Lagoon dated 29 June 2016. Thank you for taking the time to put your thoughts in writing and send them to Council. We will now place a copy of your submission on our Facebook site (with your personal details removed to protect your privacy) so that members of the community can gain a better understanding of the views being expressed. Your submission, together with all other submissions, will also be included in the report to Council regarding this consultation period. Once again, thank you for your participation.

Best regards

Ben Dornier | Director of Corporate and Community Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #2

From: [REDACTED]
Sent: Thursday, June 30, 2016 11:38 AM
To: City of Palmerston
Subject: RE: Proposed Rate Change - Marlow Lagoon

Importance: High

I wish to provide feedback on the proposal to separate residential rates for the suburb of Marlow Lagoon.

While I think Marlow Lagoon residents were given a raw deal with the new rate changes I feel that SEGREGATING THE COMMUNITY to introduce a new rate system just for them is inequitable. As I understand there were other Palmerston suburbs/properties affected dramatically by the UCV rate system, will these residents/properties get the same consideration???

PCC should be conducting a COMPLETE review (including adequate community consultation) in respect of the rating system as a whole. This should include conducting the adequate social and economic impact studies which I believe were not conducted as part of the new rate change!!

This new proposal does not address the impact of the recent rate change ACROSS THE WHOLE OF PALMERSTON. It looks like a 'quick fix' to appease the residents of Marlow Lagoon.

I DO NOT SUPPORT THIS PROPOSAL!!

[REDACTED]

Response to Submission #2

From: Ben Dornier
Sent: Friday, July 1, 2016 10:07 AM
To: [REDACTED]
Subject: Doc 299527 Re: Proposed Rate Change - Marlow Lagoon

Dear [REDACTED]

Council has received your submission regarding the proposed separate residential rate for Marlow Lagoon dated 30 June 2016. Thank you for taking the time to put your thoughts in writing and send them to Council. We will now place a copy of your submission on our Facebook site (with your personal details removed to protect your privacy) so that members of the community can gain a better understanding of the views being expressed. Your submission, together with all other submissions, will also be included in the report to Council regarding this consultation period. Once again, thank you for your participation.

Best regards

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PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #3

From: [REDACTED]
Sent: Friday, July 1, 2016 4:16 PM
To: City of Palmerston
Subject: Public Consultation-Proposed Marlow Lagoon Rates 2016-2017

Hi,

We are Marlow Lagoon residents and were shocked and angered by the decision to nearly double our council rates for 15/16. We would definitely welcome a reduction.

As a resident, the only council offerings we see, is the recycling and rubbish collection and occasional 1-2 year clearing of stormwater drains. We do not have street lights down our street, no kerbing, so we are not really sure what the increase went to or how it benefited us as a resident.

We would welcome Palmerston Council considering the change in rates and await the outcome, which hopefully is a positive one for a Marlow Lagoon resident.

Thank you.

[REDACTED]

Response to Submission #3

From: Ben Dornier
Sent: Tuesday, July 5, 2016 1:40 PM
To: [REDACTED]
Subject: Doc 299863 Re: Public Consultation - Proposed Marlow Lagoon Rates 2016-2017

Dear [REDACTED]

I am in receipt of your emailed submission dated Friday 1 July 2016 regarding the proposed Marlow Lagoon Rates for 2016/17. I want to thank you for taking the time to write to Council regarding your concerns.

Your submission, redacted of any personal information, will be published on Council's Facebook page (as are all other submissions), and will be presented to Council at the end of the submission period. Should you have any other requests or comments, please do not hesitate to let me know. Once again, thank you for your submission.

Best regards

Ben Dornier | Director of Corporate and Community Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #4

From: [REDACTED]
Sent: Thursday, July 7, 2016 8:19 PM
To: City of Palmerston
Subject: Marlow Lagoon rates

To the Chief Executive Officer, Palmerston City Council

In my opinion the information which appears on the public consultation page and the 'further information' has been intentionally presented to appear as if Marlow Lagoon residents will pay less than residents of the rest of Palmerston which is of course not correct.

It also does not contain any of the information presented by Councillor Bunker at the special meeting on 27-6-16 where the rate was proposed nor his reasoning for the proposal. In my opinion this is clearly a misrepresentation by omission of the information available for the general public with the intent to influence their sentiment against Marlow Lagoon residents.

I would fully support a fair and equitable rate system for all Palmerston residents calculated by a method which does not have a basis in a flawed evaluation of apparent wealth.

Having said all that, I feel it is unlikely that majority of the current councillors will support any other system or even acknowledge that the recently imposed one is inequitable to all Palmerston Residents. In which case I will support the proposed new rate system for Marlow Lagoon and hope that it sets a precedent for other inequitably rated residents to have their rate examined as well.

Yours Sincerely

[REDACTED]

Response to Submission #4

From: Ben Dornier
Sent: Monday, July 11, 2016 9:50 AM
To: [REDACTED]
Subject: Doc 300163 Re: Marlow Lagoon Rates

Dear [REDACTED]

Council is in receipt of your email dated 7 July 2016 containing your submission regarding the proposed Marlow Lagoon Rate. I want to thank you for taking the time to write your opinions down and submit them to Council, and particularly the thoughtful manner in which you did so. Your submission (redacted of any private information) will now be placed on Council's Facebook page together with other submissions received in order that the broader community can gain an understanding about the views expressed to Council. Following the close of the submission period, it will also be included in a report to Council.

Once again, I thank you for the time you have taken to write to Council on this matter.

Best regards

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PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #5

Proposed changes to Marlow Lagoon rate multiplier

With regard to the change of the council rates methodology to a UCV model as opposed to a flat rate system and specifically about the Marlow Lagoon and Rural Residential allotments (Change to a differing UCV), I would like to make the following observations;

- According to your website rates are used for the provision of services to the community and for governance and city administration;
"The funds generated each year from Council rates and charges are used for the provision of appropriate programmes and services for the community, for the purpose of governance, and city administration."
- My understanding is that as a resident, whether we're a landowner or not, we have equal access to the services provided by council, and although some suburbs have differing facilities, we all have access to services in other suburbs should we care to use them (waterways, parks, playgrounds etc).

Interestingly the council has previously mentioned that the UCV system is more equitable (Dictionary meaning = fair and impartial), now forgive my confusion but I have difficulty understanding how paying more for the same provision of services as your neighbor is fair or impartial?

It seems to me that the council is of the belief that if you have a higher UCV than your neighbor you must use more services provided by the council, or more likely it's just a money grab, a Robin Hood tax, because the assumption is that because you have a higher land value you have a greater capacity to pay? If the latter is the case (which it appears to be) I would suggest at best this is short sighted.

I was present at the council meeting when Alderman Bunker proposed the change to the multiplier for Marlow's Lagoon, and listened to many of the Alderman speak in support of this proposal, and I couldn't help but feel let down by the process of the entire rates debacle.

No one has adequately explained to the ratepayers why this system is better for them, and how it's more equitable for them and why those with a higher land value (above the minimum rate) have to pay more for exactly the same services provided by council.

Saying that most of the other councils around Australia use the same system is NOT an explanation.

The deputy mayor stood up at that meeting and said she was proud to be part of the team which brought the rates system into the modern era, given that the UCV system has been around since the 1800's, I would suggest that the Flat rate was indeed more progressive than the UCV system.

Alderman Byrne suggested that if your neighbor can afford \$500K for a block of land why shouldn't he pay more in rates? This argument just defies logic – If rates are for the provision of services as indicated above, how does having a higher value parcel of land compel you to contribute more towards the

Proposed changes to Marlow Lagoon rate multiplier

provision services for all ratepayers?? Does it cost the council more to provide services to those people who have higher UCV's?

And if the modeling done by Alderman Pasco-Bell is correct and the flat rates needed only to rise in the order of \$100 - \$150 to raise the same income what was the great need to change the entire system? We've gone from having a system, which shared the burden of council expenses evenly across all ratepayers (equitable) to one, which now disadvantages many for no additional benefit to anyone???

Do I support the proposed changes for the rates to Marlow's Lagoon (the pox ridden, midge infested swamp as it was described by Alderman Bunker) – YES but only to the extent that having attended that special meeting I'm of the firm belief that the elected members have absolutely no interest in being fair and impartial to the constituents, and believe their must be and underlying reason for the change which is not being publicised..

Should you wish to discuss this with me please don't hesitate to contact me on [REDACTED]

[REDACTED]
Resident of Marlow Lagoon

Response to Submission #5

From: Ben Dornier
Sent: Saturday, July 16, 2016 9:43 AM
To: [REDACTED]
Subject: Doc 300623 Re: Proposed changes to Marlow Lagoon Rate Multiplier

Dear [REDACTED]

I am in receipt of your email dated Friday 15 July 2016, with its attached written submission regarding the proposed Marlow Lagoon rate. I want to thank you for taking the time to write a thoughtful, detailed explanation of your views of the proposed change. Your submission (with private information redacted), together with other submissions received, will now be posted on Council's Facebook site in order that other members of the community are able to understand what views residents have expressed. These submissions will also be provided to Council in a report detailing the responses received.

Once again, I thank you for taking the time to provide feedback regarding the proposed rate. Should you have any questions, please do not hesitate to contact me.

Regards

Ben Dornier | Director of Corporate and Community Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #6

From: [REDACTED]
Sent: Tuesday, July 19, 2016 2:21 PM
To: City of Palmerston
Subject: Rates

Palmerston Council

I am writing in regards to the rates hike in Marlow Lagoon , I believe the rate increase was not justified .In Marlow Lagoon we do not have any footpaths or road curbing ,there is no mowing of the road verges ,there are open storm water drains that do not flow safely , and water lays around for months going stagnate and becoming a health hazard . Also there is minimum street lighting. I have no issue paying rates ,but an increase of up to a \$1000 just for living in Marlow Lagoon ,with no increase in services is just a money grab with no justification .Maybe if the council planned and budgeted better and not worry about sister cities and they knew the the dump had to be cleaned up long before now and how many times has the town square been changed ? I also found it very insulting that the Mayor states that just because I live in Marlow Lagoon I must be rich and therefore should pay more rates. I am a Tradesman who has worked hard and saved hard to be able to Bring my family up in a Quiet and Safe suburb . Who dose he think he is? He is meant to represent the people of Palmerston and not look down on them.

[REDACTED]

Response to Submission #6

Ben Dornier

From: Ben Dornier
Sent: Tuesday, 19 July 2016 3:34 PM
To: [REDACTED]
Subject: Re: Rates

[REDACTED] [REDACTED]

I am in receipt of your emailed submission regarding the proposed Marlow Lagoon Rate dated 19 July 2016, and wish to thank you for taking the time and energy to send through your thoughts regarding the proposal. Your submission will now be posted (redacted of private information) on Council's Facebook site in order that other members of the community can understand your perspective. It will also be provided to Council for consideration while determining whether to pass the proposed Marlow Lagoon rate.

Best regards

Ben Dornier | Director of Corporate and Community Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #7

[REDACTED]

From: [REDACTED]
Sent: Tuesday, July 19, 2016 10:11 PM
To: City of Palmerston
Subject: Rates consultation

Good evening

I wish to provide some comments for the consultation.

A different multiplier for Marlow Lagoon properties is fairer than the current system as it acknowledges that Marlow Lagoon was established without the normal infrastructure for a city suburb.

i.e. lack of lighting, footpaths, kerbs, inadequate drainage, lack of access to sewerage etc.

It would cost the council a fortune to put in this infrastructure.

It also needs to be remembered that Marlow Lagoon is low lying land next to the mangroves so there is a much greater problem with midges and mosquitoes than most areas of Palmerston. I am not aware of City of Palmerston taking any action to reduce this issue. Actions which would be reasonable are spraying and regular cleaning out the drains to minimise water collection in the wet season.

Marlow Lagoon also has the issue of the rail corridor and major power lines through the middle of the suburb.

So I support the suggestion of a lower multiplier.

Yours sincerely

[REDACTED]

Marlow Lagoon

Response to Submission #7

[REDACTED]

From: Ben Dornier
Sent: Wednesday, 20 July 2016 6:43 PM
To: [REDACTED]
Subject: Re: Rates consultation

[REDACTED]

I am in receipt of your emailed submission dated 19 July 2016 regarding the Marlow Lagoon rate proposal. Thank you for taking the time and effort to put your comments in writing and submitting them to Council.

Your submission will no be posted on Council's Facebook page (redacted of your private details) in order to ensure that members of the community are aware of comments received by residents. Following this, it will also be included in a report to Council regarding the proposed rate. I want to thank you again for the time you have taken to participate.

Best regards

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PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
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Submission #8

From: [REDACTED]
Sent: Wednesday, July 20, 2016 12:27 PM
To: City of Palmerston
Subject: Submission re Marlow Lagoon rate concesssion.

I am a Marlow Lagoon ratepayer. Whilst I welcome any proposed rate concession, the recently proposed concession for Marlow Lagoon ratepayers FOR ONE YEAR ONLY seems to be a band aid, and perhaps populist measure, in relation to a rating system that is flawed and has the appearance of being constructed 'behind closed doors' and 'on the run' from financial pressures e.g. the blow-out in the rehabilitation cost of Archer Tip, a matter that it appears council ignored until slapped with an Environmental Protection Authority Notice.

Last year the rate system changed from a flat rate system. The flat residential rate served the people of Palmerston well for 20 years. There is a growing body of best practice throughout Australia that a flat rate system is preferred to a UCV system, or in the case of Palmerston now, a hybrid flat rate/UCV system – some ratepayers pay a flat rate others are caught under the UCV. Effectively there are 2 systems. Last year a concession was made available to all those who fell under the UCV system. This year another concession is proposed – one just for Marlow Lagoon ratepayers. The City of Palmerston implemented the change to the rate system last year without undertaking a proper consultation process. The City of Palmerston ignored Northern Territory Government guidelines for the consultation process and implementation of such a change. All ratepayers were given last year was 21 days to make submissions to council. Over 100 submissions were received. Feedback I have received from ratepayers indicates that council did not respond to any of these submissions. Nor were any of these submissions published by council on their Facebook Page (as they do this year), so the depth of concern and anger has been buried by council. It just appears that council's definition of a consultation process is to ask for submissions – end of story. Understandably there are less submissions this year. From what I hear ratepayers feel they are not being listened to and the current request for submissions is just tokenism. Council elections were to have been held this year but have now been deferred until next year. Talk of who some of the likely candidates for the next council elections may be is becoming more and more interesting every day!

I do not agree that the people with higher land values have more capacity to pay higher rates than others. Neither do I agree that people with lower land values have less capacity to pay. There are many factors outside UCV of land that determine a person's capacity to pay rates. Council has never presented any data that proves to me that they ever did any proper social and economic studies on the fundamental change they made to the way rates are collected.

Whilst I welcome any concession because I am one of the ratepayers who has been slugged hard, I am concerned that this concession is merely a political exercise. The whole rating system has detrimental impacts on ratepayers across the whole of Palmerston – now and potentially in the future. The whole rating system needs to be reviewed. Properly. Go back to the drawing board City of Palmerston.

Response to Submission #8

Ben Dornier

From: Ben Dornier
Sent: Wednesday, 20 July 2016 6:36 PM
To: [REDACTED]
Subject: Re: Submission re Marlow Lagoon Rate Concession

Dear [REDACTED]

I am in receipt of your submission dated 20 July 2016 regarding the Marlow Lagoon rate proposal. I want to thank you for taking the time to put your thoughts in writing to Council.

Please be aware that Council is not proposing a rates concession for Marlow Lagoon, nor is it for one year only – rather, the proposal is for the establishment of a separate rate for Marlow Lagoon residential residents. As councils only set the rates for the coming year, it is possible that changes may occur in the future, but the proposal is not for the new rate to be restricted to a single year such as the previous rate concession was for the 2015/16 year. More details are provided in the public notice shown below. It would be helpful if you were to indicate whether your submission is supportive of this proposal under these circumstances, in order that your submission can be properly referred to in a future report to Council.

Public notices



Public Consultation Proposed Marlow Lagoon Rates 2016-2017

The City of Palmerston is seeking public feedback on the introduction of a new residential rating structure for properties within the suburb of Marlow Lagoon for 2016/17.

The proposed rating structure for Marlow Lagoon properties will see a valuation-based differential rate being established and set at 0.350971% for 2016/17, with a minimum rate set at \$1,177 (excluding the waste charge which shall remain the same as the rest of the city).

The proposed multiplier (0.350971%) has been calculated to limit the potential rate increases for rural residential properties in Marlow Lagoon.

For further information on the proposed rating structure for Marlow Lagoon please visit www.palmerston.nt.gov.au.

Submissions addressed to the Chief Executive Officer can be sent via:

- Email - palmerston@palmerston.nt.gov.au
- Mail - PO Box 1, Palmerston NT 0831
- Delivered to Council's Office - cnr University Ave & Chung Wah Tce

Submissions close 5pm Wednesday 20 July 2016.

Ricki Bruhn
Chief Executive Officer

Your submission, with private information redacted, will be placed on Council's Facebook site to ensure that other members of the community are aware of what information has been provided to Council. It will also be included in a report to Council reviewing submissions made by the public regarding this proposal. Once again, I appreciate the time and effort you have spent on sending your thoughts through to Council.

Best regards

Ben Dornier | Director of Corporate and Community Services | City of Palmerston
PO Box 1, Palmerston NT 0831 Australia | www.palmerston.nt.gov.au
M 0419 594 403 | P 08 8935 9976 | F 08 8935 9900 | ben.dornier@palmerston.nt.gov.au
Palmerston - A Place for People

ITEM NUMBER: 4.2 Certification of Assessment 2016/2017
FROM: Director of Corporate and Community Services
REPORT NUMBER: 8/0944
MEETING DATE: 21 July 2016

Municipal Plan:

4. Governance & Organisation

4.1 Responsibility

4.1 We are committed to corporate and social responsibility, the sustainability of Council assets and services, and the effective planning and reporting of Council performance to the community

Summary:

In accordance with regulation 24 (b) of the Accounting Regulations the CEO must certify the Rates Assessment for financial year before the adoption of the budget.

RECOMMENDATION

1. THAT Council receives Report Number 8/0944.

Background:

Accounting Regulation 24 (1) (b) requires the CEO to certify to the council that, to the best of the CEO's knowledge, information and belief, the assessment record is a comprehensive record of all rateable land within the area.

General:

The CEO has certified assessment numbers declared are recorded in the assessment record and are a comprehensive record.

Financial Implications:

Nil

Legislation/Policy:

Local Government (Accounting) Regulation 24(1) Before a council adopts its budget for a financial year, the CEO must:

- (a) check all available records to ensure that all rateable land is recorded in the assessment record; and

(b) certify to the council that, to the best of the CEO's knowledge, information and belief, the assessment record is a comprehensive record of all rateable land within the area.

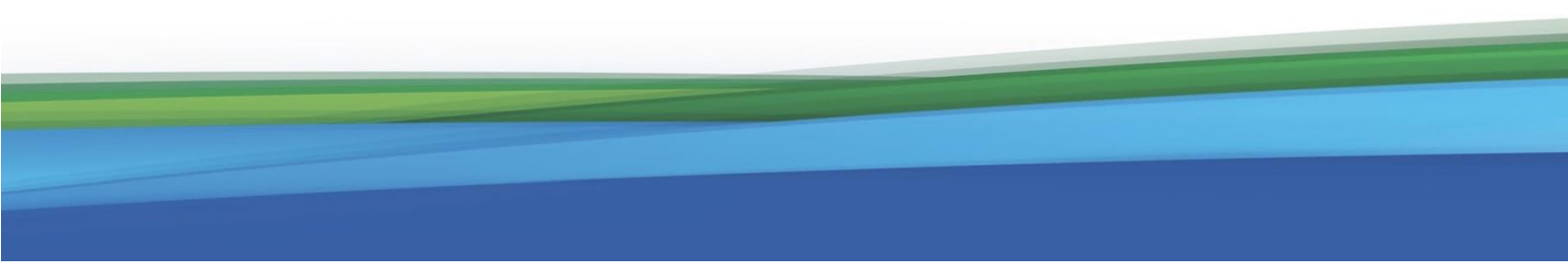
Recommending Officer: Ben Dornier, Director of Corporate and Community Services

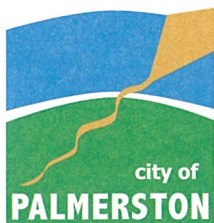
Any queries on this report may be directed to Ben Dornier, Director of Corporate and Community Services on telephone (08) 8935 9976 or email ben.dornier@palmerston.nt.gov.au

Author: Ben Dornier, Director of Corporate and Community Services

Schedule of Attachments:

Attachment A: Certificate in terms of Regulation 24 (1) signed by CEO





Telephone
(08) 8935 9922

Facsimile
(08) 8935 9900

Email
palmerston@palmerston.nt.gov.au

Civic Plaza
1 Chung Wah Terrace

www.palmerston.nt.gov.au

Certificate in Terms of Regulation 24 (1) of the Local Government (Accounting) Regulations

This is to certify that assessments numbered 100002 to 114581 declared pursuant to Sections 155-157 of the Local Government Act are recorded in the assessment record and to the best of my knowledge, information and belief the assessment record is a comprehensive record of all rateable land within the municipality.

Signed: Ricki Bruhn

Date: 15/7/2016

Ricki Bruhn
Chief Executive Officer

Please address all
correspondence to
Chief Executive Officer
PO Box 1
Palmerston NT 0831
ABN 42 050 176 900