

# REVENUE STATEMENT 2021/2022



## **SCOPE**

The Revenue Statement is produced in accordance with s104 of the *Local Government Act 2009* and s169 and 172 of the *Local Government Regulation 2012*.

## **OVERVIEW**

The purpose of this revenue statement is:

- to provide an explanatory statement outlining and explaining the revenue raising measures adopted in the budget, and
- to comply in all respects with legislative requirements.

## **REFERENCE**

- *Local Government Act 2009*
- *Local Government Regulation 2012*

## **APPLICABILITY**

This revenue statement applies to the financial year from 1 July 2021 to 30 June 2022. It is approved in conjunction with the Budget as presented to Council on 24 June 2021.

It is not intended that this revenue statement reproduce all related policies. Related policies will be referred to where appropriate and will take precedence should clarification be required.

## **GUIDELINE**

Pursuant to the provisions of the *Local Government Act 2009* and the *Local Government Regulation 2012* the following explanation of revenue raising measures adopted in the 2021/2022 Budget are provided.

### **1. RATES AND CHARGES (LGA s94)**

For the financial year beginning 1 July 2021, Rockhampton Regional Council will make and levy rates and charges. Rates and Charges will include:-

- A. Differential General Rates,
- B. Special Rates and Charges,
- C. Separate Charges, and
- D. Utility Charges for Water, Sewerage and Waste Management.

The Statement deals with the principles used by Council in fixing rates and charges and if applicable, how the Council will apply user pays principles to utility and general charges.

## **2. GENERAL RATES RATIONALE**

Council accepts that the basis for levying general rates in Queensland is land valuations. Ideally, the general rate would be determined by dividing the total income needed from general rates by the rateable valuation of lands. However there is considerable diversity in the Region in terms of land use and location (such as between the urban and rural areas), land values, access to, and actual and potential demands for services and facilities.

Council is committed to spreading the general rates burden equitably among broad classes of ratepayer. This does not mean the general rate is levied on a “user pays system”. Instead, Council has designed the general rating system taking into account the following factors:

- the relative rateable value of lands and the general rates that would be payable if only one general rate were levied;
- the use of the land as it relates to actual and potential demand for Council services;
- location of the land as it relates to actual and potential demand for Council services; and
- the impact of rateable valuations on the level of general rates to be paid. Council is of the opinion that a common rating policy and structure should be embraced for the whole region.

## **3. GENERAL RATES – CATEGORIES AND DESCRIPTIONS (LGR Chapter 4, Part 5 Division 1)**

Council adopts differential general rating for the following reasons:

- Council is committed to spreading the general rates burden equitably;
- the use of a single general rate would not result in an equitable distribution of the rates burden among ratepayers;
- certain land uses and locations of lands require and/or impose greater demands on Council services relative to other land uses and locations; and
- valuation relativities between commercial/industrial, rural, urban, productive and residential uses, do not reflect the intensity of land use nor the actual or potential demands on Council services and facilities.

Land rating categories are defined by separating the town and rural locations of the Council area and then differentiating properties based on the use to which the land is being put. Where it is considered appropriate, relative valuations are used to define land rating categories in order to reduce the variation in general rate charges between consecutive years and limit increases to a reasonable level across all land uses.

The Council, for the purpose of making and levying differential general rates, has resolved to categorise all rateable land in its area into twenty three (23) categories and sub categories specified hereunder in the schedule.

**GENERAL RATING CATEGORIES 2021-2022**

No.	Category	Description	Identifiers (Land Use Codes)
1	Commercial / light industry	Land used, or intended to be used, in whole or in part, for commercial or light industrial purposes, other than land included in categories 2(a), 2(b), 2(c), 3 and 22.	1,4,6,7, 10 to 49 (excl. 31, 35, 37, 40 and lands in any other category).
2 (a)	Major shopping centres with a floor area 0 – 10,000m <sup>2</sup>	Land used, or intended to be used, as a shopping centre with a gross floor area up to 10,000m <sup>2</sup> and a value greater than \$2,500,001.	12 to 16 inclusive and 23, with a rateable valuation >\$2,500,001
2 (b)	Major shopping centres with a floor area 10,001 - 50,000 m <sup>2</sup>	Land used, or intended to be used, as a shopping centre with a gross floor area between 10,001m <sup>2</sup> and 50,000m <sup>2</sup> and a value greater than \$2,500,001.	12 to 16 inclusive and 23, with a rateable valuation >\$2,500,001
2 (c)	Major shopping centres with a floor area >50,000m <sup>2</sup>	Land used, or intended to be used, as a shopping centre with a gross floor area greater than 50,000m <sup>2</sup> and a value greater than \$2,500,001.	12 to 16 inclusive and 23, with a rateable valuation >\$2,500,001
3	Heavy and/ or noxious industry	Land used, or intended to be used, for:- (a) a fuel dump; (b) fuel storage; (c) an oil refinery; (d) heavy industry; (e) general industry; (f) noxious industry which emanates noise, odour or dust, including an abattoir.	31, 35, 37
4(a)	Power Generation	Land used or intended to be used for or ancillary to the generation and/or storage of electricity from a facility with an output capacity equal to or less than four hundred (400) Megawatts (excluding transformers/substations).	Land that meets the criteria in the description
4(b)	Power Generation	Land used or intended to be used for or ancillary to the generation and/or storage of electricity from a facility with an output capacity greater than four hundred (400) Megawatts (excluding transformers/substations).	Land that meets the criteria in the description

5	Extractive	Land used, or intended to be used, in whole or in part, for:- (a) the extraction of minerals or other substances from the ground; and (b) any purpose associated or connected with the extraction of minerals and other substances from the ground.	40
6	Agriculture, farming and other rural	Land used, or intended to be used, for non-residential rural, agricultural or farming purposes.	60 to 89 and 93 to 94 (excl. 72 excl. lands in any other category).
8A	Residential Other	Land with a value of less than \$101,001 used, or intended to be used, for:-  (a) residential purposes, other than as the owner's principal place of residence; <b>or</b> (b) two or more self-contained dwellings (including flats)	2, 3, 5, 8 & 9
8B	Residential Other	Land with a value of \$101,001 or more used, or intended to be used, for:- (a) residential purposes, other than as the owner's principal place of residence; <b>or</b> (b) two or more self-contained dwellings (including flats)	2, 3, 5, 8 & 9
9	Residential 1	Land used or intended to be used for residential purposes, as the owner's principal place of residence (PPR) with a value of less than \$94,001.	1, 2, 4, 5, 6 and 94 with a rateable valuation <\$94,001 (excl. lands in any other category).
10	Residential 2	Land used or intended to be used for residential purposes, as the owner's principal place of residence (PPR) with a value of between \$94,001 and \$153,000.	1, 2, 4, 5, 6 and 94 with a rateable valuation >\$94,000 but <\$153,001 (excl. lands in any other category).

11	Residential 3	Land used or intended to be used for residential purposes, as the owner's principal place of residence (PPR) with a value of between \$153,001 and \$240,000.	1, 2, 4, 5, 6 and 94 with a rateable valuation >\$153,000 but <\$240,001 (excl. lands in any other category).
12	Residential 4	Land used or intended to be used for residential purposes, as the owner's principal place of residence (PPR) with a value between \$240,001 and \$450,000	1, 2, 4, 5, 6 and 94 with a rateable valuation >\$240,000 but <\$450,001 (excl. lands in any other category).
13	Residential 5	Land used or intended to be used for residential purposes, as the owner's principal place of residence (PPR) with a value more than \$450,000	1, 2, 4, 5, 6 and 94 with a rateable valuation >\$450,000 (excl. lands in any other category).
21	Strata (residential)	Land, which is a lot in a community title scheme or residential group title, used as the owner's principal place of residence (PPR).	8 and 9 (excl. lands in any other category).
22	Strata (commercial/ industrial)	Land, which is a lot in a community title scheme or building unit, which is used, or intended to be used, for commercial or industrial purposes.	8 and 9
24	Vacant urban/rural land >\$430,000	Vacant land intended for use for development purposes with a value of more than \$430,000.	1 and 4 with a rateable valuation >\$430,000
25	Developer concession	Land, which qualifies for a discounted valuation pursuant to section 50 of the <i>Land Valuation Act</i> .	72
26	Special uses	Land, used, or intended to be used, for non-commercial purposes such as social and community welfare, defence or education purposes.	21, 50 – 59, 92, 96 – 100
27 (a)	Other \$0 - \$60,000	Land, with a value of \$60,000 or less, which is not otherwise categorized.	1, 4, 90, 91 and 95 with a rateable valuation <\$60,001
27 (b)	Other - >\$60,000	Land, with a value of more than \$60,000, which is not otherwise categorized.	1, 4, 90, 91 and 95 with a rateable valuation >\$60,000

### Department of Resources Land Use Code

Where the Council makes reference to land use code as an identifier along with the description of a rating category, that reference is to the land use codes as given to Council by the Department of Resources. The land use codes referred to as an identifier of a rating category correspond with the description of the category. However, it is the actual use of the land that determines the correct category.

### Identification of Land

The Council delegates to the Chief Executive Officer (CEO), pursuant to section 81(4) and (5) of the *Local Government Regulation 2012*, the power to identify the rating category to which each parcel of rateable land belongs.

In undertaking this task the CEO will be guided by the descriptions of each category. The terms 'LV', 'Land Valuation', 'SV' and 'Site Valuation' refer to the Land Valuation and Site Valuation assigned by the Queensland Department of Resources for the applicable year of valuation.

### Principal Place of Residence (PPR)

For the sake of clarity, in identifying the rating category to which residential land belongs, the Council will assume that where a ratepayer's postal address is not the same as the property address, the land will not be the ratepayer's Principal Place of Residence (PPR).

The term "principal place of residence" is a single dwelling house or dwelling unit at which one owner of the land must reside permanently for a minimum of 6 months of the year.

In establishing principal place of residence Council will consider as evidence, but not be limited to, the owner's declared address for Queensland driver's licence, or any other form of evidence deemed acceptable to Council.

### General Rates and Minimum General Rates

For the 2021/2022 financial year differential general rates and minimum general rates will be levied pursuant to section 94 of the *Local Government Act 2009*, on the differential general rate categories as follows-

Category No.	Category	General Rate (cents in the Dollar of Rateable Value)	Minimum General Rate (\$)
1	Commercial/light Industry	2.3113	1,551
2 (a)	Major shopping centres with a floor area 0 – 10,000 sqm	2.5855	21,318
2 (b)	Major shopping centres with a floor area 10,001 - 50,000 sqm	3.8654	243,453
2 (c)	Major shopping centres with a floor area >50,000 sqm	7.6375	1,839,472
3	Heavy and/ or noxious industry	3.6819	3,236
4 (a)	Power Generation, 0-400 MW	7.0424	3,236
4 (b)	Power Generation, 400+ MW	7.0424	3,236

5	Extractive	8.4878	2,641
6	Agriculture, farming and other rural	1.2085	1,441
8A	Residential Other, \$ 0 - \$101,000	1.5499	1,029
8B	Residential Other, >\$101,000	1.4046	1,566
9	Residential 1, \$ 0 - \$94,000	1.3439	785
10	Residential 2, \$94,001 - \$153,000	1.2026	1,263
11	Residential 3, \$153,001 - \$240,000	1.1469	1,840
12	Residential 4, \$240,001 - \$450,000	1.0498	2,752
13	Residential 5, > \$450,000	0.9461	4,724
21	Strata (residential)	1.5394	785
22	Strata (commercial/industrial)	2.4504	1,551
24	Vacant urban land >\$430,000	2.3596	1,551
25	Developer concession	1.5370	0
26	Special uses	1.6000	2,521
27 (a)	Other \$0 - \$60,000	1.9322	668
27 (b)	Other >\$60,001	2.8503	1,551

#### **4. LIMITATION ON RATE INCREASE – LGR Chapter 4, Part 9, Division 3**

For the 2021/2022 financial year Council will not be resolving to limit any increases in rates and charges.

#### **5. SPECIAL RATES/CHARGES (LGA s94)**

##### **Rural Fire Services Levies**

Council will, pursuant to section 128A of the *Fire and Emergency Services Act 1990* and section 94 of the *Local Government Act 2009*, make and levy special charges for the provision of rural fire fighting services to certain parts of the Region. The charges shall be levied on all land which specifically benefits from the provision of rural fire-fighting services.

For 2021/2022, the Council shall make a special charge, in the following amounts, for each of the following Rural Fire Brigades.

Rural Fire Brigade	Levy 2021/2022	Rural Fire Brigade	Levy 2021/2022
Alton Downs	\$50.00	Garnant	-
Archer Ulam	-	Gogango	\$ 5.00
Aricia	-	Gracemere	\$20.00
Bajool	\$25.00	Kalapa	\$20.00
Bouldercombe	\$50.00	Marmor	\$20.00
Calioran	-	Morinish	-
Calliungal	\$50.00	Stanwell	-
Dalma	\$10.00	South Ulam	-
Faraday	-	Westwood	\$50.00

The rateable land to which each of the special charges will apply is land within the areas separately described on a map titled "ROCKHAMPTON REGIONAL COUNCIL - RURAL FIRE BRIGADES BOUNDARIES". A copy of the Map is attached at Schedule 1.

The discount for the prompt payment of rates and charges, granted in accordance with section 130 of the *Local Government Regulation 2012*, will not apply to these charges. **Overall Plans**

The Overall Plan for each of the special charges is as follows:-

1. The service, facility or activity for which each special charge is levied is to fund the provision of fire prevention and firefighting services, equipment and activities by the rural fire brigades identified in the special charge table in the defined benefit areas.
2. The time for implementing the overall plan is one (1) year ending 30 June 2022. However, provision of fire-fighting services is an ongoing activity, and further special charges are expected to be made in future years.
3. The works and services specified in the overall plan will be carried out or provided during the year ending on 30 June 2022.
4. The estimated cost of implementing the overall plan (being the cost of planned works and activities for 2021/2022) is approximately \$97,145.00.
5. The special charge is intended to raise all funds necessary to carry out the overall plan.

The occupier of the land to be levied with the special charge has specifically benefited, or will specifically benefit, from the implementation of the overall plan, comprising fire-fighting services, because rural fire brigades are charged with fire-fighting and fire prevention under the *Fire & Emergency Services Act 1990* and whose services could not be provided or maintained without the imposition of the special charge.

## **6. SEPARATE CHARGES (LGA s94)**

Council will make and levy separate charges pursuant to section 94 of the *Local Government Act 2009* to defray the expense it incurs in providing identified services or facilities or engaging in identified activities for the benefit of its local governed area. The charges are calculated on the basis of the estimated cost to Council of providing these services. Revenue raised from these charges will only be used to fund either all or part of the costs associated with the activities.

Council considers that the benefit of each service, facility or activity is shared equally by all parcels of rateable land, regardless of their value.



**Road Network Separate Charge**

Council will make and levy a separate charge to defray part of the cost of maintaining the road network within the region. Council will make and levy the charge equally on all rateable land within the Rockhampton Regional Council area.

The amount of the Road Network Separate Charge will be \$460.00 per annum per rateable assessment throughout the region.

**Natural Environment Separate Charge**

Council will make and levy a separate charge to defray part of the cost of formulating and implementing initiatives for environmental protection, enhancement and conservation, including the many and varied initiatives that contribute to these outcomes.

Council will make and levy the charge equally on all rateable land within the Rockhampton Regional Council area.

The amount of the Natural Environment Separate Charge will be \$55.00 per annum per rateable assessment throughout the region.

The discount for the prompt payment of rates and charges, granted in accordance with section 130 of the *Local Government Regulation 2012*, will not apply to the Natural Environment Separate Charge.

**7. UTILITY CHARGES (LGA s94)**

Council will make and levy utility service charges, pursuant to section 94 of the *Local Government Act 2009*, for the financial year beginning 1 July 2021 on the basis of an equitable distribution of the burden on those who utilise, or stand to benefit from, the provision of the utility services.

**WATER**

Water charges will be set to recover all of the costs associated with the provision of water services by Council in the financial year.

Subject to any express provision to the contrary Council will charge all land connected to its water supply, or capable of connection to the supply, a two-part tariff for the period 1 July 2021 to 30 June 2022, comprising:-

- a graduated single tier access charge for land connected to Council's water supply, or capable of connection to the supply; and
- a multi-tiered consumption charge for residential users and a single tier charge for non-residential users.

There are three (3) water supply areas: Gracemere, Mount Morgan and Rockhampton.

The following additional policy is adopted in relation to access charges:

- (a) The access charge for an individual residential community title lot will be the sum payable for a 20mm water meter connection, regardless of the true size of the connection to the lot itself or to the development of which it forms part.

- (b) The access charge for premises that contain residential flats will be the sum payable for a 20mm water meter connection multiplied by the number of flats upon the premises, regardless of the true size of the connection to the premises.
- (c) To prevent doubt, a management lot in a staged residential community titles scheme is not a residential community title lot.
- (d) The access charge for an individual commercial community title lot will be:
  - i. If the size of the water meter at the boundary of the scheme land (i.e. the meter to which the property services to individual scheme lots connect) is not greater than 50mm, then the access charge per lot shall be the sum payable for a 20mm water meter connection.
  - ii. If the size of the water meter at the boundary of the scheme land is greater than 50mm, the standard non-residential access charges according to the meter size will apply.

The following additional policy is adopted in relation to consumption charges:

- (a) Where water is supplied to premises that comprise a residential flats development, the consumption volume allowed in each tier will be multiplied by the number of flats upon the premises.
- (b) Where water is supplied to a lot which forms part of a community titles scheme, and the supply to each individual lot and the common property is not separately metered, Council will levy the consumption charges for the water supplied to the premises (the scheme) in a manner permitted by section 196 of the *Body Corporate and Community Management Act 1997*, namely:
  - i. Council will levy each lot-owner for a share of the supplied volume recorded by the water meter at the boundary of the scheme land, and that share will be equivalent to the ratio of the contribution schedule lot entitlement of the owner's lot to the aggregate of contribution schedule lot entitlements recorded in the community management statement for the community titles scheme; or
  - ii. For a community titles scheme in which there is only a single schedule of lot entitlements rather than a contributions schedule and an interest schedule (i.e. a scheme that continues to be governed by the *Building Units and Group Titles Act 1980* rather than by the *Body Corporate and Community Management Act 1997*), Council will levy each lot-owner for a share of the supplied volume recorded by the water meter at the boundary of the scheme land, and that share will be equivalent to the ratio of the lot entitlement of the owner's lot to the aggregate of lot entitlements recorded in the building units plan or the group title plan of which the lot is part; or
  - iii. Alternatively to levying the consumption charges on the basis of lot entitlement, Council may exercise its discretion to enter with the body corporate for a community titles scheme to which the *Body Corporate and Community Management Act 1997* applies an arrangement under which the body corporate accepts liability for the full consumption charge payable upon the supplied volume recorded on the water meter at the boundary of the scheme land, in which case Council will levy the body corporate for the full amount of the consumption charge and will make no separate levies against lots in the scheme.

- (c) Where water is supplied to a lot or common property which forms part of a community titles scheme where the supply to each individual lot and the common property is separately metered to the common property of a community titles scheme, Council will levy each lot for its metered consumption and the body corporate for the water supplied to the common property.
- (d) Where more than one dwelling house is situated upon a single parcel of land (that is to say, the land the subject of a single valuation), Council will charge a separate two-part tariff for each dwelling house as if each were located upon a different, individually-valued parcel.
- (e) Where a dwelling house is situated partly upon one parcel of land and partly upon another, Council will charge a single two-part tariff for supply to the building, and will levy the tariff against the parcel upon which the dominant portion of the house is situated. The dominant portion will be the portion of the house that has the greater floor area.
- (f) The following provisions apply to premises serviced by a designated fire service:
  - i. Council will charge a separate two-part tariff for the service, in addition to the tariff/s it charges for any other water service connection/s to the land.
  - ii. The access charge for the service will be determined upon the basis that the service connects to a 20mm water meter.
  - iii. Standard consumption charges will apply unless Council resolves to discount the charge pursuant to this resolution.
  - iv. The consumption charge will be, for a quarter for which the Queensland Fire and Emergency Service reports or verifies, or Council otherwise verifies, use of the service to fight a fire, either the standard consumption charge or that sum discounted by a percentage Council determines as appropriate.
  - v. If the Queensland Fire and Emergency Service reports or verifies, or Council otherwise verifies, that the service was used during a quarter to fight a fire, and Council determines after the end of that quarter that a discounted consumption charge was appropriate for the quarter, Council may credit against the next quarterly consumption charge the difference between the charge paid and the discounted charge determined as appropriate.
  - vi. To prevent doubt, Council may determine that a 100% discount is or was appropriate.
- (g) For non-licensed premises (i.e. premises for which there exists no liquor license) occupied or used by approved sporting bodies, or approved non-profit charitable organisations, Council will provide a concession in accordance with its concession policy for access to Council's water supply, and water consumed from that supply will be charged at Residential rates.
- (h) Council will apply section 102 of the *Local Government Regulation 2012* to the reading of water meters so that if a meter is due to be read on a particular day (e.g. the last day of a quarter) to enable Council to calculate a consumption charge to be levied, the meter will be deemed read on that particular day if it is read within 2 weeks before the day or 2 weeks after the day.
- (i) The commencing water meter reading for a quarterly consumption charge cycle (i.e. a quarter plus or minus 2 weeks at the beginning and the end of the quarter) is the reading last recorded in a quarterly charge cycle, or, in the case of a new meter connection, the reading recorded on the day of connection.

- (j) The minimum value of a debt required to raise a charge will be \$5.00. If the total charge on an Assessment is less than this amount, then the charges will not be raised and consequently a bill will not be issued. This charge is not raised at all and is effectively written off which will prevent the raising of small balances where the cost of administration, printing, postage and collection is greater than the revenue returned.
- (k) For the purposes of making and levying water charges the following definitions apply:-
- i. An approved sporting body is an association of persons, incorporated or not, and whether an individual association or a member of a class of association, that Council accepts or approves by resolution as a body that benefits the community by organising and conducting a sporting activity or sporting activities and whose constitution prevents the distribution of its income and assets to its members.
  - ii. An approved charitable organisation is an organisation incorporated or not, that Council accepts or approves by resolution as a charitable organisation, and whose constitution prevents the distribution of its income and assets to its members.
  - iii. A community title lot is a lot in a community titles scheme.
  - iv. A community titles scheme is a community titles scheme created under the *Body Corporate and Community Management Act 1997*, or is a development similar to such a scheme but that continues to be governed by the *Building Units and Group Titles Act 1980* rather than by the *Body Corporate and Community Management Act 1997* (e.g. a development created under the *Integrated Resort Development Act 1987*).
  - v. A contribution schedule lot entitlement is an entitlement by that name, recorded in the community management statement (or analogous instrument) for a community titles scheme.
  - vi. A designated fire service is a water supply service to premises, specifically dedicated for use in fighting fires.
  - vii. A flat is a self-contained residential unit or module that is not a community title lot; but (to prevent doubt) the expression does not include a bedroom in a boarding house.

**Gracemere Water Supply** The access charge for all properties located within the boundaries, and approved properties outside the boundaries of the Gracemere Water Supply Area, will be as detailed in the water access charges table below per meter or per lot as appropriate for the period 1 July 2021 to the 30 June 2022 and will generally be levied on a half yearly basis.

<u>Meter Size</u>	<u>Annual Charge</u>
20mm	\$ 446.00
25mm	\$ 697.00
32mm	\$ 1,141.00
40mm	\$ 1,782.00
50mm	\$ 2,784.00
Special 60mm	\$ 4,063.00
65mm	\$ 4,706.00
75mm	\$ 6,264.00
80mm	\$ 7,128.00
100mm	\$ 11,136.00
150mm	\$ 25,056.00
200mm	\$ 44,548.00
Vacant Land	\$ 446.00

The access charge for unoccupied land that is capable of connection to Council's water supply will be the sum payable for a 20mm residential water meter connection.

The consumption charge detailed in the consumption charges table below will apply for all water consumed in the water period (year). This charge will apply to all properties located within the boundaries and approved properties outside the boundaries of the Gracemere Water Supply Area. The water period (year) for the consumption charge will be for a period from the 1 July 2021 to the 30 June 2022 and billing will generally be in arrears on a quarterly basis.

**Gracemere Water Supply Scheme – Non Residential Consumption Charges**

<u>Tier</u>	<u>Charge per Kilolitre</u>
All consumption	\$1.96/kl

**Gracemere Water Supply Scheme – Residential Consumption Charges**

<u>Tier (Per Meter)</u>	<u>Charge per Kilolitre</u>
<=75kl per quarter	\$0.85/kl
> 75kl <=150kl per quarter	\$1.33/kl
>150kl per quarter	\$2.62/kl

**Mt Morgan Water Supply**

The access charge for all properties located within the boundaries, and approved properties outside the boundaries of the Mount Morgan Water Supply Area, will be as detailed in the water access charges table below per meter or per lot as appropriate for the period 1 July 2021 to the 30 June 2022 and will generally be levied on a half yearly basis.

<b><u>Meter Size</u></b>	<b><u>Annual Charge</u></b>
20mm	\$ 460.00
25mm	\$ 718.00
32mm	\$ 1,177.00
40mm	\$ 1,837.00
50mm	\$ 2,869.00
65mm	\$ 4,850.00
75mm	\$ 6,455.00
80mm	\$ 7,248.00
100mm	\$ 11,476.00
150mm	\$ 25,822.00
200mm	\$ 45,906.00
Vacant Land	\$ 460.00

The access charge for unoccupied land that is capable of connection to Council's water supply, will be the sum payable for a 20mm residential water meter connection.

The consumption charge detailed in the consumption charges table below will apply for all water consumed in the water period (year). This charge will apply to all properties located within the boundaries and approved properties outside the boundaries of the Mount Morgan Water Supply Area. The water period (year) for the consumption charge will be for a period from the 1 July 2021 to the 30 June 2022 and billing will generally be in arrears on a quarterly basis.

**Mount Morgan Water Supply Scheme – Non Residential Consumption Charges**

<b><u>Tier</u></b>	<b><u>Charge per Kilolitre</u></b>
All consumption	\$1.96/kl

**Mount Morgan Water Supply Scheme – Residential Consumption Charges**

<b><u>Tier (Per Meter)</u></b>	<b><u>Charge per Kilolitre</u></b>
<=75kl per quarter	\$0.85/kl
> 75kl <=150kl per quarter	\$1.33/kl
>150kl per quarter	\$2.62/kl

**Rockhampton Water Supply**

The access charge for all properties located within the boundaries, and approved properties outside the boundaries of the Rockhampton Water Supply Area, will be as detailed in the water access charges table below per meter or per lot as appropriate for the period 1 July 2021 to the 30 June 2022 and will generally be levied on a half yearly basis.

<b><u>Meter Size</u></b>	<b><u>Annual Charge</u></b>
20mm	\$ 420.00
25mm	\$ 654.00
32mm	\$ 1,072.00
40mm	\$ 1,673.00
50mm	\$ 2,614.00
65mm	\$ 4,418.00
75mm	\$ 5,884.00
80mm	\$ 6,693.00
100mm	\$ 10,458.00
150mm	\$ 23,527.00
200mm	\$ 41,828.00
Vacant Land	\$ 420.00

The access charge for unoccupied land that is capable of connection to Council's water supply will be the sum payable for a 20mm residential water meter connection.

The consumption charge detailed in the consumption charges table below will apply for all water consumed in the water period (year). This charge will apply to all properties located within the boundaries and approved properties outside the boundaries of the Rockhampton Water Supply Area. The water period (year) for the consumption charge will be for a period from the 1 July 2021 to the 30 June 2022 and billing will generally be in arrears on a quarterly basis.

**Rockhampton Water Supply Scheme – Non Residential Water Consumption Charges**

<b><u>Tier</u></b>	<b><u>Charge per Kilolitre</u></b>
All consumption	\$1.96/kl

**Rockhampton Water Supply Scheme – Residential Water Consumption Charges**

<b><u>Tier (Per Meter)</u></b>	<b><u>Charge per Kilolitre</u></b>
<=75kl per quarter	\$0.85/kl
> 75kl <=150kl per quarter	\$1.33/kl
>150kl per quarter	\$2.62/kl

**SEWERAGE**

For the financial year beginning 1 July 2021 Council will make and levy a sewerage charge in respect of land within the Declared Sewerage Areas of Rockhampton Region to which the Council provides or is prepared to provide sewerage services, including areas to which such services are extended from time to time during the course of the financial year.

A sewerage charge will also be levied on non-rateable land where the owner of the land requests that Council provide sewerage services.

In accordance with the Requirement to Connect to Sewerage Infrastructure Policy that was adopted by Council on 7 October 2014, the sewerage access charges in relation to Stage 2 of the Mount Morgan Sewerage Scheme are only charged upon connection to the system.

The sewerage charge will be set to recover all of the costs associated with the provision of sewerage reticulation services provided by Council in the financial year.

For occupied land, charges for 2021/2022 will be made and levied on the following basis:-

- i. Generally, a sewerage charge will be levied in respect of each water closet pedestal or urinal installed.
- ii. However, for a single dwelling, residential unit, Dependent Person Living (granny flat), stables property or a property subject to a residential differential rate, only the first water closet pedestal will attract the normal sewerage pedestal charge.
  - The term single dwelling is to be given its ordinary meaning as a residential property used for ordinary domestic purposes and includes home office situations such as for example, where desk or computer work may be done, phone calls made or answered from within the premises for business purposes but where there are no more than 1 (one) non-resident employee on the premises and no significant external indicia to distinguish the premises from any other domestic residence;
  - The term single dwelling does not include premises where a distinct externally visible business activity has been established.
  - The term Dependent Persons Accommodation (granny flat) is defined as a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
- iii. In the case of multiple dwellings on a single title or assessment (e.g. flats), the sewerage charge is calculated by multiplying the number of flats by the charge for the first water closet pedestal.
- iv. In the case of Retirement Villages or Aged/Nursing Homes incorporating independent living accommodation, the sewerage charge will be levied on the first pedestal only in each independent living unit/cottage. Sewerage charges will be levied on a per pedestal/urinal basis for pedestals/urinals installed elsewhere at the Aged/Nursing Homes properties.
- v. For all other premises, the sewerage charge is calculated on the number of pedestals together with the number of urinals multiplied by the charge for the first water closet pedestal. For the purpose of this paragraph, each 1200mm of a continuous style urinal or part thereof will count as one urinal.



- vi. Sewerage Charges do not apply to Public Amenities Blocks on leased Council land that are locked and controlled by the Clubs.

Where there is more than one dwelling house on a land parcel, charges shall apply as if each house were on a separate land parcel. Where there is more than one commercial or industrial building upon a land parcel, charges will apply as if each building were on a separate land parcel.

Where a building is used for more purposes than one, charges will be levied by reference to the dominant use of the building, determined by Council.

For properties within the differential general rating category '6' Agriculture, farming and Other Rural, the sewerage utility charge is levied on the same basis as residential properties, even though to be eligible the properties must be classified as commercial use properties.

For the purpose of these charges:

- (a) a community titles lot is taken to be:
  - I. A single dwelling if it is used wholly or predominantly as a place of residence; or
  - II. A non-dwelling property in any other case.
- (b) A community title lot is a lot in a community titles scheme;
- (c) A community titles scheme is a community titles scheme created under or by virtue of the *Body Corporate and Community Management Act 1997*, or is a development similar to such a scheme but that continues to be governed by the *Building Units and Group Titles Act 1980* rather than by the *Body Corporate and Community Management Act 1997* (e.g. a development created under the *Integrated Resort Development Act 1987*);
- (d) A contribution schedule lot entitlement is an entitlement by that name, recorded in the community management statement (or analogous instrument) for a community titles scheme.

The sewerage charges will be those shown in the following tables:-

<b><u>Sewered Premises</u></b>	<b><u>Basis</u></b>	<b><u>Number of Charges</u></b>
Private Dwelling/Residential Unit/Dependent Persons Accommodation (Granny Flat) (secondary dwelling) or Stables or property subject to rural differential rate.	Each Residence (regardless of number of pedestals)	1 Charge
Flats	Each Flat	1 Charge
Aged/Nursing Home Plus Aged/Nursing other fixtures	Each Unit/Cottage Each Pedestal/Urinal	1 Charge 1 Charge
Other Premises	Each Pedestal / 1200mm of Urinal or part thereof	1 Charge
Vacant Land	Each rateable property	1 Vacant Land Charge

For those properties in the Declared Sewerage Areas, charges as per the above schedule for 2021/2022 will be:

<b><u>Declared Sewered Area</u></b>	<b><u>Amount of Charge</u></b>	<b><u>Amount of Vacant Land Charge</u></b>
Gracemere	\$886.00	\$840.00
Mount Morgan	\$819.00	\$777.00
Rockhampton	\$678.00	\$645.00

## **WASTE & RECYCLING**

For the financial year beginning 1 July 2021, Council will make and levy the following utility charges for:

<b><u>Schedule of Waste Collection and Recycling Charges</u></b>	
<b><u>Service</u></b>	<b><u>Annual Charge</u></b>
<b>Domestic Services</b>	
Combined General Waste/Recycling Service	458.00
Additional General Waste Service – same day service as nominated	\$351.00
Additional Recycling Service – same day service as nominated service day	\$207.00
660L General Waste Service	Annual Utility Charge per Tenement
1100L General Waste Service	Annual Utility Charge per Tenement
<b>Commercial Services</b>	
General Waste Service - 240L	\$455.00
Recycling Service – 240L	\$248.00
Commercial Residential General Waste Service (Eligible Levy	\$376.00
660L General Waste Service (Council Use Only)	\$1,240.00
1100L General Waste Service (Council Use Only)	\$1,860.00

Where Council deems a specialised waste collection service is required for Domestic Service/s bulk waste bins are used in lieu of the standard 240L wheelie bin and Waste and Recycling Collection Charges to the property are based on the annual utility charge per tenement.

“Tenement” includes any premises used as a separate domicile such as, for example -

- a single unit private dwelling; or
- premises containing 2 or more flats, apartments or other dwelling units, each used as a separate domicile; or
- a boarding house, hostel, lodging house, or guest house.

The schedule of commercial premises eligible for utilising 660L or 1100L bulk bins are Council facilities only.

## Services to be provided

### Domestic Waste and Recycling Services

The service comprises the following services as described:

#### Combined Domestic General Waste and Recycling Collection Service

This service is on the basis that the combined general waste and recycling collection service provided is available to properties within a Declared Waste Collection Area.

The combined domestic general waste and recycling collection charge, Council levies against a Domestic Premise will be the single sum shown in the Schedule of Waste and Recycling Collection Charges, covering for the full financial year the combined cost of:

- providing a Standard General Waste Container (240L waste container) to hold domestic general waste;
- emptying the waste container once per week and removing the contents from the premises;
- disposal of the waste at an approved facility;
- providing a waste container to hold recyclables;
- emptying the recyclables waste container fortnightly, and removing the contents from the premises; and
- processing of recyclable material at an approved facility.

### Domestic Premises – General

Council will levy the charge on each parcel of residential land, including a lot in a community title scheme, whether occupied or not, within the Waste Collection Areas, regardless of whether ratepayers choose to use the domestic general waste collection and/or recycling services Council makes available.

To ensure public health standards are maintained in rural residential areas, waste collection services are offered on an elective basis to owners of rural residential land in proximity to major haul routes and where it is economically and/or responsibly viable to do so.

These properties shall be identified on waste collection area maps by geo-fencing the land parcel and shall be deemed as located within the waste collection area. Once levied the charge will apply and cannot be removed.

Where a service is supplied to a residence on a property within differential rating category 6 – agriculture, farming and other rural, the domestic waste charge shall apply. For newly constructed structures, the charge will apply from the earlier of plumbing or building approval or delivery of waste containers.

Where there is more than one structure on land capable of separate occupation a charge will be made for each structure.

The number of charges levied to a domestic property shall be the number of bins the Chief Executive Officer or his delegate considers necessary; or the number of bins the ratepayer requests, whichever is greater. Additional bin collections from domestic properties will only be made available on the same day as the minimum service.

## Commercial Waste and Recycling Services

The service comprises of the following services as described:

### Commercial Premises in a Designated Waste Collection Area

This service is on the basis that the general waste and recycling collection service it provides are available to commercial properties within the Designated Waste Collection Areas.

A General Waste Collection and/or Commercial Recycling Collection levy shall be charged per waste container collection (called a Service) as per the Schedule of Waste and Recycling Collection Charges, covering for the full financial year the combined cost of:

- providing the number of waste containers that the Chief Executive Officer or his delegate considers necessary or the number of bins the ratepayer requests, whichever is greater;
- emptying each waste container and removing the contents from the premises on the number of occasions each week that the Chief Executive Officer or his delegate considers necessary; or on the number of occasions the ratepayer requests, whichever is greater;
- disposal of the waste at an approved facility;
- where a waste container is provided to hold recyclables;
- emptying and removing the contents from the premises of that waste container once per fortnight;
- processing of recyclable material at an approved facility; and
- Queensland Government waste levy – as per the *Waste Reduction and Recycling Act 2011*.

### Commercial Residential Waste Service.

This service is undertaken on the above premise but excludes the Queensland Government waste levy. Eligible properties are residential properties that Council provides a commercial waste collection service (not recycling). Eligible properties are:

- Nursing Homes, retirement villages and private age care
- Residential, lifestyle or manufactured home parks
- Boarding Houses
- Purpose built Student Accommodations – off campus, rooming accommodations

## Commercial Premises - General

Council will levy a waste and recycling collection levy against commercial premises for the removal of commercial waste and recycling, unless the Chief Executive Officer or his delegate is satisfied that an approved private waste collection provider removes commercial waste and recycling from the premises, and will do so, at least once weekly for commercial waste and or once fortnightly for recycling.

Where there is more than one structure on land capable of separate occupation a charge will be made for each structure. Charges for the collection of commercial waste will be based on volume and frequency of collection. Charges will be made for additional collections from commercial properties.

## **7. COST RECOVERY FEES (LGA s97)**

The principles of Full Cost Pricing are applied in calculating all cost recovery fees of the Council where applicable, but the fees will not exceed the cost to Council of providing the service or taking the action for which each fee is charged.

Cost Recovery Fees are listed in Fees and Charges which was last adopted at Council's Meeting held on 8 June 2021.

## **8. BUSINESS ACTIVITY FEES**

Council has the power to conduct business activities and make business activity fees for services and facilities it provides on this basis. Business activity fees are made where Council provides a service and the other party to the transaction can choose whether or not to avail itself of the service. Business activity fees are a class of charge, which are purely commercial in application and are subject to the Commonwealth's Goods and Services Tax.

Business activity fees include but are not confined to the following: rents, plant hire, private works and hire of facilities.

## **9. TIME FOR PAYMENT (LGR s118)**

Rates and utility charges referred to in this policy shall generally be levied half yearly with the exception of water consumption which will be levied at quarterly intervals on a rolling basis. Such rates and utility charges shall be payable by the due date detailed on the rate notice.

All rates and charges will be due and payable on the day that is 30 clear days after the issue of a notice to pay.

As a guide a separate rates notice will be issued in the first six months of the financial year (July – December), and in the second half of the financial year (January – June). These notices will cover the billing periods 1 July 2021 to 31 December 2021 (issued August/September), and 1 January 2022 to 30 June 2022 (issued February/March), respectively. Each notice includes one half of the annual rates and charges levied.

## **10. INTEREST (LGR s133)**

All rates and charges remaining outstanding 30 clear days after the due date will be deemed to be overdue rates and will thereafter bear interest at the rate of 8.00% per annum, compounding on daily rests in accordance with the *Local Government Regulation 2012*, calculated on the balance of overdue rates and charges.

## **11. DISCOUNT (LGR s130)**

Discount at the rate of ten (10) percent will be allowed on gross Council rates and charges, excluding any charge specifically excluded from discount entitlement, provided payment of the full amount outstanding, including any overdue rates and interest to the date of payment, less any discount entitlement, is paid by the due date on original notice of the levy.

The discount shall not apply to special charges, Natural Environment separate charge or water consumption charges.

## **12. RATE CONCESSIONS (LGR s121)**

Council approves concessions each year prior to its budget meeting, in the form of the Rate Concession Policy. This was adopted by Council on the 24 June 2021. The main areas of concessions are as follows:

### **Pensioner Subsidy**

For Pensioner Ratepayers of their principal place of residence Council will offer a subsidy (upon the same terms and conditions as the Queensland Government Pensioner Rate Subsidy Scheme of 20%) (to a maximum of \$260) on all rates levied in respect of the property the person owns and occupies, excluding environment separate charge, special rates/charges, water consumption charges and rural and state fire levies/charges.

For Pensioner Ratepayers of their principal place of residence a person in receipt of a Widow/ers Allowance will be entitled to a subsidy of 20% (to a maximum of \$260) on all rates levied in respect of the property the person owns and occupies, excluding environment separate charge, special rates/charges, water consumption charges and rural and state fire levies/charges.

In both cases, the concession is offered on the basis that the ratepayers are pensioners (as defined by the *Local Government Regulation 2012*). Should a person be entitled to only part of the State subsidy, because of part ownership of the property, or other relevant reason, the Council rebate would be similarly reduced.

### **Permit to Occupy – Separate Charges**

Council will grant a concession of all Separate Charges on those assessments that only contain a permit to occupy for pump sites and where the land area is 25 square metres or less, provided the ratepayer as shown on the assessment is the owner of another property in the Council area on which the Separate Charges have been levied.

The concession is offered on the basis that the payment of the additional separate charge will cause the ratepayer hardship.

### **Permit to Occupy – General Rates**

Council will grant a concession of up to \$600.00 in General Rates for properties on those assessments that only contain a permit to occupy for pump sites and where the land area is 25 square metres or less, provided the ratepayer as shown on the assessment is the owner of another property in the Council area on which General Rates have been levied.

The concession is offered on the basis that the payment of general rates will cause the ratepayer hardship.

### **Sporting Clubs and Associations**

Council will grant varied levels of concessions to charitable and other Non-Profit and Charitable Community Groups, including not-for-profit Sporting Bodies, in accordance with the provisions of the Rates Concession Policy.

The concessions are offered on the basis that the ratepayers are entities whose objects do not include the making of a profit.

### **CBD Commercial Properties with Mixed Residential Use**

The purpose of the concession is to reduce vacancies in the CBD by providing an incentive for commercial property owners within the defined CBD area to utilise unoccupied commercial space for residential purposes. Residential purposes is defined as any space constructed and permitted for residential use and occupied by the owner or tenant as a residence.

The basis for this concession is stimulation of economic development within the defined CBD area.

### **Council Owned/Trustee Land**

Council will grant a concession on General Rates and Separate Charges for vacant land that is owned or held as Trustee by Council if it is leased to another person and the land is not used for any business, commercial or industrial purpose. The level of concession is in accordance with Council's Rates Concession Policy.

The concessions are offered on the basis that the payment of general and separate rates will cause the ratepayer/lessee hardship.

### **Multi-Residential Unit Developments**

Council may grant a concession of 100% of the waste/recycling charge for each multi-residential unit or units for which a community title scheme exists.

This may apply where it has been deemed impractical for Council to provide services to a multi-residential unit development consisting of six or more units within a plan.

## **13. AUTHORITY**

It is a requirement of the *Local Government Act 2009* that for each financial year Council adopt, by resolution, a Revenue Statement.



## SCHEDULE 1 – ROCKHAMPTON REGIONAL COUNCIL – RURAL FIRE BRIGADE BOUNDARIES

