

Revenue Statement 2021/22

The following Revenue Statement has been adopted by the Moreton Bay Regional Council for the 2021/22 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 2021/22 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. | 0.4165 | \$1,049 | 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. | 0.5206 | \$1,311 | 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 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.

Similarly, there may be scenarios 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, however both dwellings are occupied by a single household. In that situation Category R2 will also apply.

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, and both dwellings are not occupied by a single household. 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.

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 a pension under Commonwealth law 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 and R2, 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> |
|---------------------------------|--|---------------------------|-----------------------------|--------------------------|
| U10 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> | 0.4165 | \$1,469 | 9% |
| U20 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> | 0.4165 | \$1,364 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|---------------------------------|---|---------------------------|-----------------------------|--------------------------|
| U30 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> | 0.4165 | \$1,259 | 9% |
| U40 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> | 0.4165 | \$1,154 | 9% |
| U50 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> | 0.4165 | \$1,049 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-------------------------------------|--|---------------------------|-----------------------------|--------------------------|
| U6O Units 6 – Owner Occupied | A single residential building unit which is part of a community title scheme where: (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 (b) the rateable value per square metre of the scheme land on which the complex is constructed is less than \$85 per square metre. | 0.4165 | \$944 | 9% |
| U1N Units 1 – Non Owner Occupied | A single residential building unit which is part of a community title scheme where: (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 (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 (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres. | 0.5206 | \$1,836 | 9% |
| U2N Units 2 – Non Owner Occupied | A single residential building unit which is part of a community title scheme where: (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 (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 (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres. | 0.5206 | \$1,705 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-------------------------------------|--|---------------------------|-----------------------------|--------------------------|
| 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> | 0.5206 | \$1,574 | 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> | 0.5206 | \$1,442 | 9% |
| 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> | 0.5206 | \$1,311 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|--|--|---------------------------|-----------------------------|--------------------------|
| 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> | 0.5206 | \$1,180 | 9% |

Interpretation for U10 to U6N categories

The category descriptions for Categories U10 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 U10 to U60.

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:

- (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 Categories U10 to U60, 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 U10 to U60 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 a pension under Commonwealth law 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 U10 to U60

Upon the death of the last living **property owner** of land in any of Categories U10 to U60, 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)

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|----------|--|--------------------|----------------------|-------------------|
| F2 | where the number of dwellings on the land is equal to 2 | 0.5206 | \$2,622 | No cap |
| F3 | where the number of dwellings on the land is equal to 3 | 0.5206 | \$3,933 | No cap |
| F4 | where the number of dwellings on the land is equal to 4 | 0.5206 | \$5,244 | No cap |
| F5 | where the number of dwellings on the land is equal to 5 | 0.5206 | \$6,555 | No cap |
| F6 | where the number of dwellings on the land is equal to 6 | 0.5206 | \$7,866 | No cap |
| F7 | where the number of dwellings on the land is equal to 7 | 0.5206 | \$9,177 | No cap |
| F8 | where the number of dwellings on the land is equal to 8 | 0.5206 | \$10,488 | No cap |
| F9 | where the number of dwellings on the land is equal to 9 | 0.5206 | \$11,799 | No cap |
| F10 | where the number of dwellings on the land is equal to 10 | 0.5206 | \$13,110 | No cap |
| F11 | where the number of dwellings on the land is equal to 11 | 0.5206 | \$14,421 | No cap |
| F12 | where the number of dwellings on the land is equal to 12 | 0.5206 | \$15,732 | No cap |
| F13 | where the number of dwellings on the land is equal to 13 | 0.5206 | \$17,043 | No cap |
| F14 | where the number of dwellings on the land is equal to 14 | 0.5206 | \$18,354 | No cap |
| F15 | where the number of dwellings on the land is equal to 15 | 0.5206 | \$19,665 | No cap |
| F16 | where the number of dwellings on the land is equal to 16 | 0.5206 | \$20,976 | No cap |
| F17 | where the number of dwellings on the land is equal to 17 | 0.5206 | \$22,287 | No cap |
| F18 | where the number of dwellings on the land is equal to 18 | 0.5206 | \$23,598 | No cap |
| F19 | where the number of dwellings on the land is equal to 19 | 0.5206 | \$24,909 | No cap |
| F20 | where the number of dwellings on the land is equal to 20 | 0.5206 | \$26,220 | No cap |

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| F21 | where the number of dwellings on the land is equal to 21 | 0.5206 | \$27,531 | No cap |
| F22 | where the number of dwellings on the land is equal to 22 | 0.5206 | \$28,842 | No cap |
| F23 | where the number of dwellings on the land is equal to 23 | 0.5206 | \$30,153 | No cap |
| F24 | where the number of dwellings on the land is equal to 24 | 0.5206 | \$31,464 | No cap |
| F25 | where the number of dwellings on the land is equal to 25 | 0.5206 | \$32,775 | No cap |
| F26 | where the number of dwellings on the land is equal to 26 | 0.5206 | \$34,086 | No cap |
| F27 | where the number of dwellings on the land is equal to 27 | 0.5206 | \$35,397 | No cap |
| F28 | where the number of dwellings on the land is equal to 28 | 0.5206 | \$36,708 | No cap |
| F29 | where the number of dwellings on the land is equal to 29 | 0.5206 | \$38,019 | No cap |
| F30 | where the number of dwellings on the land is equal to 30 | 0.5206 | \$39,330 | No cap |
| F31 | where the number of dwellings on the land is equal to 31 | 0.5206 | \$40,641 | No cap |
| F32 | where the number of dwellings on the land is equal to 32 | 0.5206 | \$41,952 | No cap |
| F33 | where the number of dwellings on the land is equal to 33 | 0.5206 | \$43,263 | No cap |
| F34 | where the number of dwellings on the land is equal to 34 | 0.5206 | \$44,574 | No cap |
| F35 | where the number of dwellings on the land is equal to 35 | 0.5206 | \$45,885 | No cap |
| F36 | where the number of dwellings on the land is equal to 36 | 0.5206 | \$47,196 | No cap |
| F37 | where the number of dwellings on the land is equal to 37 | 0.5206 | \$48,507 | No cap |
| F38 | where the number of dwellings on the land is equal to 38 | 0.5206 | \$49,818 | No cap |
| F39 | where the number of dwellings on the land is equal to 39 | 0.5206 | \$51,129 | No cap |
| F40 | where the number of dwellings on the land is equal to 40 | 0.5206 | \$52,440 | No cap |

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| F41 | where the number of dwellings on the land is equal to 41 | 0.5206 | \$53,751 | No cap |
| F42 | where the number of dwellings on the land is equal to 42 | 0.5206 | \$55,062 | No cap |
| F43 | where the number of dwellings on the land is equal to 43 | 0.5206 | \$56,373 | No cap |
| F44 | where the number of dwellings on the land is equal to 44 | 0.5206 | \$57,684 | No cap |
| F45 | where the number of dwellings on the land is equal to 45 | 0.5206 | \$58,995 | No cap |
| F46 | where the number of dwellings on the land is equal to 46 | 0.5206 | \$60,306 | No cap |
| F47 | where the number of dwellings on the land is equal to 47 | 0.5206 | \$61,617 | No cap |
| F48 | where the number of dwellings on the land is equal to 48 | 0.5206 | \$62,928 | No cap |
| F49 | where the number of dwellings on the land is equal to 49 | 0.5206 | \$64,239 | No cap |
| F50 | where the number of dwellings on the land is equal to 50 | 0.5206 | \$65,550 | No cap |
| F51 | where the number of dwellings on the land is equal to 51 | 0.5206 | \$66,861 | No cap |
| F52 | where the number of dwellings on the land is equal to 52 | 0.5206 | \$68,172 | No cap |
| F53 | where the number of dwellings on the land is equal to 53 | 0.5206 | \$69,483 | No cap |
| F54 | where the number of dwellings on the land is equal to 54 | 0.5206 | \$70,794 | No cap |
| F55 | where the number of dwellings on the land is equal to 55 | 0.5206 | \$72,105 | No cap |
| F56 | where the number of dwellings on the land is equal to 56 | 0.5206 | \$73,416 | No cap |
| F57 | where the number of dwellings on the land is equal to 57 | 0.5206 | \$74,727 | No cap |
| F58 | where the number of dwellings on the land is equal to 58 | 0.5206 | \$76,038 | No cap |
| F59 | where the number of dwellings on the land is equal to 59 | 0.5206 | \$77,349 | No cap |
| F60 | where the number of dwellings on the land is equal to 60 | 0.5206 | \$78,660 | No cap |

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|----------|--|--------------------|----------------------|-------------------|
| F61 | where the number of dwellings on the land is equal to 61 | 0.5206 | \$79,971 | No cap |
| F62 | where the number of dwellings on the land is equal to 62 | 0.5206 | \$81,282 | No cap |
| F63 | where the number of dwellings on the land is equal to 63 | 0.5206 | \$82,593 | No cap |
| F64 | where the number of dwellings on the land is equal to 64 | 0.5206 | \$83,904 | No cap |
| F65 | where the number of dwellings on the land is equal to or greater than 65 | 0.5206 | \$85,215 | 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 owners of the property occupy either dwelling and both the primary and secondary dwellings are not occupied by a single household. 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 and both the primary and secondary dwellings are not occupied by a single household. 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 **dwelling**s 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, or where a property owner does not reside in either dwelling but both dwellings are used as a single household.

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, and the occupiers of both dwellings do not constitute a single household, 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 | 0.4165 | \$1,049 | Please see below |
| <p><i>Classes of capping for the VL1 differential general rating category:</i></p> <ol style="list-style-type: none"> Where the land is owned solely by a natural person or natural persons a cap percentage of 9 percent applies. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies. | | | | |
| 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 | 0.6248 | \$1,416 | Please see below |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|--|--|---------------------------|-----------------------------|--------------------------|
| <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 | <p>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:</p> <p>01 – Vacant Urban Land</p> <p>94 – Vacant Rural Land</p> | 0.6965 | \$1,436 | 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

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| SC1 | <p>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:</p> <p>48 – Sports Clubs/Facilities</p> <p>50 – Other Clubs (non business)</p> | 0.4165 | \$1,049 | 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> . | 0.4165 | \$944 | 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 | 0.6248 | \$3,058 | 9% |
| RV3 | the retirement village has greater than or equal to 10 and less than 20 independent living dwellings | 0.6248 | \$4,310 | 9% |
| RV4 | the retirement village has greater than or equal to 20 and less than 30 independent living dwellings | 0.6248 | \$8,620 | 9% |
| RV5 | the retirement village has greater than or equal to 30 and less than 40 independent living dwellings | 0.6248 | \$12,930 | 9% |
| RV6 | the retirement village has greater than or equal to 40 and less than 50 independent living dwellings | 0.6248 | \$17,240 | 9% |
| RV7 | the retirement village has greater than or equal to 50 and less than 60 independent living dwellings | 0.6248 | \$21,550 | 9% |
| RV8 | the retirement village has greater than or equal to 60 and less than 70 independent living dwellings | 0.6248 | \$25,860 | 9% |
| RV9 | the retirement village has greater than or equal to 70 and less than 80 independent living dwellings | 0.6248 | \$30,170 | 9% |
| RV10 | the retirement village has greater than or equal to 80 and less than 90 independent living dwellings | 0.6248 | \$34,480 | 9% |
| RV11 | the retirement village has greater than or equal to 90 and less than 100 independent living dwellings | 0.6248 | \$38,790 | 9% |
| RV12 | the retirement village has greater than or equal to 100 and less than 110 independent living dwellings | 0.6248 | \$43,100 | 9% |
| RV13 | the retirement village has greater than or equal to 110 and less than 120 independent living dwellings | 0.6248 | \$47,410 | 9% |

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| RV14 | the retirement village has greater than or equal to 120 and less than 130 independent living dwellings | 0.6248 | \$51,720 | 9% |
| RV15 | the retirement village has greater than or equal to 130 and less than 140 independent living dwellings | 0.6248 | \$56,030 | 9% |
| RV16 | the retirement village has greater than or equal to 140 and less than 150 independent living dwellings | 0.6248 | \$60,340 | 9% |
| RV17 | the retirement village has greater than or equal to 150 and less than 160 independent living dwellings | 0.6248 | \$64,650 | 9% |
| RV18 | the retirement village has greater than or equal to 160 and less than 170 independent living dwellings | 0.6248 | \$68,960 | 9% |
| RV19 | the retirement village has greater than or equal to 170 and less than 180 independent living dwellings | 0.6248 | \$73,270 | 9% |
| RV20 | the retirement village has greater than or equal to 180 and less than 190 independent living dwellings | 0.6248 | \$77,580 | 9% |
| RV21 | the retirement village has greater than or equal to 190 and less than 200 independent living dwellings | 0.6248 | \$81,890 | 9% |
| RV22 | the retirement village has greater than or equal to 200 and less than 210 independent living dwellings | 0.6248 | \$86,200 | 9% |
| RV23 | the retirement village has greater than or equal to 210 and less than 220 independent living dwellings | 0.6248 | \$90,510 | 9% |
| RV24 | the retirement village has greater than or equal to 220 and less than 230 independent living dwellings | 0.6248 | \$94,820 | 9% |
| RV25 | the retirement village has greater than or equal to 230 and less than 240 independent living dwellings | 0.6248 | \$99,130 | 9% |
| RV26 | the retirement village has greater than or equal to 240 and less than 250 independent living dwellings | 0.6248 | \$103,440 | 9% |
| RV27 | the retirement village has greater than or equal to 250 and less than 260 independent living dwellings | 0.6248 | \$107,750 | 9% |
| RV28 | the retirement village has greater than or equal to 260 and less than 270 independent living dwellings | 0.6248 | \$112,060 | 9% |
| RV29 | the retirement village has greater than or equal to 270 and less than 280 independent living dwellings | 0.6248 | \$116,370 | 9% |
| RV30 | the retirement village has greater than or equal to 280 and less than 290 independent living dwellings | 0.6248 | \$120,680 | 9% |
| RV31 | the retirement village has greater than or equal to 290 and less than 300 independent living dwellings | 0.6248 | \$124,990 | 9% |
| RV32 | the retirement village has greater than or equal to 300 and less than 310 independent living dwellings | 0.6248 | \$129,300 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| RV33 | the retirement village has greater than or equal to 310 and less than 320 independent living dwellings | 0.6248 | \$133,610 | 9% |
| RV34 | the retirement village has greater than or equal to 320 and less than 330 independent living dwellings | 0.6248 | \$137,920 | 9% |
| RV35 | the retirement village has greater than or equal to 330 and less than 340 independent living dwellings | 0.6248 | \$142,230 | 9% |
| RV36 | the retirement village has greater than or equal to 340 and less than 350 independent living dwellings | 0.6248 | \$146,540 | 9% |
| RV37 | the retirement village has greater than or equal to 350 and less than 360 independent living dwellings | 0.6248 | \$150,850 | 9% |
| RV38 | the retirement village has greater than or equal to 360 and less than 370 independent living dwellings | 0.6248 | \$155,160 | 9% |
| RV39 | the retirement village has greater than or equal to 370 and less than 380 independent living dwellings | 0.6248 | \$159,470 | 9% |
| RV40 | the retirement village has greater than or equal to 380 and less than 390 independent living dwellings | 0.6248 | \$163,780 | 9% |
| RV41 | the retirement village has greater than or equal to 390 and less than 400 independent living dwellings | 0.6248 | \$168,090 | 9% |
| RV42 | the retirement village has greater than or equal to 400 and less than 410 independent living dwellings | 0.6248 | \$172,400 | 9% |
| RV43 | the retirement village has greater than or equal to 410 and less than 420 independent living dwellings | 0.6248 | \$176,710 | 9% |
| RV44 | the retirement village has greater than or equal to 420 and less than 430 independent living dwellings | 0.6248 | \$181,020 | 9% |
| RV45 | the retirement village has greater than or equal to 430 independent living dwellings | 0.6248 | \$185,330 | 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

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-------------------------------|---|--------------------|----------------------|-------------------|
| 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 | 0.6248 | \$3,058 | 30% |
| RH2 | the relocatable home park has greater than or equal to 10 and less than 20 sites | 0.6248 | \$4,310 | 30% |
| RH3 | the relocatable home park has greater than or equal to 20 and less than 30 sites | 0.6248 | \$8,620 | 30% |
| RH4 | the relocatable home park has greater than or equal to 30 and less than 40 sites | 0.6248 | \$12,930 | 30% |
| RH5 | the relocatable home park has greater than or equal to 40 and less than 50 sites | 0.6248 | \$17,240 | 30% |
| RH6 | the relocatable home park has greater than or equal to 50 and less than 60 sites | 0.6248 | \$21,550 | 30% |
| RH7 | the relocatable home park has greater than or equal to 60 and less than 70 sites | 0.6248 | \$25,860 | 30% |
| RH8 | the relocatable home park has greater than or equal to 70 and less than 80 sites | 0.6248 | \$30,170 | 30% |
| RH9 | the relocatable home park has greater than or equal to 80 and less than 90 sites | 0.6248 | \$34,480 | 30% |
| RH10 | the relocatable home park has greater than or equal to 90 and less than 100 sites | 0.6248 | \$38,790 | 30% |
| RH11 | the relocatable home park has greater than or equal to 100 and less than 110 sites | 0.6248 | \$43,100 | 30% |
| RH12 | the relocatable home park has greater than or equal to 110 and less than 120 sites | 0.6248 | \$47,410 | 30% |
| RH13 | the relocatable home park has greater than or equal to 120 and less than 130 sites | 0.6248 | \$51,720 | 30% |
| RH14 | the relocatable home park has greater than or equal to 130 and less than 140 sites | 0.6248 | \$56,030 | 30% |
| RH15 | the relocatable home park has greater than or equal to 140 and less than 150 sites | 0.6248 | \$60,340 | 30% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| RH16 | the relocatable home park has greater than or equal to 150 and less than 160 sites | 0.6248 | \$64,650 | 30% |
| RH17 | the relocatable home park has greater than or equal to 160 and less than 170 sites | 0.6248 | \$68,960 | 30% |
| RH18 | the relocatable home park has greater than or equal to 170 and less than 180 sites | 0.6248 | \$73,270 | 30% |
| RH19 | the relocatable home park has greater than or equal to 180 and less than 190 sites | 0.6248 | \$77,580 | 30% |
| RH20 | the relocatable home park has greater than or equal to 190 and less than 200 sites | 0.6248 | \$81,890 | 30% |
| RH21 | the relocatable home park has greater than or equal to 200 and less than 210 sites | 0.6248 | \$86,200 | 30% |
| RH22 | the relocatable home park has greater than or equal to 210 and less than 220 sites | 0.6248 | \$90,510 | 30% |
| RH23 | the relocatable home park has greater than or equal to 220 and less than 230 sites | 0.6248 | \$94,820 | 30% |
| RH24 | the relocatable home park has greater than or equal to 230 and less than 240 sites | 0.6248 | \$99,130 | 30% |
| RH25 | the relocatable home park has greater than or equal to 240 and less than 250 sites | 0.6248 | \$103,440 | 30% |
| RH26 | the relocatable home park has greater than or equal to 250 and less than 260 sites | 0.6248 | \$107,750 | 30% |
| RH27 | the relocatable home park has greater than or equal to 260 and less than 270 sites | 0.6248 | \$112,060 | 30% |
| RH28 | the relocatable home park has greater than or equal to 270 and less than 280 sites | 0.6248 | \$116,370 | 30% |
| RH29 | the relocatable home park has greater than or equal to 280 and less than 290 sites | 0.6248 | \$120,680 | 30% |
| RH30 | the relocatable home park has greater than or equal to 290 and less than 300 sites | 0.6248 | \$124,990 | 30% |
| RH31 | the relocatable home park has greater than or equal to 300 and less than 310 sites | 0.6248 | \$129,300 | 30% |
| RH32 | the relocatable home park has greater than or equal to 310 and less than 320 sites | 0.6248 | \$133,610 | 30% |
| RH33 | the relocatable home park has greater than or equal to 320 and less than 330 sites | 0.6248 | \$137,920 | 30% |
| RH34 | the relocatable home park has greater than or equal to 330 and less than 340 sites | 0.6248 | \$142,230 | 30% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| RH35 | the relocatable home park has greater than or equal to 340 and less than 350 sites | 0.6248 | \$146,540 | 30% |
| RH36 | the relocatable home park has greater than or equal to 350 and less than 360 sites | 0.6248 | \$150,850 | 30% |
| RH37 | the relocatable home park has greater than or equal to 360 and less than 370 sites | 0.6248 | \$155,160 | 30% |
| RH38 | the relocatable home park has greater than or equal to 370 and less than 380 sites | 0.6248 | \$159,470 | 30% |
| RH39 | the relocatable home park has greater than or equal to 380 and less than 390 sites | 0.6248 | \$163,780 | 30% |
| RH40 | the relocatable home park has greater than or equal to 390 and less than 400 sites | 0.6248 | \$168,090 | 30% |
| RH41 | the relocatable home park has greater than or equal to 400 and less than 410 sites | 0.6248 | \$172,400 | 30% |
| RH42 | the relocatable home park has greater than or equal to 410 and less than 420 sites | 0.6248 | \$176,710 | 30% |
| RH43 | the relocatable home park has greater than or equal to 420 and less than 430 sites | 0.6248 | \$181,020 | 30% |
| RH44 | the relocatable home park has greater than or equal to 430 sites | 0.6248 | \$185,330 | 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 | 0.8330 | \$1,840 | No cap |

Bed and Breakfasts

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|----------|---|--------------------|----------------------|-------------------|
| 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 | 0.5206 | \$1,311 | 9% |

Rural Agricultural

| Category | Description | Rate in the Dollar | Minimum General Rate | Caped Percentage |
|----------|--|--------------------|----------------------|------------------|
| RA1 | Land valued by the Department of Natural Resources, Mines and Energy (DNRME) 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: Sheep Grazing 60 – Sheep Grazing – Dry 61 – Sheep Breeding Cattle Grazing 64 – Breeding 65 – Breeding and Fattening 66 – Fattening 67 – Goats Dairy Cattle 68 – Milk – Quota 69 – Milk – No Quota 70 – Cream Agricultural 71 – Oil Seed 73 – Grains 74 – Turf Farms 75 – Sugar Cane | 0.4165 | \$1,416 | 9% |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Caped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|-------------------------|
| | 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 | | | |
| | Other Rural Uses | | | |
| | 85 - Pigs | | | |
| | 86 - Horses | | | |
| | 88 - Forestry and Logs | | | |
| | 89 - Animal Special | | | |
| | 90 - Stratum | | | |
| | 93 - Peanuts | | | |

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> | 1.7728 | \$3,989 | 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> | 1.5618 | \$1,436 | 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> | 0.8442 | \$1,436 | 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> | 0.8442 | \$1,436 | 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 | 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: 24 – Sales Area Outdoors (dealers, boats, cars, etc); and: The area of the physical land parcel is equal to or greater than 4,000 square metres. | 0.9286 | \$2,127 | No cap |
| OSA2 | 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: 24 – Sales Area Outdoors (dealers, boats, cars, etc); and: The area of the physical land parcel is less than 4,000 square metres. | 0.8864 | \$2,127 | 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 | 1.1819 | \$1,436 | No cap |

Drive Through Restaurants

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|----------|---|--------------------|----------------------|-------------------|
| 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 | 1.5618 | \$2,660 | No cap |

Motels

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------------------|--|--------------------|----------------------|-------------------|
| 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 | 0.7705 | \$1,416 | No cap |
| M4 | where the number of rooms is equal to 4 | 0.7705 | \$1,476 | No cap |
| M5 | where the number of rooms is equal to 5 | 0.7705 | \$1,845 | No cap |
| M6 | where the number of rooms is equal to 6 | 0.7705 | \$2,214 | No cap |
| M7 | where the number of rooms is equal to 7 | 0.7705 | \$2,583 | No cap |
| M8 | where the number of rooms is equal to 8 | 0.7705 | \$2,952 | No cap |
| M9 | where the number of rooms is equal to 9 | 0.7705 | \$3,321 | No cap |
| M10 | where the number of rooms is equal to 10 | 0.7705 | \$3,690 | No cap |
| M11 | where the number of rooms is equal to 11 | 0.7705 | \$4,059 | No cap |
| M12 | where the number of rooms is equal to 12 | 0.7705 | \$4,428 | No cap |
| M13 | where the number of rooms is equal to 13 | 0.7705 | \$4,797 | No cap |
| M14 | where the number of rooms is equal to 14 | 0.7705 | \$5,166 | No cap |
| M15 | where the number of rooms is equal to 15 | 0.7705 | \$5,535 | No cap |
| M16 | where the number of rooms is equal to 16 | 0.7705 | \$5,904 | No cap |
| M17 | where the number of rooms is equal to 17 | 0.7705 | \$6,273 | No cap |
| M18 | where the number of rooms is equal to 18 | 0.7705 | \$6,642 | No cap |
| M19 | where the number of rooms is equal to 19 | 0.7705 | \$7,011 | No cap |
| M20 | where the number of rooms is equal to 20 | 0.7705 | \$7,380 | No cap |
| M21 | where the number of rooms is equal to 21 | 0.7705 | \$7,749 | No cap |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| M22 | where the number of rooms is equal to 22 | 0.7705 | \$8,118 | No cap |
| M23 | where the number of rooms is equal to 23 | 0.7705 | \$8,487 | No cap |
| M24 | where the number of rooms is equal to 24 | 0.7705 | \$8,856 | No cap |
| M25 | where the number of rooms is equal to 25 | 0.7705 | \$9,225 | No cap |
| M26 | where the number of rooms is equal to 26 | 0.7705 | \$9,594 | No cap |
| M27 | where the number of rooms is equal to 27 | 0.7705 | \$9,963 | No cap |
| M28 | where the number of rooms is equal to 28 | 0.7705 | \$10,332 | No cap |
| M29 | where the number of rooms is equal to 29 | 0.7705 | \$10,701 | No cap |
| M30 | where the number of rooms is equal to 30 | 0.7705 | \$11,070 | No cap |
| M31 | where the number of rooms is equal to 31 | 0.7705 | \$11,439 | No cap |
| M32 | where the number of rooms is equal to 32 | 0.7705 | \$11,808 | No cap |
| M33 | where the number of rooms is equal to 33 | 0.7705 | \$12,177 | No cap |
| M34 | where the number of rooms is equal to 34 | 0.7705 | \$12,546 | No cap |
| M35 | where the number of rooms is equal to 35 | 0.7705 | \$12,915 | No cap |
| M36 | where the number of rooms is equal to 36 | 0.7705 | \$13,284 | No cap |
| M37 | where the number of rooms is equal to 37 | 0.7705 | \$13,653 | No cap |
| M38 | where the number of rooms is equal to 38 | 0.7705 | \$14,022 | No cap |
| M39 | where the number of rooms is equal to 39 | 0.7705 | \$14,391 | No cap |
| M40 | where the number of rooms is equal to 40 | 0.7705 | \$14,760 | No cap |
| M41 | where the number of rooms is equal to 41 | 0.7705 | \$15,129 | No cap |
| M42 | where the number of rooms is equal to 42 | 0.7705 | \$15,498 | No cap |
| M43 | where the number of rooms is equal to 43 | 0.7705 | \$15,867 | No cap |
| M44 | where the number of rooms is equal to 44 | 0.7705 | \$16,236 | No cap |
| M45 | where the number of rooms is equal to 45 | 0.7705 | \$16,605 | No cap |
| M46 | where the number of rooms is equal to 46 | 0.7705 | \$16,974 | No cap |
| M47 | where the number of rooms is equal to 47 | 0.7705 | \$17,343 | No cap |
| M48 | where the number of rooms is equal to 48 | 0.7705 | \$17,712 | No cap |
| M49 | where the number of rooms is equal to 49 | 0.7705 | \$18,081 | No cap |
| M50 | where the number of rooms is equal to 50 | 0.7705 | \$18,450 | No cap |
| M51 | where the number of rooms is equal to 51 | 0.7705 | \$18,819 | No cap |
| M52 | where the number of rooms is equal to 52 | 0.7705 | \$19,188 | No cap |
| M53 | where the number of rooms is equal to 53 | 0.7705 | \$19,557 | No cap |
| M54 | where the number of rooms is equal to 54 | 0.7705 | \$19,926 | No cap |
| M55 | where the number of rooms is equal to or greater than 55 | 0.7705 | \$20,295 | No cap |

Hotels and Licensed Clubs

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------|--|---------------------------|-----------------------------|--------------------------|
| 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 | 1.1819 | \$9,671 | 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. | 1.1608 | \$27,300 | 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. | 0.8442 | \$9,671 | 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. | 0.6248 | \$1,310 | 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 | 1.9839 | \$2,657 | 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. | 1.4140 | \$121,632 | 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. | 1.1397 | \$2,657 | No cap |

Drive-in Shopping Centre/Group of Shops

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|-----------------------|---|---------------------------|-----------------------------|--------------------------|
| 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. | 2.1306 | \$1,484,986 | 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. | 1.9175 | \$1,325,064 | 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. | 1.8110 | \$1,187,995 | No cap |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|--------------------------------|---|---------------------------|-----------------------------|--------------------------|
| 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. | 1.5411 | \$239,910 | No cap |
| 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. | 1.3328 | \$119,950 | 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. | 1.1662 | \$13,380 | No cap |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-----------------------------------|--|---------------------------|-----------------------------|--------------------------|
| S7S Local Shopping Centre B | <p>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:</p> <p>16G – Drive-in Shopping Centre / Group of Shops;</p> <p>and:</p> <p>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.</p> | 0.9580 | \$2,100 | No cap |

Mega Store Retailers

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|---|--|--------------------|----------------------|-------------------|
| 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). | 1.5766 | \$245,591 | 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). | 1.3636 | \$122,790 | 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). | 1.1931 | \$13,695 | 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. | 0.9801 | \$2,152 | No cap |

Heavy Commercial

| Category | Description | Rate in the Dollar | Minimum General Rate | Capped Percentage |
|---|---|--------------------|----------------------|-------------------|
| 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. | 1.4774 | \$8,054 | 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. | 1.3507 | \$2,132 | 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 | 2.1105 | \$10,637 | 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 | 1.4774 | \$6,384 | No cap |
| HC5 | Land which is used for large scale commercial or industrial purposes being land used for those | 0.9708 | \$6,447 | No cap |

| <i>Category</i> | <i>Description</i> | <i>Rate in the Dollar</i> | <i>Minimum General Rate</i> | <i>Capped Percentage</i> |
|-------------------------------|---|---------------------------|-----------------------------|--------------------------|
| Large Commercial / Industrial | <p>purposes and that otherwise meets the criteria or use description that corresponds with the following Land Use Code Identifiers:</p> <p>28A - Warehouse and Bulk Stores 36A - Large Industry</p> <p>and: The building/s on the land have a gross floor area greater than 10,000 square metres.</p> | | | |

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> |
|---|---|---------------------------|-----------------------------|--------------------------|
| 01 | Land not contained in any other differential rating category and the rateable value of the land is less than \$1,000,000 | 0.4165 | \$1,049 | Please see below |
| <p><i>Classes of capping for the 01 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> | | | | |
| 02 | 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 | 0.6248 | \$1,416 | Please see below |
| <p><i>Classes of capping for the 02 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> | | | | |
| 03 | 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 | 0.6872 | \$1,416 | 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 2021/22, the Council will limit any increase in differential general rates in specified rating categories to the differential general rates levied in financial year 2020/21 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 2020/21 financial year, any increase in differential general rates will be limited to the *corresponding annual amount* for the rates in the 2020/21 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 2021/22 financial year as follows:

Residential Charges

| SERVICE LEVEL | CHARGE |
|--|------------|
| 1 Kerbside Collection | |
| 140L refuse / 140L recycling | \$223.00 |
| 140L refuse / 240L recycling | \$229.00 |
| 140L refuse / 360L recycling | \$235.00 |
| 240L refuse / 240L recycling | \$248.00 |
| 240L refuse / 360L recycling | \$261.00 |
| 140L refuse – Additional bin | \$229.00 |
| 240L refuse – Additional bin | \$248.00 |
| 140L recycling – Additional bin | \$50.00 |
| 240L recycling – Additional bin | \$55.00 |
| 360L recycling – Additional bin | \$62.00 |
| 2 On Property Services | |
| On Property - 140L refuse / 140L recycling | \$247.00 |
| On Property - 140L refuse / 240L recycling | \$250.00 |
| On Property - 140L refuse / 360L recycling | \$253.00 |
| On Property - 240L refuse / 240L recycling | \$260.00 |
| On Property - 240L refuse / 360L recycling | \$280.00 |
| On Property - 240L recycling – Additional bin | \$60.00 |
| On Property - 360L recycling – Additional bin | \$64.00 |
| 3 Bulk Bins | |
| 660 L Bulk Bin | \$732.00 |
| 1m ³ Bulk Bin | \$1,045.00 |
| 1.5m ³ Bulk Bin | \$1,568.00 |
| 1,100L Plastic Rear Lift Bin | \$1,327.00 |
| 3m ³ Bulk Bin | \$3,135.00 |
| 4m ³ Bulk Bin | \$4,180.00 |
| <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 \$223 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> | |
| <p>** Where a property requests bulk services above their entitlement under the minimum service of 120 litres for waste (\$223), 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.</p> <p>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 @ \$1,327/bin) is shared equally amongst each of the unit holders and will be \$132.70 (\$2,654 / 20 units).</p> | |

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 where:

- a) The land is located within the Council's waste collection area, and
- b) There are no impediments, as decided by Manager Waste Services, which prevent, or make it impractical to provide a kerbside collection service to the land.

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 | \$285.00 |
| 140L refuse / 240L recycling | \$292.00 |
| 140L refuse / 360L recycling | \$296.00 |
| 240L refuse / 240L recycling | \$353.00 |
| 240L refuse / 360L recycling | \$357.00 |
| 240L refuse – Additional bin | \$353.00 |
| 240L recycling – Additional bin | \$55.00 |
| 360L recycling – Additional bin | \$62.00 |
| 2 On Property Services | |
| On Property - 140L refuse / 140L recycling | \$309.00 |
| On Property - 140L refuse / 240L recycling | \$311.00 |
| On Property - 140L refuse / 360L recycling | \$315.00 |
| On Property - 240L refuse / 240L recycling | \$363.00 |
| On Property - 240L refuse / 360L recycling | \$377.00 |
| On Property - 240L recycling – Additional bin | \$60.00 |
| On Property - 360L recycling – Additional bin | \$64.00 |

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 2021/22 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:
 - Booroobin 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 2021/22 financial year is \$295,075.
- 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 either outside of the kerbside collection area, or are located within the kerbside collection area but the Manager Waste Services has determined that a kerbside collection services cannot be provided. 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 2021/22 financial year is \$113,120.
- 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 \$112.00 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 2021/22 financial year is \$330,736.
- 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 \$112.00 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 2021/22 financial year is \$1,125,090.
- 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 50 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 \$68,250,400 over a 50 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 50 years from base year 2019/20.

2. The 2021/22 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 2021/22:

Maintenance of the access channel of the canals

| | |
|--|----------|
| General Maintenance, Approvals and Contract Administration | \$50,500 |
|--|----------|

Maintenance of the canals other than the access channel

Residential canals:

| | |
|--|-----------|
| General Maintenance, Approvals and Contract Administration | \$164,500 |
| Dredging | \$36,950 |

Marina:

| | |
|--|----------|
| General Maintenance, Approvals and Contract Administration | \$10,500 |
| Dredging | \$23,050 |

| | |
|-----------------------|-------------------------|
| 2021/22 TOTAL: | <u>\$285,500</u> |
|-----------------------|-------------------------|

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 2021/22 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)).

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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:
- the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - 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
 - 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:
- the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - 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
 - 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 un-subdivided area, is a balance allotment.
16. The quantum of the special charge levied in the 2021/22 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include:
- a planned maintenance program over 50 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;
 - 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. 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.
18. 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:
- 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;
 - 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**.
19. 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).
20. Taking those matter into consideration, the annual amount of the special charge will be as follows:
- Special charge amount No. 1 \$148,077 (marina)
 - Special charge amount No. 2 \$1,417 per canal lot
 - Special charge amount No. 2U \$850 per canal lot (residential unit)
 - Special charge amount No. 3 \$70,777 – (NCL x \$426) – (NLL x \$238.15) , 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 \$2,834 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 \$792 per lake lot
 - Special charge amount No. 5U \$396 per lake lot (residential unit)
21. 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.
22. 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).
23. 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).
24. 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.

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25. 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*.
 26. 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).
 27. 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 50 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 \$20,491,000 over a 50 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 50 years from base year 2019/20.

2. The 2021/22 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 2021/22:

Maintenance of the canals

Residential canals:

| | |
|--|-------------|
| General Maintenance, Approvals and Contract Administration | \$49,590 |
| Canal system dredging | \$3,554,286 |
| Spoil disposal | \$1,976,615 |

Marina:

| | |
|--|-----------|
| General Maintenance, Approvals and Contract Administration | \$2,610 |
| Dredging | \$488,714 |
| Spoil disposal | \$271,785 |

MAINTENANCE TOTAL: \$6,343,600

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 2021/22 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".
 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 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.
 9. The annual amount of the special charge made shall vary as follows:
 - Special charge amount No. 1 \$11,560
 - Special charge amount No. 2 \$289 per canal allotment
 - Special charge amount No. 3 \$1,228 - (NCL x \$72.25), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
 - Special charge amount No. 4 \$434 - (NCL x \$72.25), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
 10. 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.
 11. 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).
 12. 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.
 13. 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 50 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 \$21,230,500 over a 50 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 50 years from base year 2019/20.
2. The 2021/22 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 2021/22:

Maintenance of the canals

Residential canals:

| | |
|--|-----------|
| General Maintenance, Approvals and Contract Administration | \$33,700 |
| Entrance Channel Bypassing | \$264,000 |
| Canal Dredging | \$225,000 |
| Spoil Disposal | \$159,000 |

Lock and Weir:

| | |
|----------------------------------|----------|
| Maintenance of the Lock and Weir | |
| Capital works | \$46,000 |
| | \$20,000 |

MAINTENANCE TOTAL: \$747,700

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 2021/22 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.
8. The quantum of the special charge levied in the 2021/22 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include, a planned maintenance program over 50 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 2021/22 financial year is set at a level which, if levied annually over the 50 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 \$1,501
 - Special charge amount No. 2 \$796 per canal allotment behind the lock and weir
 - Special charge amount No. 3 \$187 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 2021/22, 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 2021 terms, is \$2,565,299 over a 10 year period from base year 2021/22.

- 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 2021/22.
2. The 2021/22 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 2021/22:

Aerodrome Operations

| | |
|-------------------------|------------------|
| Operations cost | \$137,105 |
| Total Operations | \$137,105 |

Aerodrome Capital

| | |
|--|-----------|
| Road Resurface (Taxiway and Helicopter Pads) | \$300,000 |
| Culvert Renewal | \$180,000 |
| Stormwater Renewal | \$39,000 |

AERODROME TOTAL: \$656,105

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 2021/22 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 2021/22 financial year will be \$4.96 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 2021/22 financial year as follows:

1.6.1 Regional Infrastructure and Environment Charge

The Council makes and levies a separate charge on all rateable land to be known as the Regional Infrastructure and Environment Charge.

Funds raised from the Regional Infrastructure and Environment Charge will be expended:

- a) to enhance and rehabilitate transport, stormwater and green infrastructure that benefits the entire local government area (key infrastructure); and
- b) to acquire, restore and rehabilitate land to conserve the region's ecological communities and environmental values for the benefit of the community in the present and future.

The Council considers all rateable land should contribute equally to the Regional Infrastructure and Environment Charge because the enhancement and rehabilitation of key infrastructure and the conservation of environmental land confers a general benefit on all rateable land.

The amount of the separate charge for the 2021/22 financial year will be \$90.00 per annum.

1.7 CONCESSIONS

For the financial year ending 30 June 2022 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 a pension under Commonwealth law 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 a 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.
- 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.

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

- 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.
- 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 2021/2022 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:
 - Where a Qualifying Pensioner 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 - **\$250.00 per annum.**
 - Where a Qualifying Pensioner is receiving a pension under Commonwealth law at a rate other than the Maximum Rate as confirmed by the Centrelink Confirmation eService - **\$100.00 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 2022 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 8.00% 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.