

## STATUTORY POLICY

**NUMBER:** S0003  
**ACT:** LOCAL GOVERNMENT ACT 2009  
 LOCAL GOVERNMENT REGULATION 2012  
 MINERAL RESOURCES ACT 1989

**POLICY TITLE:** REVENUE STATEMENT 2023-24

### POLICY

#### 1. PURPOSE AND SCOPE

- 1.1 The Revenue Statement is prepared in accordance with section 104 of the *Local Government Act 2009* and sections 169 and 172 of the *Local Government Regulation 2012* to accompany the 2023-24 budget, outlining revenue measures adopted in that budget.
- 1.2 The purpose of the Revenue Statement is to set out:
- The rates and charges to be levied in the financial year.
  - The concessions for rates and charges to be granted in the financial year.
  - The limitations and increases in rates and charges.
  - The criteria for cost recovery fees.

#### 2. COMMENCEMENT OF POLICY

This Policy will commence from 1 July 2023. It replaces all other policies relating to the Revenue Statement (whether written or not).

#### 3. APPLICATION OF POLICY

This Revenue Statement will apply to all rateable land within the Charters Towers Regional Council area for the 2023-24 financial year.

#### 4. DEFINITIONS

To assist in interpretation the following definitions shall apply:

Act	<i>Local Government Act 2009</i>
Council	Charters Towers Regional Council
Department	Department of Resources
Mine	Land that is the subject of a mining lease (issued pursuant to the <i>Mineral Resources Act 1989</i> ) or other form of tenure that was used, is used, or intended to be used: <ul style="list-style-type: none"> <li>a) as a mine (or for purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation); or</li> <li>b) in conjunction with other land (the subject of a mining lease or other mine tenure) as part of an integrated mining operation.</li> </ul>
Regulation	<i>Local Government Regulation 2012</i>
Townships	Pentland, Greenvale, or Ravenswood
Integrated mining operation	Land contained in more than one mining lease (issued pursuant to the <i>Mineral Resources Act 1989</i> ) or other form of tenure which land was used, is used, or intended to be used in an integrated manner for the purposes of mining or purposes ancillary or associated with mining such as, for example, washing down, processing, stockpiling, haulage, water storage and rehabilitation.
Workforce accommodation	Land used for intensive accommodation capable of accommodating persons (other than the ordinary travelling public) in rooms, suites or caravan sites specifically built or provided for this purpose. This type of land use is commonly known as “workers accommodation”, “single persons quarters”, “work camps”, “accommodation village” or “barracks”.

#### 5. POLICY PROVISIONS

## 5.1 Differential General Rates

Council has 47 categories of rateable land for 2023-24 as stated and described below. Pursuant to section 80 of the *Regulation*, the following Differential Rating Categories have been determined having regard to a number of factors, including:

- Land use as determined by Council and the Department.
- Parcels similarly valued which are used for the same or similar purpose and receive similar services.
- Location.
- Valuation.

### RESIDENTIAL

#### **Category 1 - Urban Residential (< 9,000m<sup>2</sup>)**

Properties used for residential purposes with an area less than 9,000m<sup>2</sup>, including all townships.

#### **Category 2 - Large Homesites <\$90,000 Rating Valuation**

Properties used for residential purposes on sites with an area greater than 9,000m<sup>2</sup> situated within 8 kilometres of the Charters Towers central business district with a rating valuation less than \$90,000.

#### **Category 3 - Large Homesites \$90,000 to \$184,999 Rating Valuation**

Properties used for residential purposes on sites with an area greater than 9,000m<sup>2</sup> situated within 8 kilometres of the Charters Towers central business district with a rating valuation between \$90,000 and \$184,999.

#### **Category 4 - Large Homesites \$185,000 to \$289,999 Rating Valuation**

Properties used for residential purposes on sites with an area greater than 9,000m<sup>2</sup> situated within 8 kilometres of the Charters Towers central business district with a rating valuation between \$185,000 and \$289,999.

#### **Category 5 - Large Homesites >= \$290,000 Rating Valuation**

Properties used for residential purposes on sites with an area greater than 9,000m<sup>2</sup> situated within 8 kilometres of the Charters Towers central business district with a rating valuation greater than or equal to \$290,000.

#### **Category 6 - Rural Residential properties >8kms from Charters Towers central business district**

Properties used for rural residential purposes situated beyond 8 kilometres from the Charters Towers central business district, including all townships.

#### **Category 7 - Multi-unit Residential 2 flats**

Properties used for the purpose of multiple residential units, maximum of 2 flats, including properties situated in townships.

#### **Category 8 - Multi-unit Residential 3-4 flats**

Properties used for the purpose of multiple residential units, 3-4 flats, including properties situated in townships.

#### **Category 9 - Multi-unit Residential 5-6 flats**

Properties used for the purpose of multiple residential units, 5-6 flats, including properties situated in townships.

#### **Category 27 - Multi-unit Residential 7-8 flats**

Properties used for the purpose of multiple residential units, 7-8 flats, including properties situated in townships

#### **Category 28 - Multi-unit Residential 9-10 flats**

Properties used for the purpose of multiple residential units, 9-10 flats, including properties situated in townships.

#### **Category 29 - Multi-unit Residential 11-14 flats**

Properties used for the purpose of multiple residential units, 11-14 flats, including properties situated in townships.

### **Category 30 - Multi-unit Residential >= 15 flats**

Properties used for the purpose of multiple residential units, 15 flats or greater, including properties situated in townships.

## **LARGE RETAIL**

### **Category 13 - Drive-in Shopping > 1,500m<sup>2</sup> gross floor area**

Properties used for a drive-in shopping centre, or a single shop or retail business, having a gross floor area greater than 1,500m<sup>2</sup> and onsite car parking spaces.

## **RURAL**

### **Category 15 - Rural Agricultural**

Properties situated beyond 8 kilometres from the Charters Towers central business district used primarily for agricultural purposes.

## **COMMERCIAL/INDUSTRIAL**

### **Category 10 - Commercial Retail and Business <8kms from Charters Towers central business district**

Properties zoned or used in part or in full for commercial, retail or business purposes situated within 8 kilometres of the Charters Towers central business district.

### **Category 11 - Industrial, Transport & Storage Category <8kms from Charters Towers central business district**

Properties used for industrial, transport or storage purposes situated within 8 kilometres of the Charters Towers central business district.

### **Category 12 - Noxious or Hazardous Industries**

Properties used for noxious or hazardous industry purposes.

### **Category 14 - Other Commercial/Industrial land**

Properties used for other commercial or industrial purposes situated greater than 8 kilometres from the Charters Towers central business district, including properties situated in townships.

### **Category 24 – Workforce Accommodation 25-49 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 25-49 accommodation rooms, suites and/or caravan sites.

### **Category 31 – Workforce Accommodation 50-99 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 50-99 accommodation rooms, suites and/or caravan sites.

### **Category 32 – Workforce Accommodation 100-149 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 100-149 accommodation rooms, suites and/or caravan sites.

### **Category 33 – Workforce Accommodation 150-199 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 150-199 accommodation rooms, suites and/or caravan sites.

### **Category 25 – Workforce Accommodation 200-299 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 200-299 accommodation rooms, suites and/or caravan sites.

### **Category 34 – Workforce Accommodation 300-399 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 300-399 accommodation rooms, suites and/or caravan sites.

**Category 35 – Workforce Accommodation 400-499 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 400-499 accommodation rooms, suites and/or caravan sites.

**Category 36 – Workforce Accommodation 500-599 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 500-599 accommodation rooms, suites and/or caravan sites.

**Category 37 – Workforce Accommodation 600-699 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 500-599 accommodation rooms, suites and/or caravan sites.

**Category 38 – Workforce Accommodation >= 700 Rooms/Suites/Caravan Sites**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Workforce Accommodation containing 700 or more accommodation rooms, suites and/or caravan sites.

**RESOURCES AND ENERGY Category 16 - Mines >200 employees and/or contractors**

Land which is:

- (a) a mining lease issued pursuant to the *Mineral Resources Act 1989* which forms part of a Mine with more than 200 employees and/or contractors, or
- (b) used, in whole or in part, for the purpose of a Mine with more than 200 employees and/or contractors.

**Category 17 - Mines - 101 to 200 employees and/or contractors**

Land which is

- (a) a mining lease issued pursuant to the *Mineral Resources Act 1989* which forms part of a Mine with between 101 and 200 employees and/or contractors, or
- (b) used, in whole or in part, for the purpose of a Mine with between 101 and 200 employees and/or contractors.

**Category 18 - Mines – 50 to 100 employees and/or contractors**

Land which is:

- (a) a mining lease issued pursuant to the *Mineral Resources Act 1989* which forms part of a Mine with between 50 and 100 employees and/or contractors, or
- (b) used, in whole or in part, for the purpose of a Mine with between 50 and 100 employees and/or contractors.

**Category 19 - Mines – 25 to 49 employees and/or contractors**

Land which is:

- (a) a mining lease issued pursuant to the *Mineral Resources Act 1989* which forms part of a Mine with between 25 and 49 employees and/or contractors, or
- (b) used, in whole or in part, for the purpose of a Mine with between 25 and 49 employees and/or contractors.

**Category 20 - Other Mine/quarry or extractive land use - less than 25 employees and/or contractors**

Land which is:

- (a) which is a mining lease issued pursuant to the *Mineral Resources Act 1989* with a rateable valuation greater than \$14,999, which forms part of a Mine with less than 25 employees and/or contractors, or
- (b) has a rateable valuation greater than \$14,999 that is used or is capable of being used in whole or in part, for the purpose of a Mine or quarry with less than 25 employees and/or contractors.

**Category 21 – Other Mine/quarry or extractive land use (not falling within Category 16 to 20)**

Land which is:

(a) a mining lease issued pursuant to the *Mineral Resources Act 1989*, and does not fall into Categories 16 to 20, or

(b) used or is capable of being used, in whole or in part, for the purpose of a Mine or quarry and does not fall into Categories 16 to 20.

**Category 41 – Power Generation/Renewable Energy Facility 10-24MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 10-24 megawatts.

**Category 42 – Power Generation/Renewable Energy Facility 25-49MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 25-49 megawatts.

**Category 43 – Power Generation/Renewable Energy Facility 50-99MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 50-99 megawatts.

**Category 44 – Power Generation/Renewable Energy Facility 100-149MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 100-149 megawatts.

**Category 45 – Power Generation/Renewable Energy Facility 150-199MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 150-199 megawatts.

**Category 46 – Power Generation/Renewable Energy Facility 200-249MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 200-249 megawatts.

**Category 47 – Power Generation/Renewable Energy Facility 250-299MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 250-299 megawatts.

**Category 48 – Power Generation/Renewable Energy Facility 300-349MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 300-349 megawatts.

**Category 49 – Power Generation/Renewable Energy Facility  $\geq$  350MW**

Land used or intended for use, in whole or in part, and whether predominantly or not, for Power Generation and/or Renewable Energy Facility, with approved output capacity of 350 or more megawatts.

**OTHER**

**Category 22 – Water storage**

Land used for the purposes of, or associated with, water storage, delivery, and drainage, including land used for associated recreational purposes at water storage sites.

**Category 23 – Special Uses**

Properties with uses for non-residential purposes outside of commercial categories such as sporting or other special uses or community groups.

**Category 26 – Other**

Properties which do not fall into categories 1 to 25 or 27 to 49.

## STATUTORY POLICY

The following Differential Rates have been made for 2023-24:

CATEGORY		RATE IN DOLLAR	MINIMUM
<b>RESIDENTIAL</b>			
1	Urban Residential (<9,000m <sup>2</sup> )	\$0.02836	\$1,158
2	Large Homesites <\$90,000 Rating Valuation	\$0.02552	\$1,331
3	Large Homesites \$90,000 to \$184,999 Rating Valuation	\$0.01985	\$2,297
4	Large Homesites \$185,000 to \$289,999 Rating Valuation	\$0.01418	\$3,673
5	Large Homesites >= \$290,000 Rating Valuation	\$0.00993	\$4,112
6	Rural Residential properties >8kms from Charters Towers central business district	\$0.01134	\$1,158
7	Multi-unit Residential 2 flats	\$0.02836	\$1,737
8	Multi-unit Residential 3-4 flats	\$0.02836	\$2,605
9	Multi-unit Residential 5-6 flats	\$0.02836	\$4,342
27	Multi-unit Residential 7-8 flats	\$0.02836	\$6,079
28	Multi-unit Residential 9-10 flats	\$0.02836	\$7,816
29	Multi-unit Residential 11-14 flats	\$0.04254	\$9,553
30	Multi-unit Residential >= 15 flats	\$0.04254	\$13,026
<b>LARGE RETAIL</b>			
13	Drive-in Shopping > 1,500m <sup>2</sup> gross floor area	\$0.07232	\$16,000
<b>RURAL</b>			
15	Rural Agricultural	\$0.00638	\$1,389
<b>COMMERCIAL/INDUSTRIAL</b>			
10	Commercial Retail and Business <8kms from Charters Towers central business district	\$0.04254	\$1,737
11	Industrial, Transport & Storage Category <8kms from Charters Towers central business district	\$0.03403	\$1,737
12	Noxious or Hazardous Industries	\$0.04254	\$2,605
14	Other Commercial/Industrial land	\$0.06381	\$1,389
24	Workforce Accommodation 25-49 Rooms/Suites/Caravan Sites	\$0.42539	\$10,000
31	Workforce Accommodation 50-99 Rooms/Suites/Caravan Sites	\$0.42539	\$20,000
32	Workforce Accommodation 100-149 Rooms/Suites/Caravan Sites	\$0.42539	\$40,000
33	Workforce Accommodation 150-199 Rooms/Suites/Caravan Sites	\$0.42539	\$60,000
25	Workforce Accommodation 200-299 Rooms/Suites/Caravan Sites	\$0.85078	\$80,000
34	Workforce Accommodation 300-399 Rooms/Suites/Caravan Sites	\$0.85078	\$120,000
35	Workforce Accommodation 400-499 Rooms/Suites/Caravan Sites	\$0.85078	\$160,000
36	Workforce Accommodation 500-599 Rooms/Suites/Caravan Sites	\$1.27617	\$200,000
37	Workforce Accommodation 600-699 Rooms/Suites/Caravan Sites	\$1.27617	\$240,000
38	Workforce Accommodation >= 700 Rooms/Suites/Caravan Sites	\$1.27617	\$280,000



CATEGORY		RATE IN DOLLAR	MINIMUM
<b>RESOURCES AND ENERGY</b>			
16	Mines >200 employees and/or contractors	\$0.93586	\$26,053
17	Mines - 101 to 200 employees and/or contractors	\$0.93586	\$20,842
18	Mines – 50 to 100 employees and/or contractors	\$0.46793	\$6,947
19	Mines – 25 to 49 employees and/or contractors	\$0.34031	\$4,342
20	Mine/Quarry < 25 employees and/or contractors, >=\$15,000	\$0.13825	\$2,084
21	Other Mine/quarry or extractive land use (not falling within Category 16 to 20)	\$0.06381	\$1,389
41	Power Generation/Renewable Energy Facility 10-24MW	\$0.01063	\$8,000
42	Power Generation/Renewable Energy Facility 25-49MW	\$0.01063	\$20,000
43	Power Generation/Renewable Energy Facility 50-99MW	\$0.02127	\$40,000
44	Power Generation/Renewable Energy Facility 100-149MW	\$0.02127	\$80,000
45	Power Generation/Renewable Energy Facility 150-199MW	\$0.02127	\$120,000
46	Power Generation/Renewable Energy Facility 200-249MW	\$0.02127	\$160,000
47	Power Generation/Renewable Energy Facility 250-299MW	\$0.02127	\$200,000
48	Power Generation/Renewable Energy Facility 300-349MW	\$0.02127	\$240,000
49	Power Generation/Renewable Energy Facility >= 350MW	\$0.02127	\$280,000
<b>OTHER</b>			
22	Water Storage	\$0.07444	\$1,389
23	Special Uses	\$0.03190	\$1,042
26	Other	\$0.02127	\$1,042

**Limitation on Increase in Rates**

Pursuant to section 116 of the *Regulation*, in relation to properties categorised in the Differential Rating Categories listed below, Council has resolved that the general rates levied will be limited to an amount no more than an amount equal to the amount of general rate levied for the previous financial year (year ending 30 June 2023), increased by the applicable percentage:

Increased by 7.5%

- Category 15

Increased by 10%

- Categories 1-9
- Categories 10-12
- Category 14
- Categories 21 and 23

Increased by 20%

- Category 27

The foregoing is commonly referred to as “capping”. The proposed capping to apply in 2023/2024 is subject to the following conditions:

- Capping will apply only to general rates;
- Capping will apply only to land categorised in the differential rating categories listed above;
- Capping is not available retrospectively and will only apply from the beginning of a financial year; and
- If ownership of the land to which capping applies is transferred in the period after 1 July of any year, then capping will cease to apply for the following year (*e.g., If rates-capped land is sold during 2023-24, capping will not apply in 2024-25 but will apply in 2025-26 if Council resolves to apply a rates cap for that year (unless the land is sold again after 1 July 2023).*)

## 5.2 Utility Group Definitions

### **Group 31 - Charters Towers Reserve – Residential**

A parcel of land contained completely within the Town Reserve area of Charters Towers, which is not zoned commercial and is either vacant or used for residential purposes.

### **Group 32 - Charters Towers Reserve – Non-Residential**

A parcel of land contained completely within the Town Reserve area of Charters Towers, which is zoned commercial and vacant, or used for non-residential purposes.

### **Group 34 - Within 8 km radius of CBD Charters Towers: Residential**

A parcel of residential land, not within Utility Group 31, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers.

### **Group 35 - Within 8 km radius of CBD Charters Towers: Non-Residential**

A parcel of non-residential land, not within Utility Group 32, located partly or completely within an eight (8) kilometre radius of the CBD in Charters Towers.

### **Group 38 - Townships - Pentland, Ravenswood & Greenvale**

Township – a parcel of land contained partly or completely within the defined Township Reserves of Pentland, Ravenswood, or Greenvale.

### **Group 39 - Outside 8 km radius of the GPO – All others not in Group 38**

All other parcels of land contained within the region of Charters Towers and not contained within any other Utility Group.

## 5.3 Utility Groups 31 And 32

### 5.3.1 Sewerage Charges – Utility Groups 31 & 32

A Sewerage Charge will be levied in accordance with the Sewerage Charge Schedule, on each surveyed parcel of land, vacant and occupied, that Council has or is able to provide with sewerage services. The charge may also be levied on those areas where construction of the service infrastructure has commenced but access is not yet available to the sewerage service.

The sewerage charge will be set to recover all annual operating costs associated with the provision of sewerage and wastewater services provided by Council. These costs include loan interest, asset depreciation and the cost of ongoing maintenance and operation of the system, including treatment plant operations.



**The adopted Sewerage Charges Schedule is as follows:**

- (1) Surveyed parcel of vacant land = 4 units.
- (2) 1 pedestal or urinal = 4 units. (Base Charge)
- (3) Residential Properties, including residential lots under the Body Corporate and Community Management Act, such as a house or strata title unit, shall be levied a base sewerage charge per dwelling and shall be entitled to unlimited pedestals.
- (4) Residential properties consisting of flats or units, covered by a single title, shall be levied a sewerage charge on a per pedestal basis.
- (5) Non-Residential connected to the Sewerage system:
  - (i) The first 5 pedestals or urinals = 4 units per pedestal.
  - (ii) From 6 to 15 pedestals or urinals = 2 units per pedestal.
  - (iii) From 16 or over pedestals or urinals = 1 unit per pedestal.

The Sewerage Charges per unit to be made and levied for the rating period 01 July 2023 to 30 June 2024 are specified in the below table.

<b>UTILITY GROUP</b>	<b>GROUP DESCRIPTION</b>	<b>ANNUAL CHARGE PER UNIT For Sewerage</b>
31	Charters Towers Reserve - Residential	\$243
32	Charters Towers Reserve - Non-Residential	\$243

**5.3.2 Waste Collection Charges – Utility Groups 31 & 32**

A Waste Collection Charge will be levied in accordance with the Waste Collection Schedule on each parcel of land or structure occupied or capable of being occupied for which Council is prepared to provide a waste collection service. Where there is more than one structure on land capable of separate occupation a charge will be made for each structure.

For domestic and non-residential users, the charge will be for a weekly collection of a 240-litre mobile bin. Charges will be made for additional collections per week from domestic or non-residential properties, referred to in the fees as Extra Waste Collection, or additional bins can be provided and collected at the weekly collection.

If any collection of industrial and bulk waste is required by Council, this will be charged based on volume and frequency of collection in accordance with market rates.

No refund of any charges in respect of a regular service duly made and levied in respect of a year or part thereof shall be made or given by Council for the reason that premises are unoccupied.

The costs incurred in the operation and maintenance of all waste management functions provided by Council, will primarily be funded by waste collection charges. The charges, together with the Landfill Management levy will fund the acquisition, operation and maintenance of Council's Landfill and recycling activities, the collection of waste from street side rubbish bins, the removal of dead animals and abandoned motor vehicles and environment protection activities related to waste generally.

## STATUTORY POLICY

A unit charge covers the provision of one 240 litre mobile bin in accordance with the following Schedule:

	<b>WASTE COLLECTION SCHEDULE</b>	<b>Units</b>	<b>Min</b>	<b>Max</b>	
a.	Dwellings		1	1	
b.	Multiple Dwellings	Per unit/dwelling	1	1	
c.	Accommodation Units	Per 2 pedestals	1	2	10
d.	Motels, Caravan Parks, Hotel/Motels	Per 2 pedestals	1	2	20
e.	Hotel and Taverns	Per 2 pedestals	1	1	
f.	Clubs, Community Groups/Churches	Per 2 pedestals	1	1	2
g.	Education	Per 2 pedestals	1	1	20
h.	Childcare	Per 2 pedestals	1	1	4
i.	Hospitals, Nursing Home & Place of Retirement	Per 2 pedestals	1	1	20
j.	Non-residential Premises, Shops	Per shop/premise, whichever is greater	1		
k.	Supermarket (Gross floor area >800 m <sup>2</sup> )	Per pedestal	1	6	
l.	Other non-residential		1	1	

The Waste Collection Charges per unit be made and levied by the Council for the rating period 01 July 2023 to 30 June 2024 are specified in the table below.

<b>UTILITY GROUP</b>	<b>GROUP DESCRIPTION</b>	<b>ANNUAL CHARGE PER UNIT for Bin Collection</b>	<b>LANDFILL USAGE</b>
31	Charters Towers Reserve - Residential	\$230	Fees apply
32	Charters Towers Reserve - Non-residential	\$271*	Fees apply

\*Includes the Queensland Waste Levy annual charge of \$37 per bin collected in accordance with the *Waste Reduction and Recycling Act 2011*

### 5.3.3 Landfill Management Levy – Utility Groups 31 & 32

The Landfill Management Levy is broken into two components being Provision and Use. In Utility Groups 31 and 32, the levy assumes that properties will use the Stubbley Street Landfill where a 'user pay policy' has been implemented.

<b>Utility Group</b>	<b>Provision</b>	<b>Use</b>	<b>Annual Levy</b>
31	\$44	Pay per use	\$44
32	\$44	Pay per use	\$44

### 5.3.4 Regional Water Charges

The basis of the water charge is:

**Residential:** Ratepayers can choose between the Allocation Tariff or Two Part Tariff  
**Non-Residential:** Two Part Tariff only

**Allocation Tariff** is an annual fixed charge combining an access charge with an annual allowance of water use and is levied per unit per parcel as set out in the Water Charges Schedule.

#### **Two Part Tariff**

First Part: Flat Charge covering Access or Availability (levied in advance)  
 Second Part: Charge per kilolitre Used (levied in the year following meter read).

Residential Properties can choose annually between tariffs. A defined timeframe will be advertised each year, following water meter readings, during which time a request to transfer to the other tariff can be submitted online, or via a hardcopy Transfer Form. Transfer requests will not be accepted outside of the defined advertised 'Transfer Period'.

All such charges levied shall be used to cover the cost of constructing the water supply facilities, including the payment of loan interest, asset depreciation and the costs associated with the operation, maintenance, and management of the water supply system.

The charges are also made on a specified basis set out in the Special Water Unit Charges Schedule (Annexure A) in respect of any land or other structure, building, individual shop, or place on land to which water is supplied that is not rateable under the *Act*.

**Multiple Dwellings** shall be levied as set out in the Water Charges Schedule. In cases where the consumption by individual lots and the common property cannot be individually measured, consumption charges will be levied on a per lot basis in accordance with the *Body Corporate and Community Management Act 1997*. It will be necessary for Council to apportion the consumption of the scheme land in accordance with the schedule of lot entitlements in the Contribution Schedule contained in the Community Management Statement.

**Meter Readings** – Water Meters are read on a bi-annual basis. See 5.5.6 for more details.

**Stopped Meter** – Should a meter be found to have stopped, usage for the current year will be levied as averaged across the previous three years.

**Undetected Leak** – In the case where there is an undetected leak within the property boundaries, assessment will come under the guidelines within Council's Concealed Leak Policy, and subject to approval, the associated method of charging will apply.

### **WATER CHARGES – Utility Groups 31 & 32**

A Water Charge will be levied in accordance with the Water Charges Schedule, on each surveyed parcel of land, both vacant and occupied, that Council has or is able to provide with a water service. 'Able to provide' means the property is within 100 metres of a water main. The charge may also be levied on those areas where construction of the service infrastructure has commenced but access is not yet available to the water service.

### **WATER CHARGES – Utility Groups 34 to 39**

#### **Group 34 – 35 - Within 8km of the CBD of Charters Towers & not in Groups 31-32**

Water charges apply to all parcels to which supply is provided.

#### **Group 38 – Ravenswood**

Water charges apply to all parcels to which supply is provided.

#### **Group 38 – Greenvale and Pentland**

Water charges apply on availability of water as per the defined water areas.

See Annexure B "Greenvale Water Area" & "Pentland Water Area".

### **ANNUAL WATER LEVIES ACROSS THE REGION**

The Water Rates and Charges to be made and levied by the Council for properties in all Utility Groups for the rating period 01 July 2023 to 30 June 2024 are specified in the below Water Charges Schedule.

The Water Unit Schedule specifies the units applied per surveyed parcel of land for each land use, excluding properties referred to in items j) to m) of the schedule. For those properties, the units are specified in the attached Special Water Unit Charges Schedule (Annexure A).

**WATER CHARGES SCHEDULE ACROSS THE REGION**

<b>WATER UNIT SCHEDULE ACROSS THE REGION (per parcel)</b>		<b>UNITS</b>
a.	All Vacant Land Not Connected	4
	<b>Residential</b>	
b.	Dwelling	4
c.	Multiple Dwelling Single Parcel – 1 <sup>st</sup> unit/flat	4
	- all remaining units/flats	2
d.	Multiple Dwellings Separate Parcels (Per unit)	2
e.	Multiple Dwellings (Per unit) Exempt general rate levies under the LG Act	4
	<b>Non-Residential</b>	
f.	Community Clubs & Organisations	4
g.	Clubs – Private	6
h.	Commercial and Industry	6
i.	Religious Organisation	4
	<b>As per Special Water Unit Schedule – Annexure A</b>	
j.	Schools/Education	
k.	State Government	
l.	State Government Corporations	
m.	Special Allocations (all other properties specified in Annexure A)	

**WATER ALLOCATION TARIFF (Residential Only)**

UTILITY GROUP	Category	ANNUAL ALLOWANCE PER UNIT	ANNUAL CHARGE PER UNIT For Water	EXCESS WATER CHARGE Per KILOLITRE*	
				Used in 2022/2023	Used in 2023/2024
31	Residential	187.5 kl	\$312	\$1.83	\$1.92
34	Residential	187.5 kl	\$308	\$1.83	\$1.92
38-Greenvale	Residential	187.5 kl	\$343	\$1.83	\$1.92
38-Pentland	Residential	187.5 kl	\$262	\$1.83	\$1.92
38-Ravenswood	Residential	187.5 kl	\$277	\$1.83	\$1.92

\* to be charged per kilolitre (kl) or part thereof over the applicable annual allowance per unit

**WATER TWO PART TARIFF**

UTILITY GROUP	CATEGORY	AVAILABILITY OR ACCESS CHARGE PER UNIT	CHARGE PER KILOLITRE USED UNDER THRESHOLD	EXCESS THRESHOLD PER UNIT	EXCESS WATER CHARGE PER KILOLITRE*
31	Residential	\$193	\$1.07	187.5 kl	\$1.92
32	Non-Residential	\$170	\$1.07	187.5 kl	\$1.92
32	Non-Residential	\$217	Connection-No Meter - Access & Usage		
34	Residential	\$194	\$1.07	187.5 kl	\$1.92
35	Non-Residential	\$170	\$1.07	187.5 kl	\$1.92
38-Greenvale	Residential	\$194	\$1.07	187.5 kl	\$1.92
38-Pentland	Residential	\$194	\$1.07	187.5 kl	\$1.92
38-Ravenswood	Residential	\$194	\$1.07	187.5 kl	\$1.92
38-Greenvale	Non-Residential	\$170	\$1.07	187.5 kl	\$1.92
38-Pentland	Non-Residential	\$170	\$1.07	187.5 kl	\$1.92
38-Ravenswood	Non-Residential	\$170	\$1.07	187.5 kl	\$1.92

\* to be charged per kilolitre or part thereof over the applicable excess threshold per unit

**VACANT – Water Available – Not Connected**

All Groups	Vacant	\$195			
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**WATER SUPPLIES**

**Charters Towers**

Council reticulates treated water via infrastructure fully installed and owned by Council. Water is sourced from the Burdekin River, pumped to the treatment plant and then reticulated from the storage reservoir on Towers Hill. Some locations are reticulated prior via water travelling to the reservoir.

**Pentland**

Council reticulates treated water to a defined area of Pentland Township from ground water bores.

**Greenvale**

Council reticulates treated water to the whole of the Greenvale Township by way of a mains reticulation system originally installed by Queensland Nickel Ltd. As this infrastructure is now owned by Council, the maintenance and replacement of these assets lies with Council to fund.

**Ravenswood**

Ravenswood water supply is originally sourced from the Burdekin River by the Ravenswood Gold Mine (the Mine). Water is pumped to a “turkey nest” dam before the Mine provides treated water to the township. Council is responsible for the maintenance of these assets, and currently pays the Mine to operate and provide the service.

5.3.5 Utility Groups 34 to 39

5.3.5.1 Waste Collection Charges – Utility Groups 34 to 39

The Waste Collection Charges for each property to be made and levied by the Council for the rating period 01 July 2023 to 30 June 2024 are specified below. One unit covers a weekly collection of one 240 litre mobile bin for a twelve-month period.

UTILITY GROUP	ANNUAL CHARGE PER One Unit	WHEN CHARGE TO APPLY
<b>34</b>	\$230	A dwelling to which a collection service is practically available, as determined by Council, from the date of provision of service.
<b>35</b>	\$271*	A non-residential premise to which a collection service is practically available, as determined by Council, from the date of provision of service.
<b>38 - Greenvale</b>	\$304	A land parcel with a dwelling within the defined Greenvale Garbage Area (see Annexure C “Greenvale Garbage Area”).
<b>38 - Pentland</b>	\$304	A land parcel with a dwelling within the defined Pentland Garbage Area (see Annexure C “Pentland Garbage Area”) to which a collection service is practically available, as determined by Council, from the date of provision of service.
<b>38 - Ravenswood</b>	\$304	A land parcel with a dwelling within the defined Ravenswood Garbage Area (see Annexure C “Ravenswood Garbage Area”) with a dwelling to which a collection service is practically available, as determined by Council, from the date of provision of service.
<b>39 - Hervey Range</b>	\$304	A land parcel with a dwelling within the defined Hervey Range Garbage Area (see Annexure C “Hervey Range Garbage Area”) as from date of provision of service.
<b>39 - Balfes Creek</b>	\$304	A land parcel with a dwelling within the defined Balfes Creek Garbage Area (see Annexure C “Balfes Creek Garbage Area”) as from date of provision of service.
<b>39 - Homestead</b>	\$304	A land parcel with a dwelling within the defined Homestead Garbage Area (see Annexure C “Homestead Garbage Area”) as from date of provision of service.

## STATUTORY POLICY

UTILITY GROUP	ANNUAL CHARGE PER One Unit	WHEN CHARGE TO APPLY
<b>39 - Mingela</b>	\$304	A land parcel with a dwelling within the defined Mingela Garbage Area (see Annexure C "Mingela Garbage Area") as from date of provision of service.
<b>39 - Sellheim</b>	\$304	A land parcel with a dwelling within the defined Sellheim Garbage Area (see Annexure C "Sellheim Garbage Area") with a dwelling to which a collection service is practically available, as determined by Council, from date of provision of service.
<b>39 - Reid River</b>	\$304	A land parcel with a dwelling within the defined Reid River Garbage Area (see Annexure C "Reid River Garbage Area") with a dwelling to which a collection service is practically available, as determined by Council, from date of provision of service.

\*Includes the Queensland Waste Levy annual charge of \$37 per bin collected in accordance with the *Waste Reduction and Recycling Act 2011*

Pro rata charges will be levied where services are commenced, or made available, during the financial year. A service is defined as the collection of one domestic bin per week per domicile.

Waste Collection Charges for Non-residential Services in Groups 36 to 39 will be levied \$330 per annum.

### 5.3.5.2 Sewerage Charges – Utility Groups 34 to 39

The following schedule of units applies to Sewerage utility charges for the relevant utility groups, per surveyed parcel of land.

LAND USE	NO. OF UNITS
<b>Sewerage Utility Groups 34 to 39</b>	
Vacant Land	2
Dwellings	2
Accommodation Units and Flat– - per unit/flat	2
Business premises	2
Café	3
Dwelling combined with business premises	3
School	6
Hotel	10
Hall	2
Church	2
Caravan Park	8
Racecourse	2
Rodeo Grounds	2
Sports Club	2
Motel	10
Shopping Centre – per shop/business within the centre	2
Service Station	3
Industrial – Light and Heavy	3
Golf Course	2
Police Station and Residence	4
Not otherwise defined	4
<b>Specific</b>	
Greenvale Swimming Pool	4
Greenvale Fire and Ambulance	4
State Emergency Service Facilities	4



The Sewerage Charges per unit to be made and levied for the rating period 01 July 2023 to 30 June 2024 are specified in the below table.

<b>UTILITY GROUP</b>	<b>ANNUAL CHARGE PER UNIT (Refer Utility Units Table)</b>	<b>WHEN CHARGE TO APPLY</b>
<b>38-Greenvale</b>	\$363 per annum	Upon connection to mains
<b>38-Ravenswood</b>	\$363 per annum	Upon connection to mains

Pro rata charges will be levied where services are commenced, during the financial year.

#### 5.3.5.3 Landfill Management Levy – Utility Groups 34 to 39

The following levies are based on their associated assumption 1 to 5 and the two generic assumptions 6 & 7:

1. All properties within Utility Groups 34 and 35- the closest landfill is Stublely Street, Charters Towers.
2. All properties within Utility Group 38 - the closest landfill is either Greenvale, Pentland or Ravenswood.
3. Properties within Utility Group 39 that have a waste collection service - the closest landfill is either Greenvale, Pentland or Ravenswood.
4. Despite assumption 3, certain properties within Utility Group 39 that have a waste collection service are located closest to the Stublely Street Landfill.
5. Properties within Utility Group 39 that do not have a waste collection service and whose owner/occupiers manage their own landfills on their property, will not be levied a landfill management levy.
6. The Stublely Street Landfill has a 'user pay policy'.
7. The Greenvale, Pentland or Ravenswood landfills do not have a 'user pay policy'.

Where assumption 4) above applies, and a property within Utility Group 39 is located closer to the Stublely Street Landfill, and therefore incurs 'user pay fees' when using the landfill, a reduced landfill management levy will apply on application and subsequent approval.

<b>Assumption</b>	<b>Provision</b>	<b>Use</b>	<b>Annual Levy</b>
1	\$44	Pay per use	<b>\$44.00</b>
2	\$35	\$17.30	<b>\$52.30</b>
3	\$35	\$17.30	<b>\$52.30</b>
4	\$44	\$0	<b>\$44.00</b>
5	\$0	\$0	<b>\$0</b>

#### 5.4 Concessions on Rates and Charges

Concessions will be determined on an annual basis on the adoption of each budget and will reflect Council's desire to continue to assist Pensioners with their rates payments, while also assisting Sporting/Cultural and Welfare Groups with their rates payments.

##### 5.4.1 Pensioner Rebates

To qualify for the following rebates all of the following conditions must apply:

- 5.4.1.1 The applicant must be the holder of a Pensioner Concession Card or Repatriation Health Card for all Conditions (Gold Card) issued by the Commonwealth Department of Social Services or the Commonwealth Department of Veterans Affairs. Holders of Health Care Cards (Department of Social Services) are not eligible under this scheme, as these cards are issued for a limited specified period of time only; and
- 5.4.1.2 The applicant must be the owner (either solely or jointly) of property in the Charters Towers Region which is his/her principal place of residence and the property shall not be utilised for non-residential activities, including home-based occupations; and

- 5.4.1.3 The applicant must have either solely or jointly with a co-owner, the legal responsibility for payment of rates and charges as defined herein which are levied in respect of the said property by Council; and
- 5.4.1.4 The applicant must be approved to receive the State Government pensioner rates subsidy; and
- 5.4.1.5 Such concession of rates will only apply if the applicant/s remains a pensioner/s and also retains ownership of the property in respect of which concession is sought, for the whole of the financial year.

### 5.4.2 Council Rebate

Policies for pensioner rate accounts across the region are as follows:

- 5.4.2.1 Discount on pensioner rate accounts is calculated on the nett levy, after state and council concessions and subsidies are applied.
- 5.4.2.2 Council pensioner rebates are limited to pensioners who pay their rate account in full by the discount date of each levy.
- 5.4.2.3 The Council Pensioner Remission is calculated on the general rate only, to a maximum of 27% of the general rate levy applicable to the rating category designated, capped at \$184.00 if levied half yearly and \$368.00 if levied once per year.

### 5.4.3 State Government Subsidy

In accordance with the Queensland Government Pensioner Rate Subsidy Scheme, as existing at the time of rating, a Pensioner Subsidy of 100%, capped at the State Government's approved maximum of an anticipated \$200 per annum, will be allowed on General rates as levied for residential properties.

Pensioners wishing to apply for subsidy are required to initially complete the necessary application form. Council will then confirm ongoing eligibility on a yearly basis, via reconciliation with the records held by the State Government.

### 5.4.4 Sporting/Cultural/Welfare Groups Concessions

Pursuant to the *Act*, Council will continue to provide financial assistance to approved Sporting, Cultural and Welfare Groups as budgeted, with the basis of concession being as follows; subject to nett rates and charges, after concession applied, being paid in full by the due date as printed on the rates notice:

- 5.4.4.1 50% of the General Rate; 50% of the Sewerage Charge; Nil concession on Water Charges unless otherwise determined by Council and 50% of the calculated Excess Water Charge when an organisation has an approved Water Management Plan, subject to a defined period, if required.

### 5.4.5 Concealed Leak Concession

Council may grant a rebate to allow financial relief from water consumption charges that have arisen as a result of a proven concealed water leak in accordance with its Concealed Leak Policy to ratepayers who meet the eligibility criteria set out in the policy.

## 5.5 Other Rates, Charges and Rating Matters

### 5.5.1 Issue of Rates Notices

Council will issue Half Yearly Rates Notices:

- 1 In August/September (1<sup>st</sup> levy) for the billing period 1 July to 31 December; and
- 2 In February/March (2<sup>nd</sup> levy) for the billing period 1 January to 30 June.

The 1<sup>st</sup> levy rate notice will include excess water levies incurred across period 1 January to 14 June. The 2<sup>nd</sup> levy rate notice will include excess water levies incurred across the period 15 June to 31 December.

The 1<sup>st</sup> levy rate notice will also be accompanied by hardcopies of the Rates & Charges booklet and other standard inclusions. Property owners are requested to retain this booklet for reference. Copies will be available on Council's website.

### 5.5.2 Interest on Arrears

Pursuant to the *Act*, rates and charges which are unpaid as of the due date, will incur interest at the approved rate of 11.64%, being the maximum interest rate, in accordance with the *Regulation*; unless interest free instalment arrangements are approved in accordance with the terms stated within this document.

The above interest rate has been calculated using the following methodology:

Section 133 of the *Local Government Regulation 2012* prescribes the way that the maximum interest rate on overdue rates and charges is calculated. The prescribed method is based on the calculation used for the interest charged on unpaid State taxes under the *Tax Administration Act 2001* and *Taxation Administration Regulation 2012* (the Reserve Bank 'bank bill yield rate plus a margin of 8%'); and

The adoption of the prescribed method is required to partially offset the time spent by Council's Rates team in managing rates arrears. A lower interest rate would be a further burden on ratepayers who pay their rates by the due date, should Council choose to adopt interest rate based on the prescribed method.

*Further information on interest on Rate Arrears* is available on the Queensland Government's Local Government website.

### 5.5.3 Discount on Rates and Charges

Pursuant to the *Act*, a discount of 6% is granted on gross rates and charges (less Council and State pensioner rebates and subsidies, rate arrears, interest and fire levies), to any persons liable to pay the rates and charges levied, provided payment is made within the approved thirty (30) day discount period. To receive the benefit of discount, payment in full must be received by Council on or before the due date.

### 5.5.4 Fire Levy and/or Emergency Management, Fire & Rescue Levy

Local Governments are a collection agency only for the State Government Emergency Management, Fire & Rescue Levy on improved and vacant land. All levies collected by local governments throughout Queensland are forwarded on to the State Government. Premises are levied in accordance with the approved schedule, as issued annually, by the Department of Fire and Emergency Services.

### 5.5.5 Rate Instalment Arrangements

Pursuant to the *Act*, Council may approve a conditional Rate Instalment Arrangement to pay a rate account by weekly, fortnightly, or monthly instalments. As part of each application approval, the agreed 'Method of Payment' will be determined. To qualify for an interest free arrangement, applications must be received on or before the due date of the rates notice unless an 'Ongoing Periodic Authority' is in place, noted on signed arrangement paperwork. Rate accounts containing arrears shall incur interest.

Council also recognises financial hardship exists in some cases in relation to Rates and Charges and is willing to consider applications from eligible property owners for relief in accordance with accepted and resolved parameters which are set out in Council's Rates and Hardship Policy available on Council's website.

### 5.5.6 Water Meter Readings

Water Meter Readings will be undertaken bi-annually..

In accordance with s102 of the *Regulation*, adoption of this policy confirms "*a meter is taken to have been read during the period that starts 2 weeks before, and ends 2 weeks after, the day on which the meter is actually read*".

*Example—*

*In calculating utility charges for a period ending on 31 December, if a meter is read on 12 January, the meter reading is taken to be the meter reading on 31 December.*

Where water is *connected*, Water Notices showing usage against allocation between 1 January and 14 June will be in the first half yearly rates notice issued each financial year and Water Notices showing usage against allocation between 15 June and 31 December will be issued in the second half yearly notices issued each financial year.

The 1<sup>st</sup> half yearly rates notice will be issued in August/September and will contain excess water levies across the previous 6-month period plus 50% of the allocation water levy for the current financial year.

The 2<sup>nd</sup> half yearly rates notice will be issued in February/March and will contain excess water levies across the previous 6-month period and the remaining 50% of the allocation water levy for the current financial year.

Please refer to 5.3.4 for details on the levying of the Two Part Tariff.

### 5.5.7 Water Meter Reading Averaging

A Meter Replacement program takes place annually. The program is aimed at replacing all water meters when 5,000 kilolitres has passed through them, or when the meter reaches nine years of age, whichever comes first. This program has resulted in stopped or slowed meters becoming less common.

However, faults do still occur, and when they do it is important that it does not result in lost revenue, or inequities whereby property owners do not pay for the water they use. To avoid this, averaging water usage is required.

In the instance where a water meter is found to have stopped, usage on the meter will be averaged based on daily consumption across the previous three full years.

### 5.5.8 Excess Water

Excess water charges are applied per water meter connected to a property, on the basis of all water used in excess of the annual allowance applicable to the Utility Group allocated to the property, or under the Two-Part Tariff, applicable for usage which exceeds the 1<sup>st</sup> tier threshold.

## 5.6 Schedule of Fees and Charges

In accordance with section 97 of the *Act*, cost-recovery fees will be determined on an annual basis. Initially, Council will determine them in the General Meeting of Council the month prior to the annual statutory budget meeting and will reflect Council's commitment to establishing criteria to decide the amount of all Cost Recovery Fees and Commercial Charges. Fees and charges will be updated throughout the year as necessary.

### 5.6.1 Criteria for Identifying Cost-Recovery Fees

5.6.1.1 Council's cost-recovery fees relate to an action in respect of:

- a) an application for the issue or renewal of a licence, permit, registration, or other approval under a Local Government Act; or
- b) recording a change of ownership of land;
- c) giving information kept under a Local Government Act;
- d) seizing property or animals under a Local Government Act;
- e) the performance of another responsibility imposed on the local government under the *Building Act* or the *Plumbing and Drainage Act*.

5.6.1.2 A cost-recovery fee must not be more than the cost to the local government of taking the action for which the fee is charged.

### 5.6.2 Criteria for Deciding 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 usually subject to the Commonwealth's Goods and Services Tax. Business activity fees are accordingly determined having regard to these factors and Council's competitive neutrality obligations, as identified in the *Act* and *Regulation*.

## 6. VARIATIONS

CTRC reserves the right to vary, replace or terminate this Policy from time to time.

### ASSOCIATED DOCUMENTS

- *Local Government Act 2009*.
- *Local Government Regulation 2012*.
- S0002 Revenue Policy 2023-24.

### **7. DOCUMENT REVIEW:**

The document is to be reviewed upon changes to relevant legislation, or annually if no changes have been required to be enacted.

Document Adopted: Council Meeting 21 June 2023  
Resolution Number 3660

Document Contact: Chief Financial Officer

Document Authorised: Chief Executive Officer

### 8. ANNEXURES

- Annexure A – Water Units Schedule
- Annexure B – Township Water Supply Areas
- Annexure C – Regional Refuse Collection Areas