

Revenue Statement

2019/20

The following Revenue Statement has been adopted by the Moreton Bay Regional Council for the 2019/20 financial year in accordance with the *Local Government Act 2009 (LGA)* and the *Local Government Regulation 2012 (LGR)*.

1. Revenue Statement

The following applies to all rateable land contained within the Moreton Bay Regional Council local government area.

1.1 GENERAL RATE

The Council makes and levies differential general rates. Within each differential rating category a minimum general rate has been applied to ensure that all owners contribute a minimum equitable amount towards Council's general revenue requirements in circumstances where levying rates based solely on land valuation would not achieve that outcome. A differential system of rates provides greater equity by recognising factors such as land use and the level of services to the land.

In accordance with the LGA, section 94(1)(a) and the LGR, section 81:

1. The Council will make and levy differential general rates for the 2019/20 financial year;
2. For that purpose, there are 261 rating categories; and
3. The rating categories and a description of each of the rating categories follows:

Residential Single Dwellings

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
R1 Single Residential – Owner occupied/ single household	Land which contains a single residence that is not part of a community title scheme and is: (a) used by the property owner or at least one of the property owners as their principal place of residence; and (b) otherwise occupied only by members of a single household that includes the resident property owner or owners.	0.3944	\$994	9%
R2 Single Residential – otherwise occupied	Land which contains a single residence that is not part of a community title scheme and where the use and occupation of the land do not comply with both paragraph (a) and paragraph (b) in the Description for Category R1.	0.4930	\$1,243	9%

Interpretation for R1 and R2 categories

The category descriptions for Categories R1 and R2 must be read with the following definitions and explanation, which form part of the descriptions.



Meaning of single residence

A **single residence** must be a dwelling. A “dwelling” is a self-contained residence which includes all of the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin; and
- (d) clothes washing facilities.

A dwelling may comprise 2 or more buildings if:

- (a) one or more of the buildings is not itself a dwelling, because it does not include all of the things stated in the definition of “dwelling”;
- (b) taken together, the buildings do include all of those things; and
- (c) the buildings are designed located and configured to facilitate common and shared use of all those things by the residents of a single household.

A **single residence** may consist of only one dwelling, but may also include a **secondary dwelling** that is part of the **single residence**.

A **secondary dwelling** is part of a **single residence** only if it is a dwelling that:

- (a) is substantially smaller in size, including having a substantially smaller gross floor area, than the other dwelling on the land (the “primary dwelling”);
- (b) obtains access from the driveway giving access to the primary dwelling;
- (c) is not separately metered or charged for water, electricity, and other utility services;
- (d) is used in conjunction with and in a way that is subordinate to the use of the primary dwelling; and
- (e) is located, oriented and configured so as to have a relationship and association with the primary dwelling such that both dwellings may be conveniently used and occupied by members of a single household.

A **secondary dwelling** which is part of a **single residence** may be a separate freestanding building, or may be constructed within the building envelope of, or attached to, the primary dwelling.

However, there may be scenarios under which the property owner resides in either the primary or secondary dwelling as his or her principal place of residence, but the other dwelling (either primary or secondary) is occupied or available for occupation by person/s who are not part of the property owner’s household. In that scenario, Category R2 will apply, even though the occupier of one of the dwellings is not a part of the household of the owner.

However, Category R2 does not apply where no part of a property which may otherwise be a single residence, including a secondary dwelling, is occupied by the property owner, including members of the owner’s household, as their principal place of residence. In those circumstances, the property will be rated under the Multi-Residential F2 differential rating category in respect of which further explanation is provided below.

Explanatory note: This definition and explanation of **secondary dwelling** is based on the definition of **secondary dwelling** in the Moreton Bay Regional Council Planning Scheme, but is not identical. The definition has been adapted to a differential rating context. Nevertheless, a dwelling which is a **secondary dwelling** under the planning scheme is always a **secondary dwelling** for the purpose of rating categorisation. However, if the **secondary dwelling** is occupied by a separate household, the land will fall into category R2, not R1. If the property is not used as the principal place of residence for at least one of the property owners in either dwelling, the property will be rated under the Multi-Residential F2 differential rating category as further explained below.





Meaning of *principal place of residence*

A single residence is used by the *property owner* as his or her *principal place of residence* if the owner ordinarily or predominantly lives (including but not limited to eating and sleeping) at the residence on a daily basis, and does not ordinarily live anywhere else. A *property owner* can only have one *principal place of residence* at any point in time. Only a natural person can have a *principal place of residence*.

For determining whether a single residence is a *property owner's* principal place of residence the Council may have regard to:

- (a) the length of time the person has occupied the residence;
- (b) the place of residence of the person's family;
- (c) whether the person has moved his or her personal belongings into the residence;
- (d) the person's address on the electoral roll;
- (e) whether services such as telephone, electricity and gas are connected to the residence in the person's name;
- (f) any other matter relevant to the question of where the person ordinarily or predominantly lives.

Meaning of *property owner*

For Category R1, a *property owner* is ordinarily a natural person who is the "*owner*" liable to pay general rates under the LGA and LGR.

However, a natural person under a legal disability who is not the owner liable to pay general rates under the LGA and LGR is taken to be the *property owner* for the purpose of applying Category R1 if all of the following criteria and requirements are met:

- (a) the owner liable to pay general rates under the LGA and LGR holds title to the land as trustee for the person;
- (b) the trustee holds title wholly or predominantly for the purpose of managing the affairs of the person by reason of that person's (legal, physical or other relevant) disability;
- (c) the person (alone or with others) is beneficially entitled to an ownership interest in the land; and
- (d) the trustee provides the Council, if it so requests, with a statutory declaration verifying paragraphs (a) to (c), and also annexing and verifying a copy of the relevant deed or instrument of trust.

In addition, if the *property owner* under that extended definition is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, the property owner will be considered eligible to receive the Council Pensioner concession, identified as Concession 1 in this Revenue Statement, even though the person does not qualify for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme), so long as the person's circumstances are otherwise in accordance with the requirements and restrictions stated hereafter for that concession.

Meaning of *single household*

For Category R1, land is occupied by members of a *single household* only if all persons ordinarily or regularly residing at the land do so under living arrangements involving ongoing collective sharing of, and commonality in, day to day living arrangements such as meals, household work, social interaction and mutual support, as a single domestic unit comprising, or exhibiting the ordinary characteristics of, a family unit.



Particular extended application of Category R1

Upon the death of the last living **property owner** of land in Category R1, the land is taken to continue to meet the description for Category R1 until the earliest to occur of the following events:

- (a) a change of ownership of the land (other than a transfer to executors or trustees of the estate of the deceased property owner **merely** for the purpose of estate administration);
- (b) the land being occupied and used under a tenancy entered into by the executors or trustees on behalf of the estate of the deceased property owner; or
- (c) the expiration of 2 clear calendar quarters after the quarter which includes the date of death of the deceased **property owner**.

Upon the occurrence of the relevant event, the land will be re-categorised (if necessary) based upon its use at that time.

Further explanatory note for R categories generally: If there is a second dwelling on the land but it does not meet the definition and requirements above for a **secondary dwelling**, the land cannot be categorised as R1 or R2. In such a case, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised F2.

Also, if there are 3 or more dwellings on the land, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised under the appropriate “F” category. That is so even if one of the dwellings otherwise meets the definition and requirements for a **secondary dwelling**.



Residential Units (Community Title)

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U1O Units 1 – Owner occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is equal to or greater than \$900 per square metre; and</p> <p>(c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.</p>	0.3944	\$1,392	9%
U2O Units 2 – Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and less than \$900 per square metre; and</p> <p>(c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.</p>	0.3944	\$1,292	9%
U3O Units 3 – Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) (i) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$600 per square metre and less than \$750 per square metre; or</p> <p>(ii) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and the area of the scheme land on which the complex is constructed is less than or equal to 350 square metres.</p>	0.3944	\$1,193	9%



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U4O Units 4 – Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$500 per square metre and less than \$600 per square metre.</p>	0.3944	\$1,093	9%
U5O Units 5 – Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$85 per square metre and less than \$500 per square metre.</p>	0.3944	\$994	9%
U6O Units 6 – Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is less than \$85 per square metre.</p>	0.3944	\$895	9%
U1N Units 1 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is equal to or greater than \$900 per square metre; and</p> <p>(c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.</p>	0.4930	\$1,740	9%





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U2N Units 2 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and less than \$900 per square metre; and</p> <p>(c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.</p>	0.4930	\$1,615	9%
U3N Units 3 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) (i) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$600 per square metre and less than \$750 per square metre; or</p> <p>(ii) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and the area of the scheme land on which the complex is constructed is less than or equal to 350 square metres.</p>	0.4930	\$1,491	9%
U4N Units 4 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$500 per square metre and less than \$600 per square metre.</p>	0.4930	\$1,367	9%



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U5N Units 5 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$85 per square metre and less than \$500 per square metre.</p>	0.4930	\$1,243	9%
U6N Units 6 – Non Owner Occupied	<p>A single residential building unit which is part of a community title scheme where:</p> <p>(a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and</p> <p>(b) the rateable value per square metre of the scheme land on which the complex is constructed is less than \$85 per square metre.</p>	0.4930	\$1,118	9%

Interpretation for U1O to U6N categories

The category descriptions for Categories U1O to U6N must be read with the following definitions and explanation, which form part of the descriptions. Some of the definition and explanation applies only to Categories U1O to U6O.

Meaning of complex

Complex means all of the buildings and other structures constructed on the scheme land.

Meaning of principal place of residence

A ***single residential building unit*** is used by the ***property owner*** as his or her ***principal place of residence*** if the owner ordinarily or predominantly lives (including but not limited to eating and sleeping) at the unit on a daily basis, and does not ordinarily live anywhere else. A ***property owner*** can only have one ***principal place of residence*** at any point in time. Only a natural person can have a ***principal place of residence***.

For determining whether a building unit is a ***property owner's*** principal place of residence the Council may have regard to:

- the length of time the person has occupied the residence;
- the place of residence of the person's family;
- whether the person has moved his or her personal belongings into the residence;
- the person's address on the electoral roll;
- whether services such as telephone, electricity and gas are connected to the residence in the person's name;
- any other matter relevant to the question of where the person ordinarily or predominantly lives.



Meaning of **property owner**

For Categories U1O to U6O, a **property owner** is a natural person who is the **owner** liable to pay general rates under the LGA and LGR.

However, a natural person under a legal disability who is not the owner liable to pay general rates under the LGA and LGR is taken to be the **property owner** for the purpose of applying Categories U1O to U6O if all of the following criteria and requirements are met:

- (a) the owner liable to pay general rates under the LGA and LGR holds title to the land as trustee for the person;
- (b) the trustee holds title wholly or predominantly for the purpose of managing the affairs of the person by reason of that person's (legal, physical or other relevant) disability;
- (c) the person (alone or with others) is beneficially entitled to an ownership interest in the land;
- (d) the trustee provides the Council, if it so requests, with a statutory declaration verifying the foregoing matters, and also annexing and verifying a copy of the relevant deed or instrument of trust.

In addition, if the **property owner** under that extended definition is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, the property owner will be considered eligible to receive the Council Pensioner concession, identified as Concession 1 in this Revenue Statement, even though the person does not qualify for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme), so long as the person's circumstances are otherwise in accordance with the requirements and restrictions stated hereafter for that concession.

Particular extended application of Categories U1O to U6O

Upon the death of the last living **property owner** of land in any of Categories U1O to U6O, the land is taken to continue to meet the description for the relevant Category until the earliest to occur of the following events:

- (a) a change of ownership of the land (other than a transfer to executors or trustees of the estate of the deceased property owner merely for the purpose of estate administration);
- (b) the land being occupied and used under a tenancy entered into by the executors or trustees on behalf of the estate of the deceased property owner; or
- (c) the expiration of 2 clear calendar quarters after the quarter which includes the date of death of the deceased **property owner**.

Upon the occurrence of the relevant event, the land will be re-categorised (if necessary) based upon its use at that time.

Meaning of **scheme land**

Scheme land has the meaning given by the *Body Corporate and Community Management Act 1997*.

Meaning of **single residential building unit**

A **single residential building unit** (or **building unit**) is a lot under the *Body Corporate and Community Management Act 1997* which is used as a residence, regardless of whether the residence is part of a building, attached to one or more other units (or other buildings) or free-standing.

A lot under the *Body Corporate and Community Management Act 1997* which contains a building comprising multiple residences is not a single residential building unit. It falls under and will be categorised under an appropriate "F" Category.





Multi Residential Dwellings (Flats)

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F2	where the number of dwellings on the land is equal to 2	0.4930	\$2,486	No cap
F3	where the number of dwellings on the land is equal to 3	0.4930	\$3,729	No cap
F4	where the number of dwellings on the land is equal to 4	0.4930	\$4,972	No cap
F5	where the number of dwellings on the land is equal to 5	0.4930	\$6,215	No cap
F6	where the number of dwellings on the land is equal to 6	0.4930	\$7,458	No cap
F7	where the number of dwellings on the land is equal to 7	0.4930	\$8,701	No cap
F8	where the number of dwellings on the land is equal to 8	0.4930	\$9,944	No cap
F9	where the number of dwellings on the land is equal to 9	0.4930	\$11,187	No cap
F10	where the number of dwellings on the land is equal to 10	0.4930	\$12,430	No cap
F11	where the number of dwellings on the land is equal to 11	0.4930	\$13,673	No cap
F12	where the number of dwellings on the land is equal to 12	0.4930	\$14,916	No cap
F13	where the number of dwellings on the land is equal to 13	0.4930	\$16,159	No cap
F14	where the number of dwellings on the land is equal to 14	0.4930	\$17,402	No cap
F15	where the number of dwellings on the land is equal to 15	0.4930	\$18,645	No cap
F16	where the number of dwellings on the land is equal to 16	0.4930	\$19,888	No cap
F17	where the number of dwellings on the land is equal to 17	0.4930	\$21,131	No cap
F18	where the number of dwellings on the land is equal to 18	0.4930	\$22,374	No cap
F19	where the number of dwellings on the land is equal to 19	0.4930	\$23,617	No cap
F20	where the number of dwellings on the land is equal to 20	0.4930	\$24,860	No cap
F21	where the number of dwellings on the land is equal to 21	0.4930	\$26,103	No cap
F22	where the number of dwellings on the land is equal to 22	0.4930	\$27,346	No cap
F23	where the number of dwellings on the land is equal to 23	0.4930	\$28,589	No cap





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F24	where the number of dwellings on the land is equal to 24	0.4930	\$29,832	No cap
F25	where the number of dwellings on the land is equal to 25	0.4930	\$31,075	No cap
F26	where the number of dwellings on the land is equal to 26	0.4930	\$32,318	No cap
F27	where the number of dwellings on the land is equal to 27	0.4930	\$33,561	No cap
F28	where the number of dwellings on the land is equal to 28	0.4930	\$34,804	No cap
F29	where the number of dwellings on the land is equal to 29	0.4930	\$36,047	No cap
F30	where the number of dwellings on the land is equal to 30	0.4930	\$37,290	No cap
F31	where the number of dwellings on the land is equal to 31	0.4930	\$38,533	No cap
F32	where the number of dwellings on the land is equal to 32	0.4930	\$39,776	No cap
F33	where the number of dwellings on the land is equal to 33	0.4930	\$41,019	No cap
F34	where the number of dwellings on the land is equal to 34	0.4930	\$42,262	No cap
F35	where the number of dwellings on the land is equal to 35	0.4930	\$43,505	No cap
F36	where the number of dwellings on the land is equal to 36	0.4930	\$44,748	No cap
F37	where the number of dwellings on the land is equal to 37	0.4930	\$45,991	No cap
F38	where the number of dwellings on the land is equal to 38	0.4930	\$47,234	No cap
F39	where the number of dwellings on the land is equal to 39	0.4930	\$48,477	No cap
F40	where the number of dwellings on the land is equal to 40	0.4930	\$49,720	No cap
F41	where the number of dwellings on the land is equal to 41	0.4930	\$50,963	No cap
F42	where the number of dwellings on the land is equal to 42	0.4930	\$52,206	No cap
F43	where the number of dwellings on the land is equal to 43	0.4930	\$53,449	No cap
F44	where the number of dwellings on the land is equal to 44	0.4930	\$54,692	No cap
F45	where the number of dwellings on the land is equal to 45	0.4930	\$55,935	No cap





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F46	where the number of dwellings on the land is equal to 46	0.4930	\$57,178	No cap
F47	where the number of dwellings on the land is equal to 47	0.4930	\$58,421	No cap
F48	where the number of dwellings on the land is equal to 48	0.4930	\$59,664	No cap
F49	where the number of dwellings on the land is equal to 49	0.4930	\$60,907	No cap
F50	where the number of dwellings on the land is equal to 50	0.4930	\$62,150	No cap
F51	where the number of dwellings on the land is equal to 51	0.4930	\$63,393	No cap
F52	where the number of dwellings on the land is equal to 52	0.4930	\$64,636	No cap
F53	where the number of dwellings on the land is equal to 53	0.4930	\$65,879	No cap
F54	where the number of dwellings on the land is equal to 54	0.4930	\$67,122	No cap
F55	where the number of dwellings on the land is equal to 55	0.4930	\$68,365	No cap
F56	where the number of dwellings on the land is equal to 56	0.4930	\$69,608	No cap
F57	where the number of dwellings on the land is equal to 57	0.4930	\$70,851	No cap
F58	where the number of dwellings on the land is equal to 58	0.4930	\$72,094	No cap
F59	where the number of dwellings on the land is equal to 59	0.4930	\$73,337	No cap
F60	where the number of dwellings on the land is equal to 60	0.4930	\$74,580	No cap
F61	where the number of dwellings on the land is equal to 61	0.4930	\$75,823	No cap
F62	where the number of dwellings on the land is equal to 62	0.4930	\$77,066	No cap
F63	where the number of dwellings on the land is equal to 63	0.4930	\$78,309	No cap
F64	where the number of dwellings on the land is equal to 64	0.4930	\$79,552	No cap
F65	where the number of dwellings on the land is equal to or greater than 65	0.4930	\$80,795	No cap

Interpretation for F2 to F65 categories

The category descriptions for Categories F2 to F65 must be read with the following definitions and explanation, which form part of the descriptions.





Meaning of ***dwelling***

A ***dwelling*** is a self-contained residence which includes all of the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin; and
- (d) clothes washing facilities.

For Categories F2 to F65:

- a ***dwelling*** may form part of a building containing other dwellings (and/or other uses), be attached to one or more other dwellings or other buildings or be free-standing;
- a lot in a community title scheme which contains only a single residence is not a ***dwelling*** for the F categories, (and will be categorised under one of the U Categories as *Residential Units (Community Title)*).
- however, a lot in a community title scheme which contains a building comprising more than one ***dwelling*** is within the F categories, and will be categorised under one of Categories F2 to F65 accordingly, based on the number of dwellings on the lot.

A secondary dwelling forming part of a ***single residence*** as defined for the purposes of Categories R1 and R2 is not a ***dwelling*** for Category F2, unless none of the residents (including those in any secondary dwelling) who are the owners of the property occupy it, with or without extended members of their household, as the principal place of residence of the owner.

Therefore, to avoid doubt, Categories F2 to F65 (as appropriate) otherwise apply to rateable land which contains 2 or more dwellings (whether free-standing or otherwise). This will include situations where a property contains a primary and secondary dwelling, but neither is occupied by the owner or members of the owner's household as their principal place of residence but the dwellings are rather occupied by or available to be occupied by other persons. Neither category R1 or R2 applies in those circumstances. Category F2 applies in those circumstances.

Explanatory note for F categories generally: Generally, this category applies to land contained in a single valuation and rates assessment if the land contains more than one dwelling. The use of the term "*Flats*" in the heading is merely for broad general guidance of ratepayers, helping to distinguish the F Categories from the U Categories for single residence community title lots, and does not limit the defined meaning of ***dwelling***.

If there are only 2 ***dwellings*** on the land and one of the dwellings is a ***secondary dwelling*** as defined and explained in the definitions and explanation for the *Residential Single Dwellings (R)* Categories, the land is not used for *Multi Residential Dwellings (Flats)*, and will fall within Category R1 or R2. However, that is only the case where at least one of the dwellings is occupied by the owner as their principal place of residence.

If there are 2 dwellings on the land but neither is occupied by the owner or members of the owner's household as their principal place of residence, the land is to be categorised under the F2 *Multi Residential Dwellings (Flats)* category, and will be rated accordingly.

If there are 3 or more dwellings on the land, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised under the appropriate "F" category above. That is so even if one of the dwellings otherwise meets the definition and requirements for a ***secondary dwelling*** as defined and explained in the definitions and explanation for the *Residential Single Dwellings (R)* Categories.





Vacant Land

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
VL1	Land with a rateable value less than \$1,000,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.3944	\$994	Please see below
<p><i>Classes of capping for the VL1 differential general rating category:</i></p> <p>1. Where the land is owned solely by a natural person or natural persons a cap percentage of 9 percent applies.</p> <p>2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.</p>				
VL2	Land with a rateable value greater than or equal to \$1,000,000 but less than \$2,500,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.5916	\$1,342	Please see below
<p><i>Classes of capping for the VL2 differential general rating category:</i></p> <p>1. Where the land is owned solely by a natural person or natural persons a cap percentage of 20 percent applies.</p> <p>2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.</p>				
VL3	Land with a rateable value greater than or equal to \$2,500,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.6508	\$1,342	No cap

Note: Discounting for Subdivided Land – Pursuant to Chapter 2, (sections 49 to 51) of the *Land Valuation Act 2010* the Council is required to discount the rateable value of certain land when levying rates. If these provisions apply to any rateable land the minimum general rate levy and any limitation on an increase to rates and charges, (capping) will not apply to that land.

Sporting Clubs and Community Groups

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
SC1	Land used for sports clubs and facilities including land that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 48 – Sports Clubs/Facilities 50 – Other Clubs (non business)	0.3944	\$994	9%



Retirement Villages

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
RV1	Land which contains a single residential dwelling in a retirement village complex, and is part of a community titles scheme where the retirement village is registered under the <i>Retirement Villages Act 1999</i> .	0.3944	\$895	9%
Category RV2 to Category RV45	Land which contains a retirement village where: (a) The retirement village is registered under the <i>Retirement Villages Act 1999</i> , and (b) Dwellings within the retirement village complex are not part of a community titles scheme; and:			
RV2	the retirement village has less than 10 independent living dwellings	0.5916	\$2,895	9%
RV3	the retirement village has greater than or equal to 10 and less than 20 independent living dwellings	0.5916	\$4,080	9%
RV4	the retirement village has greater than or equal to 20 and less than 30 independent living dwellings	0.5916	\$8,160	9%
RV5	the retirement village has greater than or equal to 30 and less than 40 independent living dwellings	0.5916	\$12,240	9%
RV6	the retirement village has greater than or equal to 40 and less than 50 independent living dwellings	0.5916	\$16,320	9%
RV7	the retirement village has greater than or equal to 50 and less than 60 independent living dwellings	0.5916	\$20,400	9%
RV8	the retirement village has greater than or equal to 60 and less than 70 independent living dwellings	0.5916	\$24,480	9%
RV9	the retirement village has greater than or equal to 70 and less than 80 independent living dwellings	0.5916	\$28,560	9%
RV10	the retirement village has greater than or equal to 80 and less than 90 independent living dwellings	0.5916	\$32,640	9%
RV11	the retirement village has greater than or equal to 90 and less than 100 independent living dwellings	0.5916	\$36,720	9%
RV12	the retirement village has greater than or equal to 100 and less than 110 independent living dwellings	0.5916	\$40,800	9%
RV13	the retirement village has greater than or equal to 110 and less than 120 independent living dwellings	0.5916	\$44,880	9%
RV14	the retirement village has greater than or equal to 120 and less than 130 independent living dwellings	0.5916	\$48,960	9%
RV15	the retirement village has greater than or equal to 130 and less than 140 independent living dwellings	0.5916	\$53,040	9%
RV16	the retirement village has greater than or equal to 140 and less than 150 independent living dwellings	0.5916	\$57,120	9%





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RV17	the retirement village has greater than or equal to 150 and less than 160 independent living dwellings	0.5916	\$61,200	9%
RV18	the retirement village has greater than or equal to 160 and less than 170 independent living dwellings	0.5916	\$65,280	9%
RV19	the retirement village has greater than or equal to 170 and less than 180 independent living dwellings	0.5916	\$69,360	9%
RV20	the retirement village has greater than or equal to 180 and less than 190 independent living dwellings	0.5916	\$73,440	9%
RV21	the retirement village has greater than or equal to 190 and less than 200 independent living dwellings	0.5916	\$77,520	9%
RV22	the retirement village has greater than or equal to 200 and less than 210 independent living dwellings	0.5916	\$81,600	9%
RV23	the retirement village has greater than or equal to 210 and less than 220 independent living dwellings	0.5916	\$85,680	9%
RV24	the retirement village has greater than or equal to 220 and less than 230 independent living dwellings	0.5916	\$89,760	9%
RV25	the retirement village has greater than or equal to 230 and less than 240 independent living dwellings	0.5916	\$93,840	9%
RV26	the retirement village has greater than or equal to 240 and less than 250 independent living dwellings	0.5916	\$97,920	9%
RV27	the retirement village has greater than or equal to 250 and less than 260 independent living dwellings	0.5916	\$102,000	9%
RV28	the retirement village has greater than or equal to 260 and less than 270 independent living dwellings	0.5916	\$106,080	9%
RV29	the retirement village has greater than or equal to 270 and less than 280 independent living dwellings	0.5916	\$110,160	9%
RV30	the retirement village has greater than or equal to 280 and less than 290 independent living dwellings	0.5916	\$114,240	9%
RV31	the retirement village has greater than or equal to 290 and less than 300 independent living dwellings	0.5916	\$118,320	9%
RV32	the retirement village has greater than or equal to 300 and less than 310 independent living dwellings	0.5916	\$122,400	9%
RV33	the retirement village has greater than or equal to 310 and less than 320 independent living dwellings	0.5916	\$126,480	9%
RV34	the retirement village has greater than or equal to 320 and less than 330 independent living dwellings	0.5916	\$130,560	9%
RV35	the retirement village has greater than or equal to 330 and less than 340 independent living dwellings	0.5916	\$134,640	9%
RV36	the retirement village has greater than or equal to 340 and less than 350 independent living dwellings	0.5916	\$138,720	9%
RV37	the retirement village has greater than or equal to 350 and less than 360 independent living dwellings	0.5916	\$142,800	9%
RV38	the retirement village has greater than or equal to 360 and less than 370 independent living dwellings	0.5916	\$146,880	9%





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RV39	the retirement village has greater than or equal to 370 and less than 380 independent living dwellings	0.5916	\$150,960	9%
RV40	the retirement village has greater than or equal to 380 and less than 390 independent living dwellings	0.5916	\$155,040	9%
RV41	the retirement village has greater than or equal to 390 and less than 400 independent living dwellings	0.5916	\$159,120	9%
RV42	the retirement village has greater than or equal to 400 and less than 410 independent living dwellings	0.5916	\$163,200	9%
RV43	the retirement village has greater than or equal to 410 and less than 420 independent living dwellings	0.5916	\$167,280	9%
RV44	the retirement village has greater than or equal to 420 and less than 430 independent living dwellings	0.5916	\$171,360	9%
RV45	the retirement village has greater than or equal to 430 independent living dwellings	0.5916	\$175,440	9%

Interpretation

Independent living dwelling means a dwelling (eg. detached houses, townhouses or units) that is self-contained and for which some level of support is or may be provided to residents, but that support is intended to be minimal or in emergent circumstances because the primary intent of the retirement village scheme is to enable independent living.





Relocatable Home Parks

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
Category RH1 to Category RH44	Land which is used primarily as a relocatable home park and that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 49A – Multi Residential (Relocatable Home Parks); and:			
RH1	the relocatable home park has less than 10 sites	0.5916	\$2,895	30%
RH2	the relocatable home park has greater than or equal to 10 and less than 20 sites	0.5916	\$4,080	30%
RH3	the relocatable home park has greater than or equal to 20 and less than 30 sites	0.5916	\$8,160	30%
RH4	the relocatable home park has greater than or equal to 30 and less than 40 sites	0.5916	\$12,240	30%
RH5	the relocatable home park has greater than or equal to 40 and less than 50 sites	0.5916	\$16,320	30%
RH6	the relocatable home park has greater than or equal to 50 and less than 60 sites	0.5916	\$20,400	30%
RH7	the relocatable home park has greater than or equal to 60 and less than 70 sites	0.5916	\$24,480	30%
RH8	the relocatable home park has greater than or equal to 70 and less than 80 sites	0.5916	\$28,560	30%
RH9	the relocatable home park has greater than or equal to 80 and less than 90 sites	0.5916	\$32,640	30%
RH10	the relocatable home park has greater than or equal to 90 and less than 100 sites	0.5916	\$36,720	30%
RH11	the relocatable home park has greater than or equal to 100 and less than 110 sites	0.5916	\$40,800	30%
RH12	the relocatable home park has greater than or equal to 110 and less than 120 sites	0.5916	\$44,880	30%
RH13	the relocatable home park has greater than or equal to 120 and less than 130 sites	0.5916	\$48,960	30%
RH14	the relocatable home park has greater than or equal to 130 and less than 140 sites	0.5916	\$53,040	30%
RH15	the relocatable home park has greater than or equal to 140 and less than 150 sites	0.5916	\$57,120	30%
RH16	the relocatable home park has greater than or equal to 150 and less than 160 sites	0.5916	\$61,200	30%
RH17	the relocatable home park has greater than or equal to 160 and less than 170 sites	0.5916	\$65,280	30%
RH18	the relocatable home park has greater than or equal to 170 and less than 180 sites	0.5916	\$69,360	30%





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RH19	the relocatable home park has greater than or equal to 180 and less than 190 sites	0.5916	\$73,440	30%
RH20	the relocatable home park has greater than or equal to 190 and less than 200 sites	0.5916	\$77,520	30%
RH21	the relocatable home park has greater than or equal to 200 and less than 210 sites	0.5916	\$81,600	30%
RH22	the relocatable home park has greater than or equal to 210 and less than 220 sites	0.5916	\$85,680	30%
RH23	the relocatable home park has greater than or equal to 220 and less than 230 sites	0.5916	\$89,760	30%
RH24	the relocatable home park has greater than or equal to 230 and less than 240 sites	0.5916	\$93,840	30%
RH25	the relocatable home park has greater than or equal to 240 and less than 250 sites	0.5916	\$97,920	30%
RH26	the relocatable home park has greater than or equal to 250 and less than 260 sites	0.5916	\$102,000	30%
RH27	the relocatable home park has greater than or equal to 260 and less than 270 sites	0.5916	\$106,080	30%
RH28	the relocatable home park has greater than or equal to 270 and less than 280 sites	0.5916	\$110,160	30%
RH29	the relocatable home park has greater than or equal to 280 and less than 290 sites	0.5916	\$114,240	30%
RH30	the relocatable home park has greater than or equal to 290 and less than 300 sites	0.5916	\$118,320	30%
RH31	the relocatable home park has greater than or equal to 300 and less than 310 sites	0.5916	\$122,400	30%
RH32	the relocatable home park has greater than or equal to 310 and less than 320 sites	0.5916	\$126,480	30%
RH33	the relocatable home park has greater than or equal to 320 and less than 330 sites	0.5916	\$130,560	30%
RH34	the relocatable home park has greater than or equal to 330 and less than 340 sites	0.5916	\$134,640	30%
RH35	the relocatable home park has greater than or equal to 340 and less than 350 sites	0.5916	\$138,720	30%
RH36	the relocatable home park has greater than or equal to 350 and less than 360 sites	0.5916	\$142,800	30%
RH37	the relocatable home park has greater than or equal to 360 and less than 370 sites	0.5916	\$146,880	30%
RH38	the relocatable home park has greater than or equal to 370 and less than 380 sites	0.5916	\$150,960	30%
RH39	the relocatable home park has greater than or equal to 380 and less than 390 sites	0.5916	\$155,040	30%
RH40	the relocatable home park has greater than or equal to 390 and less than 400 sites	0.5916	\$159,120	30%





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RH41	the relocatable home park has greater than or equal to 400 and less than 410 sites	0.5916	\$163,200	30%
RH42	the relocatable home park has greater than or equal to 410 and less than 420 sites	0.5916	\$167,280	30%
RH43	the relocatable home park has greater than or equal to 420 and less than 430 sites	0.5916	\$171,360	30%
RH44	the relocatable home park has greater than or equal to 430 sites	0.5916	\$175,440	30%

Caravan Parks

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
CP1	Land which is used primarily as a caravan park including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 49 – Caravan Park	0.7888	\$1,740	No cap

Bed and Breakfasts

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
BB1	Land which is used to a material extent as Bed and Breakfast accommodation including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 9 – Bed and Breakfast	0.4930	\$1,243	9%





Rural Agricultural

Category	Description	Rate in the Dollar	Minimum General Rate	Caped Percentage
RA1	<p>Land valued by the Department of Natural Resources and Mines (DNRM) as land used for farming under Chapter 2, (sections 45 to 48), of the <i>Land Valuation Act 2010</i> and that meets the criteria or use description that corresponds with the following Land Use Code Identifiers:</p> <p>Sheep Grazing 60 – Sheep Grazing – Dry 61 – Sheep Breeding</p> <p>Cattle Grazing 64 – Breeding 65 – Breeding and Fattening 66 – Fattening 67 – Goats</p> <p>Dairy Cattle 68 – Milk – Quota 69 – Milk – No Quota 70 – Cream</p> <p>Agricultural 71 – Oil Seed 73 – Grains 74 – Turf Farms 75 – Sugar Cane 76 – Tobacco 77 – Cotton 78 – Rice 79 – Orchards 80 – Tropical Fruits 81 – Pineapples 82 – Vineyards 83 – Small Crops and Fodder – Irrigation 84 – Small Crops and Fodder – Non Irrigation</p> <p>Other Rural Uses 85 – Pigs 86 – Horses 88 – Forestry and Logs 89 – Animal Special 90 – Stratum 93 – Peanuts</p>	0.3944	\$1,342	9%





Poultry Farms

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
PF1	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87A – Poultry</p> <p>and:</p> <p>The Poultry Farm is an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> with a threshold for farming more than 200,000 birds.</p>	1.6565	\$3,728	No cap
PF2	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87B – Poultry</p> <p>and:</p> <p>The Poultry Farm is an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> with a threshold for farming more than 1,000 and less than or equal to 200,000 birds.</p>	1.4593	\$1,342	No cap
PF3	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87 – Poultry</p> <p>and:</p> <p>The Poultry Farm farms 1,000 birds or less.</p>	0.7888	\$1,342	No cap





Light Commercial

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
LC1	<p>Land which is used for light commercial purposes including land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers:</p> <p>07 – Guest House/Private Hotel</p> <p>11 – Shops</p> <p>16 – Drive-in Shopping Centre/Group of Shops</p> <p>17 – Restaurant</p> <p>18 – Special Tourist Attraction</p> <p>21 – Residential Institution (non medical care)</p> <p>22 – Car Parks</p> <p>23 – Retail Warehouse</p> <p>25 – Professional Offices</p> <p>26 – Funeral Parlours</p> <p>27 – Hospitals, Convalescence Homes (medical care)(private)</p> <p>28 – Warehouse and Bulk Stores (and the building/s on the land have a gross floor area less than or equal to 10,000 square metres)</p> <p>29 – Transport Terminal</p> <p>32 – Wharves</p> <p>33 – Builders Yard, Contractors</p> <p>34 – Cold Stores - Ice Works</p> <p>36 – Light Industry</p> <p>38 – Advertising - Hoarding</p> <p>39 – Harbour Industries</p> <p>41 – Child Care Excluding Kindergarten</p> <p>44 – Nurseries (plants)</p> <p>45 – Theatres, Cinemas</p> <p>46 – Drive-in Theatre</p> <p>56 – Showgrounds, Racecourse, Airfields</p> <p>58 – Educational Including Kindergarten</p> <p>95 – Reservoir, Dam, Bores</p> <p>96 – Public Hospital</p> <p>97 – Welfare Home/Institution</p> <p>99 – Community Protection Centre</p>	0.7888	\$1,342	No cap





Outdoor Sales Areas

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
OSA1	<p>Land which is used for outdoor sales purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>24 – Sales Area Outdoors (dealers, boats, cars, etc); and</p> <p>The area of the physical land parcel is equal to or greater than 4,000 square metres.</p>	0.8677	\$1,988	No cap
OSA2	<p>Land which is used for outdoor sales purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>24 – Sales Area Outdoors (dealers, boats, cars, etc); and</p> <p>The area of the physical land parcel is less than 4,000 square metres.</p>	0.8282	\$1,988	No cap





Marina

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
MA1	Land which is used for marina purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 20 – Marina	1.1043	\$1,342	No cap

Drive Through Restaurants

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
DTR1	Land which is used for Drive Through Restaurant purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 17A – Drive Through Restaurants	1.4593	\$2,485	No cap

Motels

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
Category M3 to Category M55	Land which is used for Motel purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 43 – Motels and:			
M3	where the number of rooms is equal to or less than 3	0.7296	\$1,342	No cap
M4	where the number of rooms is equal to 4	0.7296	\$1,396	No cap
M5	where the number of rooms is equal to 5	0.7296	\$1,745	No cap
M6	where the number of rooms is equal to 6	0.7296	\$2,094	No cap
M7	where the number of rooms is equal to 7	0.7296	\$2,443	No cap
M8	where the number of rooms is equal to 8	0.7296	\$2,792	No cap
M9	where the number of rooms is equal to 9	0.7296	\$3,141	No cap
M10	where the number of rooms is equal to 10	0.7296	\$3,490	No cap
M11	where the number of rooms is equal to 11	0.7296	\$3,839	No cap
M12	where the number of rooms is equal to 12	0.7296	\$4,188	No cap
M13	where the number of rooms is equal to 13	0.7296	\$4,537	No cap
M14	where the number of rooms is equal to 14	0.7296	\$4,886	No cap
M15	where the number of rooms is equal to 15	0.7296	\$5,235	No cap
M16	where the number of rooms is equal to 16	0.7296	\$5,584	No cap





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
M17	where the number of rooms is equal to 17	0.7296	\$5,933	No cap
M18	where the number of rooms is equal to 18	0.7296	\$6,282	No cap
M19	where the number of rooms is equal to 19	0.7296	\$6,631	No cap
M20	where the number of rooms is equal to 20	0.7296	\$6,980	No cap
M21	where the number of rooms is equal to 21	0.7296	\$7,329	No cap
M22	where the number of rooms is equal to 22	0.7296	\$7,678	No cap
M23	where the number of rooms is equal to 23	0.7296	\$8,027	No cap
M24	where the number of rooms is equal to 24	0.7296	\$8,376	No cap
M25	where the number of rooms is equal to 25	0.7296	\$8,725	No cap
M26	where the number of rooms is equal to 26	0.7296	\$9,074	No cap
M27	where the number of rooms is equal to 27	0.7296	\$9,423	No cap
M28	where the number of rooms is equal to 28	0.7296	\$9,772	No cap
M29	where the number of rooms is equal to 29	0.7296	\$10,121	No cap
M30	where the number of rooms is equal to 30	0.7296	\$10,470	No cap
M31	where the number of rooms is equal to 31	0.7296	\$10,819	No cap
M32	where the number of rooms is equal to 32	0.7296	\$11,168	No cap
M33	where the number of rooms is equal to 33	0.7296	\$11,517	No cap
M34	where the number of rooms is equal to 34	0.7296	\$11,866	No cap
M35	where the number of rooms is equal to 35	0.7296	\$12,215	No cap
M36	where the number of rooms is equal to 36	0.7296	\$12,564	No cap
M37	where the number of rooms is equal to 37	0.7296	\$12,913	No cap
M38	where the number of rooms is equal to 38	0.7296	\$13,262	No cap
M39	where the number of rooms is equal to 39	0.7296	\$13,611	No cap
M40	where the number of rooms is equal to 40	0.7296	\$13,960	No cap
M41	where the number of rooms is equal to 41	0.7296	\$14,309	No cap
M42	where the number of rooms is equal to 42	0.7296	\$14,658	No cap
M43	where the number of rooms is equal to 43	0.7296	\$15,007	No cap
M44	where the number of rooms is equal to 44	0.7296	\$15,356	No cap
M45	where the number of rooms is equal to 45	0.7296	\$15,705	No cap
M46	where the number of rooms is equal to 46	0.7296	\$16,054	No cap
M47	where the number of rooms is equal to 47	0.7296	\$16,403	No cap
M48	where the number of rooms is equal to 48	0.7296	\$16,752	No cap
M49	where the number of rooms is equal to 49	0.7296	\$17,101	No cap
M50	where the number of rooms is equal to 50	0.7296	\$17,450	No cap
M51	where the number of rooms is equal to 51	0.7296	\$17,799	No cap
M52	where the number of rooms is equal to 52	0.7296	\$18,148	No cap
M53	where the number of rooms is equal to 53	0.7296	\$18,497	No cap
M54	where the number of rooms is equal to 54	0.7296	\$18,846	No cap
M55	where the number of rooms is equal to or greater than 55	0.7296	\$19,195	No cap





Hotels and Licensed Clubs

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
HLC1	Land which is used for Hotel/Tavern purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 42 – Hotel/Tavern	1.1043	\$9,040	No cap
HLC2	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47A – Licensed Club and: The Licensed Club has greater than 265 gaming machines.	1.0846	\$25,513	No cap
HLC3	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47B – Licensed Club and: The Licensed Club has greater than 100 and equal to or less than 265 gaming machines.	0.7888	\$9,040	No cap
HLC4	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47C – Licensed Club and: The Licensed Club has equal to or less than 100 gaming machines.	0.5916	\$1,240	No cap





Telco/Transformer Sites

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
T1	Land which is used for a Telecommunications or Transformer site being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 91 – Telco/Transformer Sites	1.8537	\$2,490	No cap

Service Stations

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
SS1	Land which is used for a Service Station being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 30A – Service Station; and (a) The total area of the land is equal to or greater than 50,000 square metres; and (b) The fuel storage capacity of the Service Station is equal to or greater than 300,000 litres.	1.3212	\$113,670	No cap
SS2	Land which is used for a Service Station being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 30B – Service Station; and: The land is not contained in SS1.	1.0649	\$2,490	No cap



Drive-in Shopping Centre/Group of Shops

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S1S Super Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16F – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is equal to or greater than 70,000 square metres.	1.9720	\$1,374,670	No cap
S2S Major Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16A – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 70,000 square metres and equal to or greater than 50,000 square metres.	1.7748	\$1,226,630	No cap
S3S Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16B – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 50,000 and equal to or greater than 40,000 square metres.	1.6762	\$1,099,740	No cap
S4S Sub Regional A	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16C – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 40,000 and equal to or greater than 20,000 square metres.	1.4593	\$227,350	No cap





<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S5S Sub Regional B	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16D – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 20,000 and equal to or greater than 10,000 square metres.	1.2621	\$113,670	No cap
S6S Local Shopping Centre A	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16E – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 10,000 and equal to or greater than 3,000 square metres.	1.1043	\$12,680	No cap
S7S Local Shopping Centre B	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16G – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 3,000 and equal to or greater than 1,300 square metres, and the size of the physical land parcel is greater than 4,000 square metres.	0.9071	\$1,990	No cap



Mega Store Retailers

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S4M Mega Store Retailer - Sub Regional A	Land which is used for a large or “mega” store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16M - Mega Store Retailer (single retailer with total floor area equal to or greater than 20,000 square metres).	1.4593	\$227,350	No cap
S5M Mega Store Retailer - Sub Regional B	Land which is used for a large or “mega” store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16S – Mega Store Retailer (single retailer with total floor area greater than or equal to 10,000 square metres and less than 20,000 square metres).	1.2621	\$113,670	No cap
S6M Mega Store Retailer - Local A	Land which is used for a large or “mega” store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16T - Mega Store Retailer (single retailer with total floor area greater than or equal to 3,000 square metres and less than 10,000 square metres).	1.1043	\$12,680	No cap
S7M Mega Store Retailer - Local B	Land which is used for a large or “mega” store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16U - Mega Store Retailer (single retailer) with total floor area greater than or equal to 1,300 square metres and less than 3,000 square metres and the size of the physical land parcel is greater than 4,000 square metres.	0.9071	\$1,990	No cap



Heavy Commercial

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
HC1 Heavy Commercial 1	Land which is used for an oil depot or refinery or a noxious or offensive industry including an abattoir, being land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 31 – Oil Depot and Refinery; or 37 – Noxious/Offensive Industry (including Abattoir) and: The rateable value of the land is greater than \$15,000,000.	1.3804	\$7,530	No cap
HC2 Heavy Commercial 2	Land which is used for an oil depot or refinery or a noxious or offensive industry including an abattoir, being land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 31 – Oil Depot and Refinery; or 37 – Noxious/Offensive Industry (including Abattoir) and: The land is not contained in HC1.	1.2621	\$1,990	No cap
HC3 Extractive Industries	Land which is used for extractive industry being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 40 – Extractive	1.9720	\$9,940	No cap
HC4 Concrete Batching / Asphalt Manufacturing	Land which is used for concrete batching plant or asphalt manufacturing being land used for those purposes and that otherwise meets the criteria or use description that corresponds with the following Land Use Code Identifier: 35 – General Industry	1.3804	\$5,960	No cap



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
HC5 Large Commercial / Industrial	Land which is used for large scale commercial or industrial purposes being land used for those purposes and that otherwise meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 28A - Warehouse and Bulk Stores 36A – Large Industry and: The building/s on the land have a gross floor area greater than 10,000 square metres.	0.9071	\$6,020	No cap

Land not otherwise categorised

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
O1	Land not contained in any other differential rating category and the rateable value of the land is less than \$1,000,000	0.3944	\$994	Please see below
<i>Classes of capping for the O1 differential general rating category:</i> 1. Where the land is owned solely by a natural person or natural persons a cap percentage of 9 percent applies. 2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.				
O2	Land not contained in any other differential rating category and the rateable value of the land is greater than or equal to \$1,000,000 but less than \$2,500,000	0.5916	\$1,342	No cap
<i>Classes of capping for the O2 differential general rating category:</i> 1. Where the land is owned solely by a natural person or natural persons a cap percentage of 20 percent applies. 2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.				
O3	Land not contained in any other differential rating category and the rateable value of the land is greater than or equal to \$2,500,000	0.6508	\$1,342	No cap

“Land Use Code Identifiers” are numerical codes applied to land based on their land use as revealed by Council records. They are formally issued by the State Government (Valuer-General) based in part on information supplied by the Council. They are then assigned to individual parcels in the Council’s land record. They are generally accurate to *identify* the relevant land use, and therefore to identify the category into which rateable land should be categorised. However, they are descriptive of land uses and not necessarily conclusive. The correct rating category for rateable land is always based on its actual land use as related to the category which covers that land use. Disputes in that regard are not conclusively resolved by land use code identifiers, but, through the objection and appeal process, by the true facts of land use.





Properties Exempt from General Rates

The following properties are exempt from General Rates in accordance with the LGA, section 93(3)(i):

- Lot 2 SP 262249
- Lot 3 RP 160412
- Lot 4 RP 889690
- Lot 10 SP 191312

1.2 LIMITATION OF INCREASE IN RATES LEVIED

For the financial year 2019/20, the Council will limit any increase in differential general rates in specified rating categories to the differential general rates levied in financial year 2018/19 increased by the percentage shown for the category in the above tables, (Capped Percentage).

Where differential general rates were not levied on rateable land for the full 2018/19 financial year, any increase in differential general rates will be limited to the *corresponding annual amount* for the rates in the 2018/19 financial year increased by the Capped Percentage. *Corresponding annual amount* is the amount worked out in accordance with the LGR, section 116(3).

Provided that a limit on any increase will not apply to rateable land where:

- 1.2.1 There has been a change in valuation (other than the revaluation of the entire local government area) during the current or previous financial year; or
- 1.2.2 There has been a change in land area during the current or previous financial year unless that change is the result of the Council or a State Government entity acquiring, (by agreement or compulsory acquisition) part of a parent parcel, thus creating a new rateable assessment, (the original parcel less the part acquired) in which case a limit on any increase will continue to apply to the new rateable assessment; or
- 1.2.3 A discounted valuation under Chapter 2, (sections 49 to 51), of the *Land Valuation Act 2010* has ceased; or
- 1.2.4 There has been a change in the differential rating category during the financial year.

1.3 RIGHT OF OBJECTION

The land owner may object to the rating category applied to rateable land in accordance with the LGR. Objections will not affect the levying and recovery of the rates as specified in the rate notice. Should an objection result in rateable land being included in a different rating category, an appropriate adjustment of rates will be made from the commencement of the quarter in which the objection was lodged. This adjustment will appear on the next quarterly rate notice.

1.4 WASTE MANAGEMENT UTILITY CHARGES

The Council makes and levies utility charges for the provision of waste management services. These charges are generally based on the application of the user pays principle.

Waste management utility charges are calculated to recover the full cost of providing the service. Waste management utility charges incorporate the cost of the various services provided by the contractor, the cost of providing and maintaining refuse tips and the cost of implementing waste management and environment protection strategies.

The waste collection area is defined as the area to which Council's existing refuse collection contract applies from time to time during the financial year.



The type or level of service to be supplied to each premises in the waste collection area (and hence the applicable charging code for the premises under the table of charges) will be that determined by Council or its delegate to be appropriate to the premises having regard to the nature of activities and the volumes of waste generated on and from the premises and, where relevant, in accordance with the *Waste Reduction and Recycling Regulation 2011*.

The service includes the ability of households in the waste collection area to deposit their own municipal solid waste at a Council landfill without separate charge being made at the gate for that disposal.

In accordance with section 94(1)(b)(ii) of the LGA, the Council makes and levies utility charges for supplying waste management services for the 2019/20 financial year as follows:

Residential Charges

SERVICE LEVEL	CHARGE
1 Kerbside Collection	
140L refuse / 140L recycling	\$213.00
140L refuse / 240L recycling	\$219.00
140L refuse / 360L recycling	\$225.00
240L refuse / 240L recycling	\$237.00
240L refuse / 360L recycling	\$250.00
140L refuse – Additional bin	\$219.00
240L refuse – Additional bin	\$237.00
140L recycling – Additional bin	\$48.00
240L recycling – Additional bin	\$53.00
360L recycling – Additional bin	\$59.00
2 On Property Services	
On Property - 140L refuse / 140L recycling	\$236.00
On Property - 140L refuse / 240L recycling	\$239.00
On Property - 140L refuse / 360L recycling	\$242.00
On Property - 240L refuse / 240L recycling	\$249.00
On Property - 240L refuse / 360L recycling	\$268.00
On Property - 240L recycling – Additional bin	\$57.00
On Property - 360L recycling – Additional bin	\$61.00
3 Bulk Bins	
660 L Bulk Bin	\$700.00
1m ³ Bulk Bin	\$1,000.00
1.5m ³ Bulk Bin	\$1,500.00
1,100L Plastic Rear Lift Bin	\$1,270.00
3m ³ Bulk Bin	\$3,000.00
4m ³ Bulk Bin	\$4,000.00
<p>** Properties sharing a bulk bin service will be entitled to the use of bulk bins up to the capacity of 120 litres (0.120 M³) for waste and 60 litres (0.060 M³) for recycling services for each residential unit sharing the bins.</p> <p>Example: 20 units each paying for a minimum service of \$219 would be entitled to bulk bins (as defined in the schedule above) to the capacity of 2.4M³ (20 units x 0.120 M³).</p>	



** Where a property requests bulk services above their entitlement under the minimum service of 120 litres for waste (\$219), the cost per property (which are sharing the bulk bin service) will be calculated by determining the additional cost of the services requested (in accordance with the bulk bin rates above) and dividing the additional cost by the number of properties sharing the service.

Example: A block of 20 units request 4 x 1,100L bin serviced once per week. The total capacity of this service is 4.4M³. As this capacity is above their entitlement under the minimum capacity (2.4M³ – 20 units x 0.120 M³) the additional cost of providing an additional 1.8M³ (2 x 1,100L bins @ \$1,270/bin) is shared equally amongst each of the unit holders and will be \$127 (\$2,540 / 20 units).

Notes:

1. 'Full Service' is the provision of one refuse and one recycle bin to a single residence in a multi residential facility.

The Council will charge a minimum waste management utility charge to all improved residential land that is within the Council's waste collection area. The designated minimum service on which the minimum waste management utility charge is based is a 140L refuse / 140L recycling service per flat, residential unit or residential lot as the case may be.

In accordance with section 73D of the *Waste Reduction and Recycling Act 2011*, the Residential Charges above have been set at a level that mitigates any direct impact of the State Waste Levy.

In addition to residential land, the above waste utility charges will apply to commercial land where all or part of the land is used to provide long term residential accommodation. For example:

- a house attached to, or rooms above shops or offices;
- a manufactured home situated in a residential, lifestyle or manufactured home park;
- a house, flat or room which is part of:
 - a residential aged care facility;
 - a retirement village;
 - a boarding house;
 - residential accommodation for disabled or at-risk persons;
 - hostels; or
 - aged rental accommodation.
- a house or flat in a gated community;
- a flat within a premises which has a combination of holiday units for rent, business office, restaurant and residential units

Where the commercial land has a mixture of commercial and long term residential uses, the residential waste utility charges will only apply to waste services supplied for the residential uses contained on the land. Waste services supplied for the commercial uses on the same land will be charged in accordance with the Commercial / Industrial charges outlined below.

All pro rata waste management charges take effect from the date on which the service has been provided.





Commercial / Industrial Charges

SERVICE LEVEL	CHARGE
1 Kerbside Collection	
140L refuse / 140L recycling	\$263.00
140L refuse / 240L recycling	\$270.00
140L refuse / 360L recycling	\$274.00
240L refuse / 240L recycling	\$325.00
240L refuse / 360L recycling	\$329.00
240L refuse – Additional bin	\$325.00
240L recycling – Additional bin	\$53.00
360L recycling – Additional bin	\$59.00
2 On Property Services	
On Property - 140L refuse / 140L recycling	\$286.00
On Property - 140L refuse / 240L recycling	\$288.00
On Property - 140L refuse / 360L recycling	\$292.00
On Property - 240L refuse / 240L recycling	\$344.00
On Property - 240L refuse / 360L recycling	\$348.00
On Property - 240L recycling – Additional bin	\$57.00
On Property - 360L recycling – Additional bin	\$61.00

Improved commercial properties that are not charged a waste management utility charge will be subject to the Commercial Waste Management Special Charge as outlined in 1.5.3.





1.5 SPECIAL CHARGES

In accordance with section 94(1)(b)(i) of the LGA, the Council makes and levies special charges for the 2019/20 financial year as follows:

1.5.1 Rural Fire Brigade Special Charge

The Council makes and levies a special charge to be known as the Rural Fire Brigade Special Charge on all rateable land within the Moreton Bay Regional Council local government area identified by the gazetted Rural Fire Board area maps for those rural fire boards listed below.

The overall plan for the supply of the rural fire service is:

- a) The rateable land to which the special charge applies is all rateable land within the Moreton Bay Regional Council local government area identified by the gazetted Rural Fire Board area maps for those rural fire boards listed below:
 - Boorobin Rural Fire Brigade
 - Bellthorpe Rural Fire Brigade
 - Clear Mountain Rural Fire Brigade
 - Closeburn/Cedar Creek Rural Fire Brigade
 - Dayboro and District Rural Fire Brigade
 - Delaney's Creek Rural Fire Brigade
 - Donnybrook Town Rural Fire Brigade
 - Elimbah Rural Fire Brigade
 - Meldale Rural Fire Brigade
 - Mount Mee Rural Fire Brigade
 - Mount Nebo Rural Fire Brigade
 - Narangba West Rural Fire Brigade
 - Ocean View Rural Fire Brigade
 - Rocksberg-Moorina Rural Fire Brigade
 - Samford Rural Fire Brigade
 - Samsonvale Rural Fire Brigade
 - Stanmore District Rural Fire Brigade
 - Stony Creek Rural Fire Brigade
 - Toorbul Rural Fire Brigade
 - Villeneuve Neurum (part) Rural Fire Brigade
 - Wamuran Rural Fire Brigade.
- b) The service, facility or activity for which the overall plan is made is the provision of a rural fire service.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$281,475.
- d) The provision of a rural fire service is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion that all land to which the special charge applies will specially benefit to the same extent from the provision of a rural fire service using funds raised by the special charge. The charge will assist rural fire brigades in the upgrade and maintenance of equipment necessary to provide a rural fire service.

The amount of the special charge will be \$25.00 per annum.



1.5.2 Rural Recycling and Waste Management Special Charge

There are residential properties within the local government area of Moreton Bay Regional Council that are outside of the kerbside collection area. These properties do not receive a kerbside bin collection service and must dispose of their own household waste - generally this is done by taking it to their nearest waste facility, including waste transfer stations.

The Council makes and levies a special charge to be known as the Rural Recycling and Waste Management Special Charge on rateable land that is used, at least partially, for residential purposes and which is improved land not being subject to a waste management utility charge. The purpose of this charge is to assist in meeting the costs associated with the provision and management of recycling and waste disposal facilities.

The overall plan for the supply of the rural recycling and waste management service is:

- a) The rateable land to which the special charge applies is all rateable land that is improved land not being subject to a waste management utility charge.
- b) The service, facility or activity for which the overall plan is made is assisting in meeting the costs associated with the provision and management of recycling and waste disposal facilities, which includes a contribution towards the costs of:
 - administration of refuse and recycling contracts;
 - operation and maintenance of landfills for disposal of domestic waste;
 - operation and maintenance of waste from transfer stations;
 - interest and redemption of capital works;
 - transport of waste from transfer stations to landfill for disposal;
 - construction and development of waste disposal facilities;
 - purchase of future landfill sites;
 - supervision and operation of landfills to ensure compliance with the *Environmental Protection Act 1994*;
 - collection of roadside litter and supply and service of street litter bins.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$178,862.
- d) The provision of recycling and waste management facilities is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion all land to which the special charge applies will specially benefit to the same extent from the provision and management of current and future recycling and waste disposal facilities.

The amount of the special charge will be \$107.00 per annum.



1.5.3 Commercial Waste Management Special Charge

The Council makes and levies a special charge to be known as the Commercial Waste Management Special Charge on rateable land that is used for commercial purposes and which is improved land not being subject to a waste management utility charge. The purpose of this charge is to assist in meeting the costs associated with the provision and management of waste disposal facilities.

The overall plan for the supply of the commercial waste management service is:

- a) The rateable land to which the special charge applies is all rateable land used for commercial purposes that is improved land not being subject to a waste management utility charge.
- b) The service, facility or activity for which the overall plan is made is for the purpose of assisting in meeting the costs associated with the availability and management of waste disposal facilities, which includes a contribution towards the costs of:
 - administration of refuse and recycling contracts;
 - operation and maintenance of landfills for disposal of commercial waste;
 - operation and maintenance of waste from transfer stations;
 - interest and redemption of capital works;
 - transport of waste from transfer stations to landfill for disposal;
 - construction and development of waste disposal facilities;
 - purchase of future landfill sites;
 - supervision and operation of landfills to ensure compliance with the *Environmental Protection Act 1994*;
 - collection of roadside litter and supply and service of street litter bins.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$313,938.
- d) The provision of waste management facilities is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion all land to which the special charge applies will specially benefit to the same extent from the provision and management of current and future waste disposal facilities.

The amount of the special charge will be \$107.00 per annum.

1.5.4 North Lakes Enhanced Services Special Charge

The Council makes and levies a special charge to be known as the North Lakes Enhanced Services Special Charge on all rateable land within the suburb of North Lakes. The parks, public areas, road reserves, street furniture and park infrastructure in this area require higher maintenance levels than comparable facilities across the region due to the type, quality and number of facilities provided. The special charge will fund the required higher level of maintenance.

The overall plan to fund the additional costs associated with the higher maintenance levels for public facilities in North Lakes, over and above the standard maintenance levels in other areas across the Council's local government area is:

- a) The rateable land to which the special charge applies is all rateable land within the suburb of North Lakes.
- b) The service or activity for which the overall plan is made is providing higher maintenance levels, over and above the standard maintenance levels in other parts of the Council's local government area for public facilities including:
 - Parks – plantings, mulching, watering, weeding and mowing;
 - Public areas – lakes, boardwalks;
 - Roads reserves – footpaths, plantings, mulching, watering, weeding and mowing;
 - Park infrastructure – playground equipment, barbeque facilities, park furniture and shade shelters; and
 - Street furniture – street signs and lighting poles.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$1,120,710.
- d) The provision of higher maintenance levels for public facilities in North Lakes is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion that all land to which the charge applies will specially benefit from the provision of higher maintenance levels for public facilities in North Lakes because that land and the occupiers of the land have direct use of and exposure to the amenity created by these public facilities. This special charge has been set by Council to reflect sufficient and equitable contributions by the owners of the land to the additional cost of maintaining these high quality facilities in North Lakes.

The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.

The annual amount of the special charge will vary as follows:

- Residential properties that are part of a community titles scheme and are within a retirement village registered under the *Retirement Villages Act 1999* – \$10 per annum.
- Residential properties that are part of a community titles scheme and are not within a retirement village registered under the *Retirement Villages Act 1999* – \$30 per annum.
- Properties included in the Super Regional Drive-in Shopping Centre (S1S) or Mega Store Retailer Sub Regional A (S4M) differential general rating categories – \$2,000 per annum.
- All other properties – \$150 per annum.

Any new properties created during the financial year will be charged a pro rata amount calculated from the date the property is created.

1.5.5 Newport Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Newport Canal Maintenance Special Charge (“**special charge**”) on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable (“**works**”) the canals at Newport Waterways (“**canals**”).

The special charge applies to properties in the suburb of Newport with canal frontage. This area includes lots in community titles schemes where the scheme land has canal frontage, and the whole of the Newport Waterways Marina complex which is on multiple titles but is a single canal-front entity in terms of land use.

The special charge also applies to properties with frontage to the lake adjoining the canals. The lake is to be constructed in stages. The initial lake stage was completed in 2018/19 financial year which included the creation of the initial lake front lots. The lake is connected to the canals by a lock and weir, enabling use of parts of the canal system by lake-front owners for ocean boating access, and relies on parts of the canal system for tidal water flushing to maintain its water quality.

The whole area is delineated on a map identified as **PLAN A** prepared and adopted by the Council for this purpose. The map is incorporated by reference into this Revenue Statement.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below, and contained within the delineation on map **PLAN A**.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the access channel of the canals, including spoil disposal; and
 - (ii) major dredging of the canals other than the access channel, including spoil disposal; and
 - (iii) carrying out of spot dredging, beach cleaning and replenishment as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$63,277,900 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The works, particularly dredging, are carried out periodically, but not necessarily at fixed intervals. There may be significant variations between the level of works carried out in any one particular year as compared to others.
 - e) The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.

2. The 2019/20 annual implementation plan comprises the carrying out of the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:

Maintenance of the access channel of the canals

Entrance channel dredging	\$1,482,000
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Maintenance of the canals other than the access channel

Residential canals:

General Maintenance, Approvals and Contract Administration	\$148,100
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Internal Canal System Dredging and Spoil Disposal	\$1,361,738
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Marina:

General Maintenance, Approvals and Contract Administration	\$5,900
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Internal Canal System Dredging and Spoil Disposal	\$568,612
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2019/20 TOTAL:	<u>\$3,566,350</u>
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Special benefit

3. The Council is of the opinion that the lands to which the special charge applies, and the occupiers of those lands, will specially benefit from the works, as compared to other parts of its local government area generally.
4. For lots fronting the canals, that benefit exists for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals. It is the Council's opinion that these lands include lots in a community titles scheme which has canal frontage, even though it may be scheme land rather than the individual lots which physically abuts the canal. The owners of those lots have rights of access to and use of the scheme land, and hence the canals. The intensity of residential use of land developed for a community title scheme is higher than if the same land area had been developed for separate lots containing single dwellings.
5. These lands also include the land, whether dry land or submerged, from time to time comprising the Newport Waterways Marina which is a single canal-front entity in terms of land use, regardless of its internal titling arrangements or boundaries.
6. These lands also include land fronting the canals that is developed for commercial purposes, including (but not limited to) land that the Council is aware, at the date of this Revenue Statement, is intended to be developed as a retail, dining and entertainment precinct for which canal frontage will be a distinctive feature. The intensity of land use will be relatively much higher than for other land uses in the special charge area.
7. These lands also include the balance undeveloped land with canal frontage. As the canal frontage enhances the development potential and value of that land, the works confer special benefit on this balance land. It is therefore equitable that the owner contribute towards the cost of the works, albeit on a conservative basis which recognises that it is not yet developed, and that it is unlikely that the whole of the current rateable parcel or parcels will be developed for canal-fronting lots. To the extent that this land is developed for lake-fronting lots, as presently contemplated, those lots will pay a special charge reflecting the special benefit to that form of development as set out below.
8. For lots fronting the lake, that benefit exists for the reason that proper maintenance of those parts of the canals which enable boating access to and from the open water (via the lock and weir), and which facilitate tidal water flushing of the lake, via inlet pipes connected to canal waters and outlet through the lock and weir, is essential to those lots having effective boating access to ocean waters, and to maintenance of proper water quality in the lake.



Rateable land subject to charge

9. The Benefitted Area Map marked **PLAN A** identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also include:
- a) any canal lot, canal lot (residential unit), as defined below, which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment or canal allotment (residential unit) is outside the area delineated on **PLAN A**; and
 - b) any lake lot or lake lot (residential unit), as defined below, which is created during the year consequent upon construction of the lake, even if such new lake lot or lake lot (residential unit) is outside the area delineated on **PLAN A**.
10. **"canal lot"** means a parcel of land, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- a) abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - b) is used, or has been created to be used, for an end use purpose, other than a commercial purpose; and
 - c) has a valuation which values it individually and separately from any other land.
11. **"canal lot (residential unit)"** means a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997*, (a **"BCCM lot"**), whether existing as at the date of this resolution or coming into existence after the date of this resolution, where the lot or scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals that:
- a) is used, or has been created to be used, for an end use purpose, other than a commercial purpose; and
 - b) has a valuation which values it individually and separately from any other land.
12. **"balance allotment"** means any land within the area identified as Subdivision 3 on Map **PLAN A** (which is not a canal lot, canal lot (residential unit), lake lot or lake lot (residential Unit)).
- At 14 May 2019, the balance allotments are the lands contained in Rate Assessment Numbers 837096, 837131, 837132, 837094, 837095, 839496 and 839519.
13. **"lake lot"** means a parcel of land, which may be a BCCM Lot, whether existing as at the date of this resolution or coming into existence after the date of this resolution where:
- a) the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - b) the lot is used, or has been created to be used, for an end use purpose as an unattached single residential dwelling or other unattached non-commercial purpose; and
 - c) the lot has a valuation which values it individually and separately from any other land.
14. **"lake lot (residential unit)"** means a BCCM lot, whether existing as at the date of this resolution or coming into existence after the date of this resolution, where:
- a) the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - b) the lot is used, or has been created to be used, for an end use purpose as an attached residential unit, or other non-commercial purpose, and forms part of a building containing one or more other such lots; and
 - c) the lot has a valuation which values it individually and separately from any other land.
15. To avoid doubt, land which is covered by a single valuation which includes both newly subdivided lots (which would be canal lots, canal lots (residential unit), lake lots or lake lots (residential unit) if separately valued) and a balance unsubdivided area, is a balance allotment.





16. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include:
 - a) a planned maintenance program over 47 years;
 - b) the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy;
 - c) that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall as the true level of those costs emerges over time.
17. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
18. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, giving direct consideration to the extent to which, in the Council's opinion, different lands or their occupiers will specially benefit from the works. A prime consideration in that regard is the nature and intensity of different land uses, including commercial uses.
19. With particular reference to lake front lots, the Council recognises that these lots do not benefit from the whole of the works covered by the annual implementation plan and overall plan to the same extent as lots with direct canal frontage. However:
 - a) boating access for those lots and maintenance of lake water quality are directly dependent on the proper maintenance of Albatross Canal, Jabiru Canal, and the access channel to the ocean;
 - b) Albatross Canal, Jabiru Canal, and the access channel form part of the area within which the majority of silt deposition occurs, which is therefore the area in which the major part of dredging forming part of the works is carried out; and
 - c) the cost of dredging Albatross Canal, Jabiru Canal, and the access channel includes, as a practical matter, the cost of dredging to remove the major silt deposition which occurs within all those parts of the canals north of Zone 2 in Albatross Canal as shaded and shown on Map **PLAN E**.
20. In those circumstances, the Council considers it to be equitable that lake lots and lake lots (residential unit) share the cost of dredging Albatross Canal, Jabiru Canal, the access channel, and within all those parts of the canals north of Zone 2 in Albatross Canal on the same basis as canal lots and canal lots (residential unit), as well as costs relating to navigational aids, water quality monitoring, and administration of the works and the special charge. The balance of the costs incurred for the overall plan and annual implementation plan will not be reflected in the special charges to the owners of lake lots and lake lots (residential unit).
21. Taking those matter into consideration, the annual amount of the special charge will be as follows:
 - Special charge amount No. 1 \$131,252 (marina)
 - Special charge amount No. 2 \$1,256 per canal lot
 - Special charge amount No. 2U \$754 per canal lot (residential unit)
 - Special charge amount No. 3 \$62,307 – (NCL x \$377.56) – (NLL x \$211.07) , where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year and NLL = number of lake lots created by registration of separate title from balance allotments during the rating year.
 - Special charge amount No. 4 \$2,512 x CF/20 metres, per lot, where CF is the canal frontage (in metres) of the lot to be levied
 - Special charge amount No. 5 \$703 per lake lot
 - Special charge amount No. 5U \$352 per lake lot (residential unit)





22. Special charge amount No. 1 must be levied on all land which comprises subdivision 1, currently used as marina, where the use of the land is not residential. To avoid doubt, if any part of the land which comprises subdivision 1 is reconfigured to create residential allotments, the new residential allotments would not be subject to Special charge amount No. 1, but will be subject to Special charge amount No. 2 or Special charge amount No. 2U if they meet the relevant definitions.
23. Special charge amount No. 2 must be levied on each canal lot (including canal lots coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
24. Special charge amount No.2U must be levied on each canal lot (residential unit), (including canal lots (residential unit) coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
25. Special charge amount No. 3 must be levied on balance allotments currently comprising the area shaded yellow on Map **PLAN A** and identified as Subdivision 3. Where the land on which Special charge amount No. 3 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.
26. Special charge amount No. 4 must be levied on all land with frontage to the canals which is used for commercial purposes (including such land coming into existence as a rateable lot after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis). If such land is reconfigured for commercial use by way of a Community Title Scheme, then to the extent that individual lots do not have direct canal frontage, Special Charge amount No. 4 will first be notionally calculated based on the canal frontage of the Scheme Land, and then levied on individual lots in proportion to their interest schedule lot entitlement under the *Body Corporate and Community Management Act 1997*.
27. Special charge amount No. 5 must be levied on each lake lot (including lake lots coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
28. Special charge amount No.5U must be levied on each lake lot (residential unit), (including lake lots (residential unit) coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).



1.5.6 Pacific Harbour Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Pacific Harbour Canal Maintenance Special Charge (“**special charge**”) on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable (“**works**”) the canals and associated public infrastructure at Pacific Harbour.

The special charge applies to properties in the Pacific Harbour estate with canal frontage. This includes lots in a community titles scheme where the scheme land has canal frontage, and the whole of the Pacific Harbour Marina complex. The whole area is precisely delineated on a map prepared and adopted by the Council for this purpose.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the canals, including spoil disposal; and
 - (ii) maintenance of public infrastructure associated with the canals; and
 - (iii) carrying out of spot dredging as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$24,140,133 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.
2. The 2019/20 annual implementation plan comprises carrying out the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:

Maintenance of the canals

Residential canals:

General Maintenance, Approvals and Contract Administration	\$23,310
Review of model and hydrographic survey	36,750
Canal system dredging	\$53,750

Marina:

General Maintenance, Approvals and Contract Administration	\$Nil
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MAINTENANCE TOTAL: **\$113,810**

3. The Council is of the opinion that the lands to which the special charge applies will specially benefit from the works, as compared to other parts of its local government area generally, for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals and associated infrastructure. To avoid doubt, it is the Council’s opinion that these lands include lots in a community titles scheme which has canal frontage, even though it is usually scheme land rather than the individual lots which physically abuts the canal, and all lots, whether dry land or submerged, from time to time comprising the Pacific Harbour Marina.
4. The Benefitted Area Map marked “Plan B” identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also includes any canal allotment (as defined below) which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment is outside the area delineated on “Plan B”.



5. "canal allotment" means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - is used, or has been created to be used, for an end user purpose; and
 - has a valuation which values it individually and separately from any other land; and
 - is not contained within that part of the identified area shaded blue on "Plan B" (which area is described as "subdivision 1").

A canal allotment includes a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* where the scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals.

6. "balance allotment" means any land within the area identified as Subdivision 3 and 4 on "Plan B".

At 14 May 2019, the balance allotments are the lands contained in Rate Assessment Numbers 840313 and 258491.

7. To avoid doubt, land which is covered by a valuation which includes both newly subdivided allotments (which would be canal allotments if separately valued) and a balance un-subdivided area is a balance allotment.
8. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include, a planned maintenance program over 47 years; the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy; and that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
9. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.
10. The annual amount of the special charge made shall vary as follows:
- Special charge amount No. 1 \$15,760
 - Special charge amount No. 2 \$394 per canal allotment
 - Special charge amount No. 3 \$3,054 - (NCL x \$98.50), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
 - Special charge amount No. 4 \$591 - (NCL x \$98.50), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
11. Special charge amount No. 1 must be levied on all land which comprises subdivision 1. Where the land on which Special charge amount No. 1 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.





12. Special charge amount No. 2 must be levied on each canal allotment (including canal allotments coming into existence after the date of this resolution which must be levied on a pro rata time basis).
13. Special charge amount No. 3 must be levied on balance allotments within the area shaded yellow on "Plan B" and identified as Subdivision 3. Where the land on which Special charge amount No. 3 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.
14. Special charge amount No. 4 must be levied on balance allotments within the area shaded green on "Plan B" and identified as Subdivision 4. Where the land on which Special charge amount No. 4 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.

1.5.7 Bribie Gardens Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Bribie Gardens Canal Maintenance Special Charge ("**special charge**") on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable ("**works**") the canals and associated public infrastructure and preserving and maintaining the lock and weir at Bribie Gardens.

The special charge applies to properties in the Bribie Gardens estate with canal frontage regardless of whether they are located in front of or behind the lock and weir. To avoid confusion, this includes lots in community titles schemes where the scheme land has canal frontage. The whole area is precisely delineated on a map prepared and adopted by the Council for this purpose.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the canals, including spoil disposal; and
 - (ii) maintenance of public infrastructure associated with the canals; and
 - (iii) maintenance and replacement of the lock and weir; and
 - (iv) carrying out of spot dredging as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$14,477,200 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.





2. The 2019/20 annual implementation plan comprises the carrying out of the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:


Maintenance of the canals

Residential canals:

General Maintenance, Approvals and Contract Administration	\$21,200
Investigation Hydrographic Survey	\$30,000
Maintenance of the Lock and Weir	\$500,000
MAINTENANCE TOTAL:	<u>\$551,200</u>

3. The Council is of the opinion that the lands to which the special charge applies will specially benefit from the works, as compared to other parts of its local government area generally, for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals and associated infrastructure. To avoid doubt, it is the Council's opinion that these lands include lots in a community titles scheme which has canal frontage, even though it is usually scheme land rather than the individual lots which physically abuts the canal.
4. The Benefitted Area Map marked "Plan C" identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also includes any canal allotment (as defined below) which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment is outside the area delineated on "Plan C".
5. **"canal allotment behind the lock and weir"** means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- a) is located on the northern (inland) side of the lock and weir; and
 - b) abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - c) is used, or has been created to be used, for an end user purpose; and
 - d) has a valuation which values it individually and separately from any other land; and
 - e) is not contained within that part of the identified area shaded blue on "Plan C" (which area is described as **"subdivision 1"**).
6. **"canal allotment in front of the lock and weir"** means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- a) is located on the southern (ocean) side of the lock and weir; and
 - b) abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - c) is used, or has been created to be used, for an end user purpose; and
 - d) has a valuation which values it individually and separately from any other land; and
 - e) is not contained within that part of the identified area shaded blue on "Plan C" (which area is described as **"subdivision 1"**).
7. A canal allotment behind the lock and weir, and a canal allotment in front of the lock and weir includes a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* where the scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals.



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8. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include, a planned maintenance program over 47 years; the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy; and that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
 9. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.
 10. The annual amount of the special charge made shall vary as follows:
 - Special charge amount No. 1 \$1,244
 - Special charge amount No. 2 \$660 per canal allotment behind the lock and weir
 - Special charge amount No. 3 \$155 per canal allotment in front of the lock and weir
 11. Special charge amount No. 1 must be levied on all land which comprises subdivision 1.
 12. Special charge amount No. 2 must be levied on each canal allotment behind the lock and weir (including canal allotments behind the lock and weir coming into existence after the date of this resolution which must be levied on a pro rata time basis).
 13. Special charge amount No. 3 must be levied on each canal allotment in front of the lock and weir (including canal allotments in front of the lock and weir coming into existence after the date of this resolution which must be levied on a pro rata time basis).

1.5.8 Redcliffe Aerodrome Special Charge

The Council makes and levies a special charge to be known as the Redcliffe Aerodrome Special Charge ("special charge") on the rateable land identified below for the purpose of funding works for the operation, maintenance, repair and upgrading ("works") of Redcliffe Aerodrome.

The special charge is levied on rateable properties comprising the leased private, business or commercial sites adjacent to Redcliffe Aerodrome. As the Redcliffe Aerodrome is not a commercial airport, the primary use of and benefit from the operation, maintenance and upgrading of the aerodrome is conferred upon the private air transport and aviation-related businesses which occupy premises within the aerodrome boundaries. The level of this special charge has been set by Council to reflect sufficient and equitable contributions by these property owners to the cost of providing both operational and capital works and services at the aerodrome.



1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 10 year operational and capital works program for Redcliffe Aerodrome, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) sealing of the runway and taxiways; and
 - (ii) installation of lighting and connections; and
 - (iii) general aerodrome maintenance.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$2,718,776 over a 10 year period from base year 2019/20.
 - d) Aerodrome maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 10 years from base year 2019/20.
2. The 2019/20 annual implementation plan comprises carrying out the following works forming part of that overall plan which are intended or expected to be carried out in 2019/20:

Aerodrome Operations

Operations cost	\$165,084
Total Operations	\$165,084

Aerodrome Capital

NIL

AERODROME TOTAL: **\$165,084**

3. The Council is of the opinion that occupiers of the rateable land to which the special charge applies will specially benefit from the works and services for the reason that:
 - a) Redcliffe Aerodrome is not a commercial airport; and
 - b) most usage of Redcliffe Aerodrome is use by or for the benefit of private air transport or aviation-related operators who lease land within the Aerodrome holding, and are the occupiers of the rateable land proposed to be charged; and
 - c) the works and services in the overall plan facilitate or enhance that usage.
4. The Benefitted Area Map marked "Plan D" identifies the lands to be levied with the special charge for the 2019/20 financial year.
5. The Council considers it appropriate that the amount of the special charge for each parcel of rateable land be based upon land area, given that land area is a reasonable reflection of the scale of the occupier's activity, and therefore that occupier's relative level of special benefit from the works.

The amount of the special charge for the 2019/20 financial year will be \$4.75 per square metre of rateable land.



1.6 SEPARATE CHARGES

In accordance with section 94(1)(b)(iii) of the LGA, the Council makes and levies separate charges for the 2019/20 financial year as follows:

1.6.1 Regional Infrastructure Separate Charge

The Council makes and levies a separate charge on all rateable land to be known as the Regional Infrastructure Separate Charge. Funds raised from the Regional Infrastructure Separate Charge will be expended to enhance and rehabilitate transport and stormwater infrastructure that benefits the entire local government area (key infrastructure).

The Council considers all rateable land should contribute equally to the Regional Infrastructure Separate Charge because the key infrastructure, its enhancement and rehabilitation confers a general benefit on all rateable land.

The amount of the separate charge for the 2019/20 financial year will be \$78.00 per annum.

1.7 CONCESSIONS

For the financial year ending 30 June 2020 the Council will exercise its power to grant a concession for rates or charges under the LGR, Chapter 4, part 10, in the following ways:

1.7.1 Concession 1: Council Pensioner Rebate¹

- Where a person is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, and qualifies for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme) with respect to land located in the Moreton Bay Regional Council local government area (Qualifying Pensioner), the Council may partly rebate (rebate) the general rate and charges levied on the land in the amount equivalent to 50% of the total levy up to the Maximum Rebate per annum granted on a quarterly pro rata basis.
- A person will also be considered a Qualifying Pensioner if they are receiving the maximum rate of pension under Commonwealth law, and have entered into a long term lease or agreement with a retirement village operator for a property under a community titles scheme located in the Moreton Bay Regional Council local government area and the property is owned by the operator. In this instance, each community titles scheme property within the retirement village must be rated separately and, under the terms of the long term lease or agreement, the Qualifying Pensioner must be responsible for the payment of rates levied on the property.
- Maximum Rate is the highest level of benefit available and confirmed by Centrelink.
- The rebate may only be granted on the basis of a written application submitted to the Council. A new application must be made whenever there is a change to the Qualifying Pensioner's pension entitlements or address.
- The rebate will not be applied retrospectively to any rating period prior to the rating period in which the application for the rebate was made.
- Where the eligibility date is confirmed as being a date falling in a previous rating period then the rebate will be granted for the entire current rating period in which the application was made.
- Where the eligibility date is confirmed as being a date within the current rating period in which the application was made then the rebate will be granted from the first day of the next rating period.

¹ See also the potential availability of an aspect of this concession under certain circumstances for R and U categories as explained above in this Revenue Statement

- However, if a person who qualifies for a rebate satisfies the Council at the time of making his or her application that he or she was entitled to the relevant pension or other concession at a time 12 months or less prior to the date of the application to the Council, did not receive it due to processing delays by the relevant authority, but has received the pension backdated to the original date of eligibility, the Council may retrospectively apply the rebate commencing at the start of the first rating quarter after the proved date of eligibility. That may occur even if the first rating quarter after the date of eligibility was in the previous financial year.

To avoid doubt:

- The preceding paragraph applies only to persons when they first apply for a rebate after the adoption of this revenue statement and the 2019/2020 budget, and not to persons who are already in receipt of a rebate at that time;
- this provision applies only to persons who apply for a rebate as soon as practicable after they receive their entitlement and not to persons in respect of whom there is any material delay between the receipt of their entitlement and their application to the Council for their rebate.
- the maximum period for receipt of the rebate cannot under any circumstances exceed 12 months (4 rating quarters) prior to the commencement of the rating quarter in which the application is received.
- The rebate will be granted pro rata according to that proportion of the land which the Qualifying Pensioner occupies as a principal place of residence.
- The rebate will be granted pro rata according to the Qualifying Pensioner's proportional share of ownership of the land with the exception that pro rata will not apply where proportional ownership is confined to marriage and de facto relationships.
- Where a pensioner becomes ineligible for whatever reason, the rebate for the current rating period will be reversed in full where the ineligibility date occurred in a previous rating period. In all other cases the rebate will cease from the first day of the next rating period.
- **"Rating Period"** means the period for which rates and charges are levied as specified on the rate notice issued by the Council.
- The Maximum Rebate is \$250.00 per annum.

1.7.2 Concession 2: State Government Subsidy

- Where a person is receiving a pension under a Commonwealth law and qualifies for the Queensland Government Pensioner Rate Subsidy Scheme, (Scheme), with respect to land located in the Moreton Bay Regional Council local government area, the Council may, subject to the terms and conditions of the scheme, partly rebate rates and charges up to the maximum dollar amount specified by the scheme from time to time.
- The subsidy will be granted and administered strictly in accordance with the terms and conditions of the scheme as published by the Queensland Government from time to time.
- The subsidy may only be granted on the basis of a written application submitted to the Council. A new application must be made whenever there is a change to the qualifying pensioner's pension entitlements or address.
- The subsidy will not be applied retrospectively to any rating period prior to the rating period in which the application for the subsidy was made.
- **"Rating Period"** means the period for which rates and charges are levied as specified on the rate notice issued by the Council.



1.7.3 Rebate 3: Voluntary Conservation Agreements

The Council offers a partial rebate to property owners who enter into a voluntary conservation agreement in accordance with Council policy.

1.7.4 Rebate 4: Community Organisations

The Council offers a rebate towards rates and charges to community organisations in accordance with the Donations in Lieu of Rates and Charges Levied by Council and Unitywater Policy.

1.8 *ISSUE OF RATE NOTICES*

Rates and utility charges for the year ending 30 June 2020 will be levied quarterly at the commencement of each quarter.

1.9 *INTEREST ON OVERDUE RATES*

In accordance with section 133 of the LGR, all overdue rates and charges bear interest at the rate of 9.83% per annum, compounded on daily rests, commencing immediately after the due date for payment shown on the rate notice.

1.10 *TIME WITHIN WHICH RATES MUST BE PAID*

In accordance with section 118 of the LGR, all rates and charges are to be paid within 30 days after the rate notice for the rates and charges is issued.

1.11 *COST RECOVERY FEES*

The amount of all cost recovery fees fixed by the Council will not be more than the cost to the Council of providing the service or taking the action for which the fee is charged.

1.12 *OTHER FEES*

Other fees are set by the Council for the provision of services for which a cost recovery fee may not be fixed.

