

Revenue Statement 2024-2025

Outline and Explanation of Measures Adopted for Revenue Raising

Council has developed its revenue raising for the 2024-2025 budget, which includes the levying of rates and charges, in accordance with its Revenue Policy FIN-017-P.

Council seeks to establish sound and sustainable financial decisions, which are underpinned by a rigorous financial framework supported by financial modelling. Objectives specific to revenue raising considerations are:

- Recurrent (operating) revenue is sufficient to cover an efficient operating expense base including depreciation.
- Adequate funding is available to provide efficient and effective core services to the community.
- Key intergenerational infrastructure and service issues are addressed, which allows any significant financial burden to be spread over a number of years and not impact adversely on current or future ratepayers.
- Continuation of good asset management to ensure that all community assets are well maintained and are fit for purpose.

Rates and Charges

All rates and charges are exempt from Goods and Services Tax (GST) unless otherwise specified in the Revenue Statement or supporting documentation.

Differential General Rates

Redland City Council has adopted a differential rating scheme for the 2024-2025 financial year that has 28 rating categories.

A separate rate-in-the-dollar and minimum general rate will apply to land identified within each category except for categories 11a, 11b and 11c. The minimum general rate will be applied to land below a certain (threshold) value and is determined by Council's opinion of what reflects a fair contribution towards the activities, facilities and services provided to all ratepayers, as well as basic general administration costs.

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
1a	Includes all rateable land that: <ol style="list-style-type: none"> 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 2) the residential structure is an approved dwelling and is the registered owner's principal place of residence; 3) has a value less than or equal to \$680,000; and 4) is NOT categorised in rating category 1d or 1f. 	GR20	0.00292837	1.000	1,249	426,516
1b	Includes all rateable land that:	GR20	0.00262881	0.898	2,003	761,941

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
	<ul style="list-style-type: none"> 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 2) the residential structure is an approved dwelling and is the registered owner's principal place of residence; 3) has a value greater than \$680,000; 4) is NOT categorised in rating category 1e or 1g. 					
1d	<p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value less than or equal to \$680,000. 	GR70	0.00717000	2.448	1,850	258,020
1e	<p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value greater than \$680,000. 	GR70	0.00464890	1.588	4,249	913,981
1f	<p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value less than or equal to \$680,000. 	GR80	0.00486733	1.662	1,414	290,508
1g	<p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is the registered owner's principal place of residence; and 4) has a value greater than \$680,000. 	GR80	0.00279349	0.954	2,045	732,059
2a	<p>Includes all rateable land that:</p> <ul style="list-style-type: none"> 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 	GR25	0.00352865	1.205	1,363	386,267

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
	2) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; 3) has a value less than or equal to \$680,000; and 4) is NOT categorised in rating category 2d or 2f.					
2b	Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 2) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; 3) has a value greater than \$680,000; and 4) is NOT categorised in rating category 2e or 2g.	GR25	0.00330480	1.129	2,404	727,428
2d	Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value less than or equal to \$680,000.	GR75	0.00837569	2.860	1,903	227,205
2e	Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value greater than \$680,000.	GR75	0.00597572	2.041	5,695	953,024
2f	Includes all rateable land that: 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner's principal place of residence; and 4) has a value less than or equal to \$680,000.	GR85	0.00588459	2.010	1,529	259,831

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
2g	Includes all rateable land that: <ol style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is used primarily for residential purposes; 3) the residential structure is an approved dwelling and is NOT the registered owner’s principal place of residence; and 4) has a value greater than \$680,000. 	GR85	0.00357228	1.220	2,438	682,477
4a	Includes all vacant rateable land, other than that categorised in rating categories 4b, 4c, 10, 11a, 11b or 11c. This category may also include land with an unapproved residential structure or non-commercial out-buildings, for example domestic garage, farm shed.	GR12	0.00408674	1.396	1,396	341,593
4b	Includes all vacant rateable land, other than that categorised in rating category 10, 11a, 11b or 11c that adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map.*	GR72	0.00772635	2.638	1,894	245,135
4c	Includes all vacant rateable land, other than that categorised in rating category 10,11a, 11b or 11c that adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map.*	GR82	0.00414430	1.415	1,564	377,386
6a	Includes all rateable land that, having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes, other than land categorised in rating categories 6b, 6c or 19.	GR21	0.00562908	1.922	1,596	283,528
6b	Includes all rateable land that: <ol style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Raby Bay and shown on Appendix A – Raby Bay Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19. 	GR71	0.01552981	5.303	2,041	131,425
6c	Includes all rateable land that: <ol style="list-style-type: none"> 1) adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise and shown on Appendix B – Aquatic Paradise Canal Estate Map;* 2) having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19. 	GR81	0.00529703	1.809	1,764	333,017

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
8	Includes all rateable land that, having regard to any improvements or activities conducted upon the land, is primarily used in whole or in part, or intended for use in whole or in part, for quarry or extractive industry purposes.	GR22	0.01550476	5.295	2,770	178,655
10	Includes all rateable land that has been identified as having an insurmountable drainage constraint and/or significant conservation values that it is unlikely a development permit, or permits, for the erection of a dwelling house on the land would be granted. All rateable land included in this category identified with insurmountable drainage problems or conservation values is zoned Conservation in the City Plan. This category also includes all rateable land on the Southern Moreton Bay Islands that is vacant and has been included within the Recreation and Open Space zone of the City Plan.	GR06	0.00555626	1.897	389	70,011
11a	Includes subdivided land that is not yet developed in accordance with sections 49 and 50 of the <i>Land Valuation Act 2010</i> , other than that categorised in rating category 11b or 11c.	GR05	0.00673953	2.301	N/A	N/A
11b	Includes subdivided land that adjoins a canal revetment wall in the estate commonly referred to as Raby Bay, and shown on Appendix A – Raby Bay Canal Estate Map* that is not yet developed in accordance with sections 49 and 50 of the <i>Land Valuation Act 2010</i> .	GR73	0.01770186	6.045	N/A	N/A
11c	Includes subdivided land that adjoins a canal revetment wall in the estate commonly referred to as Aquatic Paradise, and shown on Appendix B – Aquatic Paradise Canal Estate Map*, that is not yet developed in accordance with sections 49 and 50 of the <i>Land Valuation Act 2010</i> .	GR83	0.01753122	5.987	N/A	N/A
16	One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; and 2) is characterised in Council's land records with the property use code of COM071.	GR14	0.00894450	3.054	43,855	4,903,013
16a	One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; 2) is characterised in Council's land records with the property use code of COM072; and 3) has a value less than \$20,000,000.	GR37	0.01094250	3.737	100,183	9,155,403

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate \$	Minimum General Rate Value Threshold \$
16b	One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; 2) is characterised in Council's land records with the property use code of COM023; and 3) has a value greater than or equal to \$20,000,000.	GR38	0.01179670	4.028	218,850	18,551,797
17	One or more land parcels where the land: 1) is used for shopping centre purposes, or has the potential predominant use of shopping centre purposes, by virtue of its improvements or the activities conducted upon the land; and 2) is characterised in Council's land records with the property use code of COM074.	GR13	0.00588026	2.008	3,234	549,976
19	One or more land parcels where: 1) two or more self-contained places of business are located in one or more buildings; 2) the buildings are separated by common areas, other areas owned by the owner or a road; and 3) the total land area is greater than or equal to 4,000 square metres.	GR17	0.00650859	2.223	5,676	872,078

* Editor's Note - The purpose of this differential rating category is to ensure that canal property owners contribute towards the cost of repairing revetment walls.

In compliance with section 172(2)(b) of the *Local Government Regulation 2012*, it is confirmed that for the 2024-2025 fiscal year, Council has not made a resolution limiting the increase of any rates or charges.

Separate Charges

Environment and Coastal Management Separate Charge

Section 94 of the *Local Government Act 2009* prescribes that Council may levy a separate charge as defined in section 92(5).

Council has determined that the community in general will benefit from (1) the protection, management, promotion and enhancement of biodiversity and (2) the management of foreshores and mitigation of coastal hazards.

Environmental management program of works includes koala habitat, bushland, green space, waterways, catchments, air and coastal ecosystems, foreshore maintenance activities as well as enacting the recommendations of the Shoreline Erosion Management Plans and Coastal Hazard Adaptation Strategy to manage and protect significant community assets and values that cannot always be effectively protected through Council's regulatory powers or management powers.

In the financial year 2024-2025 the Environment and Coastal Management Separate Charge will be levied in accordance with section 103 of the *Local Government Regulation 2012* and will be applied on a per lot basis and is subject to Council's Farming Concession.

Charge Code (RCC Use)	Charge Description	Charge Amount Per Annum \$	Charge Basis
EN04	Environment and Coastal Management	202.52	Per lot

Landfill Remediation Separate Charge

Section 94 of the *Local Government Act 2009* provides Council may levy a separate charge as defined in section 92(5).

Council has determined the community in general will benefit from the monitoring and remediation of all closed landfills to prevent environmental harm. This is financed by a separate charge levied in accordance with section 103 of the *Local Government Regulation 2012*. The funds raised from the Landfill Remediation Separate charge will be expended in accordance with corporate policy WST-002-P Landfill Remediation Separate Charge Policy.

This charge is applied on a per lot basis and will be subject to Council's Farming Concession.

Charge Code (RCC Use)	Charge Description	Charge Amount Per Annum \$	Charge Basis
EN03	Landfill Remediation	41.88	Per lot

Redland City SES Administration Separate Charge

Pursuant to section 4A(c) of the *Disaster Management Act 2003*, a local government is primarily responsible for managing (disaster) events in their local government area.

Section 94 of the *Local Government Act 2009* provides Council may levy a separate charge as defined in section 92(5).

Council has determined the community in general will benefit from improved governance and proactive management of SES resources through the engagement of a full-time officer to undertake the function of an SES Local Controller and Community Resilience Officer. Revenue raised through this charge will fund the on-going costs of maintaining the Redland City SES to an appropriate level of operational readiness.

In the financial year 2024-2025 the Redland City SES Administration charge will be levied in accordance with section 103 of the *Local Government Regulation 2012* and will be applied on a per rateable property basis.

This charge is applied on a per rateable property basis and will be subject to Council's Farming Concession.

Charge Code (RCC Use)	Charge Description	Charge Amount Per Annum \$	Charge Basis
SES01	Redland City SES Administration	6.64	Per rateable property

Special Charge

Rural Fire Brigade Special Charge

Pursuant to section 94 of the *Local Government Regulation 2012* and section 128A of the *Fire and Emergency Services Act 1990*, Council has determined that each parcel of rateable land identified as the whole of Karragarra, Lamb, Russell, Macleay and Perulpa Islands (refer Appendix C – Rural Fire Map) will specially benefit from Council contributing funds to the Rural Fire Brigades. Funds raised through the Rural Fire Brigade Special Charge will be paid to the Rural Fire Brigades established within the benefited area on a biannual basis as directed by the Queensland Fire and Emergency Services to purchase and maintain equipment and provide a fire service to properties within the benefited area. Council adopted the Overall Plan for the Rural Fire Brigade Special Charge on 27 June 2024.

This charge is applied on a per lot basis and will be subject to Council's Farming Concession.

Charge Code (RCC Use)	Charge Description	Charge Amount Per Annum \$	Charge Basis
FL06	Rural Fire Brigade	15.64	Per lot

Utility Charges

Utility charges are made and levied in accordance with Chapter 4 Part 7 of the *Local Government Regulation 2012* and Council's corporate policies associated to each charge.

Council will apply utility charges for Community Titles Scheme land in accordance with:

- sections 195 and 196 of the *Body Corporate and Community Management Act 1997*
- section 64 of the *Building Units and Group Titles Act 1980*.

Waste/Recycle Charges

Waste and recycle charges are Utility charges that are made and levied in accordance with section 99 of the *Local Government Regulation 2012* and Council's Corporate Policy WST-003-P Waste Management and Resource Recovery Policy.

The waste/recycle charge is determined by Council to ensure that it is able to cover the costs associated with the provision of the waste management service. The costs include payment to contractors for waste collection, a kerbside recycle service and a voluntary green waste service. Disposal costs are also factored into the charge to cover contractor costs for disposal, site development works, environmental monitoring, management, statutory charges and administration costs, as well as other costs associated with the use of Council's transfer stations by residents and other users. For 2024-2025 Council maintains a full cost pricing model.

Services in excess of those listed in the following schedules are subject to Special Quotation.

Residential Kerbside Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Residential 240Lt Waste / 240Lt Recycle	RF01	563.40	RF201	595.90
Residential 140Lt Waste / 240Lt Recycle	RF15	472.10	RF215	559.60
Residential 240Lt Waste / 340Lt Recycle	RF301	563.40	RF218	595.90
Residential 140Lt Waste / 340Lt Recycle	RF302	472.10	RF219	559.60
Residential 140Lt Waste / 140Lt Recycle	RF303	439.64	RF220	540.30
Residential 240Lt Green Waste	RFG01	72.00		
Additional Bin and Service – Scheduled Days				
Residential 240Lt addit. Waste	RF09	286.32	RF209	368.92
Residential 240Lt addit. Recycle	RF16	155.92	RF216	201.36
Residential 140Lt addit. Waste	RF17	255.12	RF217	360.20
Residential 340Lt addit. Recycle	RF53	201.72	RF253	228.88
Residential 240Lt addit. Green Waste	RFG02	72.00		
Additional Service Existing Bin (Temporary Lift) – Scheduled Days		Charge Code (RCC Use)	Amount per Lift \$	
Residential 140Lt Waste (temp. lift)	RF12	20.64		
Residential 240Lt Waste (temp. lift)	RF13	23.12		
Residential 240Lt Recycle (temp. lift)	RF14	21.24		
Residential 340Lt Recycle (temp. lift)	RF54	15.00		
Residential 240Lt Green Waste (temp. lift)	RFG03	11.28		
Additional Service Existing Bin (Temporary Lift) – Outside Scheduled Days		Charge Code (RCC Use)	Amount per Lift \$	
Residential 240Lt addit. Waste (temp. lift)	RF40	75.04		
Residential 140Lt addit. Waste (temp. lift)	RF41	55.00		
Residential 240Lt addit. Recycle (temp. lift)	RF42	42.52		
Residential 340Lt addit. Recycle (temp. lift)	RF55	43.80		

Residential Waste Bulk Bin Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Waste Service - 1 service per week				
Residential 0.66m ³ Waste (Rear lift)	RF20	1,363.64		
Residential 0.66m ³ Waste (Front lift)	RF80	1,197.56	RF180	3,230.72
Residential 1.10m ³ Waste (Rear lift)	RF23	2,253.76		
Residential 1.10m ³ Waste (Front lift)	RF19	2,224.48		
Residential 1.50m ³ Waste	RF26	2,823.88	RF106	3,852.16
Residential 2.00m ³ Waste	RF84	3,670.08	RF184	5,135.32
Residential 2.25m ³ Waste	RF29	4,081.00	RF109	5,776.28
Residential 3.00m ³ Waste	RF32	5,376.60	RF112	7,655.04
Residential 4.00m ³ Waste	RF35	7,121.04	RF115	9,859.44

Residential Waste Bulk Bin Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Additional Waste Service - Lift only; 1 service per week				
Residential 0.66m ³ addit. Waste lift	RF21	60.48		
Residential 1.10m ³ addit. Waste lift	RF24	71.64		
Residential 1.50m ³ addit. Waste lift	RF27	73.44	RF107	106.92
Residential 2.00m ³ addit. Waste lift	RF85	77.88	RF185	129.80
Residential 2.25m ³ addit. Waste lift	RF30	84.84	RF110	143.76
Residential 3.00m ³ addit. Waste lift	RF33	100.92	RF113	177.24
Residential 4.00m ³ addit. Waste lift	RF36	125.84	RF116	219.56
Temporary Waste Service (≤3 months) - Bin and Lift; 1 service	Charge Code (RCC Use)	Amount per Bin & Lift \$	Charge Code (RCC Use)	Amount per Bin & Lift \$
Residential 0.66m ³ Waste (temp. bin & lift)	RF22	130.20		
Residential 1.10m ³ Waste (temp. bin & lift)	RF25	233.80		
Residential 1.50m ³ Waste (temp. bin & lift)	RF28	238.00	RF108	267.24
Residential 2.00m ³ Waste (temp. bin & lift)	RF86	249.08	RF186	284.12
Residential 2.25m ³ Waste (temp. bin & lift)	RF31	254.36	RF111	298.40
Residential 3.00m ³ Waste (temp. bin & lift)	RF34	270.60	RF114	331.52
Residential 4.00m ³ Waste (temp. bin & lift)	RF37	292.44	RF117	374.20

Residential and Commercial Bulk Bin Recycle Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Recycle Service - 1 service per fortnight				
Residential/Commercial 0.66m ³ Recycle (Rear lift)	RF81	794.52		
Residential/Commercial 0.66m ³ Recycle (Front lift)	RF82	810.04	RF182	1,377.36
Residential/Commercial 1.10m ³ Recycle (Rear lift)	RF63	1,249.40		
Residential/Commercial 1.10m ³ Recycle (Front lift)	RF83	1,338.76	RF183	2,207.24
Residential/Commercial 1.50m ³ Recycle	RF66	1,788.56	RF136	3,105.60
Residential/Commercial 2.00m ³ Recycle	RF87	2,388.84		
Residential/Commercial 2.25m ³ Recycle	RF69	2,575.76	RF139	4,586.84
Residential/Commercial 3.00m ³ Recycle	RF72	3,348.24	RF142	6,108.72
Residential/Commercial 4.00m ³ Recycle	RF75	3,589.44	RF145	8,099.16
Additional Recycle Service Lift only – 1 service	Charge Code (RCC Use)	Amount per Lift \$	Charge Code (RCC Use)	Amount per Lift \$
Residential/Commercial 1.10m ³ addit. Recycle lift	RF65	178.68		
Residential/Commercial 1.50m ³ addit. Recycle lift	RF68	183.72	RF138	298.72
Residential/Commercial 2.00m ³ addit. Recycle lift	RF88	186.24		
Residential/Commercial 2.25m ³ addit. Recycle lift	RF71	190.04	RF141	298.72
Residential/Commercial 3.00m ³ addit. Recycle lift	RF74	193.84	RF144	298.72
Residential/Commercial 4.00m ³ addit. Recycle lift	RF77	201.48	RF147	298.72

Residential and Commercial Bulk Bin Recycle Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Amount per Bin & Lift \$	Charge Code (RCC Use)	Amount per Bin & Lift \$
Temporary Recycle Service (≤3 months) - Bin and Lift – 1 service				
Residential/Commercial 1.10m ³ Recycle (temp. bin & lift)	RF64	314.24		
Residential/Commercial 1.50m ³ Recycle (temp. bin & lift)	RF67	238.92	RF137	546.44
Residential/Commercial 2.00m ³ Recycle (temp. bin & lift)	RF89	259.72		
Residential/Commercial 2.25m ³ Recycle (temp. bin & lift)	RF70	261.52	RF140	546.44
Residential/Commercial 3.00m ³ Recycle (temp. bin & lift)	RF73	283.84	RF143	546.44
Residential/Commercial 4.00m ³ Recycle (temp. bin & lift)	RF76	312.96	RF146	546.44

Commercial Kerbside Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Commercial 240L Waste / 240L Recycle	RFC01	653.40	RFC201	685.90
Commercial 140L Waste / 240L Recycle	RFC15	534.10	RFC215	621.60
Commercial 240L Waste / 340L Recycle	RFC301	653.40	RFC218	685.90
Commercial 140L Waste / 340L Recycle	RFC302	534.10	RFC219	621.60
Commercial 140L Waste / 140L Recycle	RFC303	501.64	RFC220	602.30
Commercial 240L Recycle (Stand Alone)	RFC16	155.92	RFC216	201.36
Commercial 340L Recycle (Stand Alone)	RFC53	201.72	RFC253	228.88
Commercial 240L Green Waste	RFCG01	72.00		
Additional Bin and Service				
Commercial 240L Additional Waste	RFC09	376.32	RFC209	458.92
Commercial 240L Additional Green Waste	RFCG02	72.00		
Additional Service Existing Bin (Temporary Lift)				
Commercial 240L Green Waste lift	RFCG03	11.28		

Commercial Waste Bulk Bin Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Waste Service - 1 service per week				
Commercial 0.66m ³ Waste (Rear lift)	RFC20	1,718.64		
Commercial 0.66m ³ Waste (Front lift)	RFC80	1,552.56	RFC180	3,585.72
Commercial 1.10m ³ Waste (Rear lift)	RFC23	2,845.76		
Commercial 1.10m ³ Waste (Front lift)	RFC19	2,816.48	RFC119	2,612.00
Commercial 1.50m ³ Waste	RFC26	3,630.88	RFC106	4,659.16
Commercial 2.00m ³ Waste	RFC84	4,746.08	RFC184	6,211.32
Commercial 2.25m ³ Waste	RFC29	5,292.00	RFC109	6,987.28
Commercial 3.00m ³ Waste	RFC32	6,991.60	RFC112	9,270.04
Commercial 4.00m ³ Waste	RFC35	9,274.04	RFC115	12,012.44

Commercial Waste Bulk Bin Collection Services				
Charge Description	Mainland		Island	
	Charge Code (RCC Use)	Amount per Lift \$	Charge Code (RCC Use)	Amount per Lift \$
Additional Waste Service - Lift only – 1 service per week				
Commercial 0.66m ³ addit. Waste lift	RFC21	67.48		
Commercial 1.10m ³ addit. Waste lift	RFC24	83.64	RFC124	69.00
Commercial 1.50m ³ addit. Waste lift	RFC27	89.44	RFC107	122.92
Commercial 2.00m ³ addit. Waste lift	RFC85	98.88	RFC185	150.80
Commercial 2.25m ³ addit. Waste lift	RFC30	108.84	RFC110	167.76
Commercial 3.00m ³ addit. Waste lift	RFC33	132.92	RFC113	209.24
Commercial 4.00m ³ addit. Waste lift	RFC36	167.84	RFC116	261.56
Temporary Waste Service (≤3 months) – Bin and Lift – 1 service				
	Charge Code (RCC Use)	Amount per Bin & Lift \$	Charge Code (RCC Use)	Amount per Bin & Lift \$
Commercial 0.66m ³ Waste (temp. bin & lift)	RFC22	137.20		
Commercial 1.10m ³ Waste (temp. bin & lift)	RFC25	245.80	RFC125	200.04
Commercial 1.50m ³ Waste (temp. bin & lift)	RFC28	254.00	RFC108	283.24
Commercial 2.00m ³ Waste (temp. bin & lift)	RFC86	270.08	RFC186	305.12
Commercial 2.25m ³ Waste (temp. bin & lift)	RFC31	278.36	RFC111	322.40
Commercial 3.00m ³ Waste (temp. bin & lift)	RFC34	302.60	RFC114	363.52
Commercial 4.00m ³ Waste (temp. bin & lift)	RFC37	334.44	RFC117	416.20

Water Charges

Two-part tariff pricing will apply to all properties within the city (including vacant land) that are connected or have access to Council's water transportation system. The two-part tariff will be composed of:

- a) a fixed water access charge; and
- b) a water consumption charge, namely a single tier charge for each kilolitre of water consumed.

This is a requirement of section 41 of the *Local Government Regulation 2012*. The prices are set to eventually recover sufficient revenue so the water supply business covers its costs including a contribution to Council and a return on assets employed in the business. This full cost pricing is a requirement of National Competition Policy and section 41(1)(d) of the *Local Government Regulation 2012*.

Fixed Water Access Charges

Fixed water access charges cover costs associated with asset replacement, administration, billing, replacement of water meters, and repair of the reticulation system.

Fixed water access charges will be applied on a per meter/lot basis where the lot can be serviced by the reticulated water system. Where a lot has no meter installed, the fixed water access charge will be determined as if a standard 20mm meter was installed.

The following exceptions apply to the water access charge on a per meter or lot basis:

1. A fixed water access charge will be applied per meter connection for rural land that is contiguous where connection is available to separate parcels of land and the land is used for farming purposes.
2. Lots held in the same ownership name, but separated by a road will be treated as contiguous lots where the land is rural and used for farming purposes, except where the lots have separate water meter connections then contiguity will not be applied.

3. The fixed water access charge will be applied against adjoining lots as if they were one lot where the adjoining residential lots are in the same ownership name, are amalgamated for rating purposes and:
 - i) the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
 - ii) one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
 - iii) one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed.
4. A fixed water access charge will not apply for a fire bypass meter.
5. A fixed water access charge will not be applied where:
 - i) the land associated to the property is undeveloped and landlocked, i.e. there is no private or public access or egress to the property; or
 - ii) the property is categorised for the purpose of Differential General Rating as Rating Category 10 (Constrained land); or
 - iii) the property cannot be serviced by the reticulated water system because of physical constraints; or
 - iv) the property can be serviced by the reticulated water system, but is not currently connected because the property owner has not requested connection; and
 - a) the property boundary is greater than 25 meters from the nearest water main; and
 - b) it is not planned for an extension of the reticulation water network in the current or next financial year which will bring the network within 25 meters of the property boundary line.

Residential			
Meter Size	Charge Description	Charge Code (RCC Use)	Charge Amount Per Annum \$
20mm	Residential fixed water access 20mm	VBM20	336.72
25mm	Residential fixed water access 25mm	VBM25	526.16
32mm	Residential fixed water access 32mm	VBM32	862.04
40mm	Residential fixed water access 40mm	VBM40	1,346.88
50mm	Residential fixed water access 50mm	VBM50	2,104.56
80mm	Residential fixed water access 80mm	VBM80	5,387.60
100mm	Residential fixed water access 100mm	VBM100	8,418.12
150mm	Residential fixed water access 150mm	VBM150	18,940.84
Boundary Meter			
20mm	Residential boundary meter fixed water access 20mm	VCBM20	336.72
25mm	Residential boundary meter fixed water access 25mm	VCBM25	526.16
32mm	Residential boundary meter fixed water access 32mm	VCBM32	862.04
40mm	Residential boundary meter fixed water access 40mm	VCBM40	1,346.88
50mm	Residential boundary meter fixed water access 50mm	VCBM50	2,104.56
80mm	Residential boundary meter fixed water access 80mm	VCBM80	5,387.60
100mm	Residential boundary meter fixed water access 100mm	VCBM100	8,418.12
150mm	Residential boundary meter fixed water access 150mm	VCBM150	18,940.84

Non-residential			
Meter Size	Charge Description	Charge Code (RCC Use)	Charge Amount Per Annum \$
20mm	Non-residential fixed water access 20mm	VBW20	437.68
25mm	Non-residential fixed water access 25mm	VBW25	683.96
32mm	Non-residential fixed water access 32mm	VBW32	1,120.68
40mm	Non-residential fixed water access 40mm	VBW40	1,750.96
50mm	Non-residential fixed water access 50mm	VBW50	2,735.92
80mm	Non-residential fixed water access 80mm	VBW80	7,003.88
100mm	Non-residential fixed water access 100mm	VBW100	10,943.64
150mm	Non-residential fixed water access 150mm	VBW150	24,623.12

Boundary Meter			
20mm	Non-residential boundary meter fixed water access 20mm	VCBW20	437.68
25mm	Non-residential boundary meter fixed water access 25mm	VCBW25	683.96
32mm	Non-residential boundary meter fixed water access 32mm	VCBW32	1,120.68
40mm	Non-residential boundary meter fixed water access 40mm	VCBW40	1,750.96
50mm	Non-residential boundary meter fixed water access 50mm	VCBW50	2,735.92
80mm	Non-residential boundary meter fixed water access 80mm	VCBW80	7,003.88
100mm	Non-residential boundary meter fixed water access 100mm	VCBW100	10,943.64
150mm	Non-residential boundary meter fixed water access 150mm	VCBW150	24,623.12
Council Meter			
20mm	Council fixed water access 20mm	VCW20	437.68
25mm	Council fixed water access 25mm	VCW25	683.96
32mm	Council fixed water access 32mm	VCW32	1,120.68
40mm	Council fixed water access 40mm	VCW40	1,750.96
50mm	Council fixed water access 50mm	VCW50	2,735.92
80mm	Council fixed water access 80mm	VCW80	7,003.88
100mm	Council fixed water access 100mm	VCW100	10,943.64
150mm	Council fixed water access 150mm	VCW150	24,623.12

Consumption Charges

Water consumption charges are categorised into water connection tariffs, being: residential, non-residential, concessional and Council. Where premises are used for mixed use (i.e. residential and non-residential or concessional) the predominant use of the land will determine the water connection tariff.

The consumption charge is calculated at a flat rate for residential and concessional and at a separate flat rate for non-residential and council tariffs. The water consumption charge is calculated on the water consumed between the last meter reading and the current meter reading and multiplying the total kilolitres by the adopted tariff rate.

The consumption charge is made up of two components:

- the State Government's Bulk Water Charge for the purchase of potable water; and
- Council's retail charge for distribution includes costs for administration, billing, replacement of water meters, and repair of the reticulation system.

In compliance with section 140 of the *Water Supply (Safety and Reliability) Act 2008* for premises that have more than one sole-occupancy unit where the land is not scheme land under the *Body Corporate and Community Management Act 1997* and meters are installed to measure the supply of water to each sole-occupancy unit, the owner of the premise will be billed for water consumption on the reading from the main meter and informed of the volume of water supplied through each sub-meter during the billing period.

Water consumption charges in communal arrangements that exist under a Community Title Scheme, Building Unit Plan or Group Title Plan will be applied in the following manner:

Community Title Scheme land established prior to 1 January 2008 or under construction, but not completed, prior to 31 December 2007	<p>Water consumption charges will be applied consistent with section 196 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ol style="list-style-type: none"> The main meter will be read and used for the purpose of water consumption charge calculations. Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner.
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<p>Community Title Scheme land established after 1 January 2008.</p>	<p>Water consumption charges will be applied consistent with section 195 of the <i>Body Corporate and Community Management Act 1997</i>.</p> <ul style="list-style-type: none"> i) The main meter and all internal meters will be read and used for the purpose of water consumption charge calculations. ii) Any volume variance between the calculated water consumption on the main meter and the total of the calculated water consumption for the internal meters will be billed to the body corporate. Where the volume variance is a negative value: <ul style="list-style-type: none"> a. no adjustment will be made to the total of the calculated water consumption for the internal meters; and b. the variance will be treated as zero. c. where the CTS has no body corporate water outlet, the variance may be written off when charged on the internal meters iii) The water consumption charge applied to each individual unit holder will be calculated on their own individual internal metered water supply. iv) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner.
<p>Building Unit and Group Title Scheme Land</p>	<p>Water consumption charges will be applied consistent with section 64 of the <i>Building Units and Group Titles Act 1980</i>.</p> <ul style="list-style-type: none"> i) The body corporate will not be liable for water consumption charges, except when the right to recover charges from the body corporate exists where a lot or part of a lot becomes common property upon registration of a plan of re-subdivision or amalgamation or notice of conversion. ii) The main meter will be read and used for the purpose of water consumption charge calculations. iii) Lot owners are liable for a share of the total amount payable for water consumption that passes through the main meter, which will be applied by lot entitlement. iv) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner.

Consistent with section 144(1) of the *Water Supply (Safety and Reliability) Act 2008* water used for firefighting purposes will not be billed. Council reserves the right to fix either a meter or a seal to any private firefighting system.

Charge Code (RCC Use)	Charge Description	Retail Water Price (RCC) \$ Per Kilolitre	State Bulk Water Price \$ Per Kilolitre	Total Price \$ Per Kilolitre
VWCRES	Residential*	0.732	3.444	4.176
VWCCNC	Concessional	0.732	3.444	4.176
VWCCOM	Non-residential**	1.674	3.444	5.118
VWCRC	Council	1.674	3.444	5.118

*Residential means where premises are used ordinarily for a residential purpose and may include a house, unit, flat, guest house and multiple dwellings.

**Non-residential means where premises are not used for ordinary residential purposes and may include premises used for commercial, business or an industrial purpose. Non-residential includes premises used as a caravan park, excluding mobile home parks registered under the *Manufactured Homes (Residential Parks) Act 2003*.

Sewerage Charges

The sewerage charge is set as one tariff based on sewer units and applied as set-out in the sewerage charges table below. Non-residential properties are charged on a per lot and/or per pedestal or equivalent pedestal basis for urinals where 900mm equals 1 pedestal. The prices are set to eventually recover sufficient revenue so that the wastewater business covers its costs including a contribution to Council and a return on the assets employed in the business. This full cost pricing is also a requirement of National Competition Policy.

The sewerage charge covers costs associated with asset replacement for seven treatment plants, approximately 140 pump stations, the treatment of wastewater, administration, billing and repair to mains and wastewater infrastructure.

Charge Code (RCC Use)	Charge Description	Charge Amount \$	Charge Basis
VSW01	Sewerage	34.92	per unit
VSW02	Council sewerage	34.92	per unit
VCSW01	Sewerage shared service	34.92	per unit

Sewerage charges are applied as set out in the table below.

Land that is not part of a Community Title Scheme, Building Unit Plan or Group Title Plan	No. of Units	Charge Basis Per
Residential, single unit dwelling	25	Lot
Multiple residential dwelling lot (attached or separate) <ul style="list-style-type: none"> each dwelling unit 	25	Dwelling
Non-residential building (other than that included in another category in this policy) <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Pedestal Pedestal
Motels <ul style="list-style-type: none"> first pedestal each additional pedestal 	25 10	Pedestal Pedestal
Retirement or Lifestyle Villages / Nursing Homes / Manufactured Homes Village (assessed as one property for the purposes of rating) <ul style="list-style-type: none"> first pedestal each additional pedestal if contained within a hospital or hostel, or communal area each additional pedestal if contained within an individual dwelling unit 	25 20 15	Pedestal Pedestal Pedestal
Sporting and Recreational Clubs/Associations/Organisations without poker machines	30	Lot
Sporting and Recreational Clubs/Associations/Organisations with poker machines <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Pedestal Pedestal
Community Service Organisations (assessed as one property or as part of a larger complex) <ul style="list-style-type: none"> Church Hall Presbytery or manse All other 	10 10 25 10	Church Hall Dwelling Property
School (assessed as one property or as part of a larger complex) <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Pedestal Pedestal
Caravan parks <ul style="list-style-type: none"> Park site not connected to sewer Park site connected to sewer 	10 15	Site Site

Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS)	No. of Units	Charge Basis Per
Residential dwelling	25	Lot / Dwelling
Non-residential – where the service is supplied to a lot within a Scheme <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Pedestal Pedestal

Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS)	No. of Units	Charge Basis Per
Non-residential – where a service is supplied within a scheme but cannot be directly related to a particular lot, the sewerage charge will be apportioned between all lots within the scheme in accordance with the lot entitlements of the respective lots. <ul style="list-style-type: none"> • First pedestal • Each additional pedestal 	25 20	Pedestal Pedestal
Mixed Use – where a service has not been directly provided to non-residential lot/s within a scheme and there is no common wastewater service available to the non-residential lot/s within the scheme.	25	Lot

Land that is vacant where a wastewater connection is available	No. of Units	Charge Basis Per
Vacant land	25	Lot

The following sewerage charging exceptions apply:

- Where adjoining residential lots in the same ownership name that are amalgamated for rating purposes and:
 - the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
 - one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
 - one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed; then

The sewerage charge will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged the sewerage charge on a per lot basis.
- The sewerage charge will not be applied to lots that are undeveloped and landlocked (i.e. there is no private or public access or egress to the property).
- Sewerage charges will not apply to lots identified as having an insurmountable drainage constraint such that it is unlikely a development permit, or permits, would be granted for the construction of a residential or commercial building on the land. This includes some rateable land that has been identified as having significant conservation values. On the Southern Moreton Bay islands all rateable land identified with insurmountable drainage constraint or conservation values has an environmental zoning or an Open Space zone in the Redland Planning Scheme.
- Land that cannot be serviced by the wastewater network because of
 - physical constraints associated to the land; or
 - the land is greater than 25 meters from the nearest wastewater network and the land owner is unable to meet Council requirements; or
 - the land can be served by the wastewater network, but Council has resolved to limit extensions in the area.

Trade Waste Charges

In addition to sewerage charges, some properties are required to pay additional charges if they discharge trade waste to the wastewater network. Trade waste requirements are administered under the *Local Government Act 2009*, the *Water Supply (Safety and Reliability) Act 2008* and related Council policies to ensure the management of commercial and industrial wastewater discharged into the wastewater network is consistent with Council's legal responsibilities and obligations. All Trade Waste information, including Council's Trade Waste Guideline, fact sheets and forms, is available on Council's website.

A fixed trade waste generator charge is applied to each trade waste business on a property for recurring administration and overhead costs associated with trade waste control. A trade waste discharge treatment

charge is applied to each trade waste property to cover the cost of treatment, which is dependent on the quality and quantity of the discharge.

There are three categories of trade waste business. Where businesses of different categories exist on a property, the majority charge rate is used to calculate the charge:

- Category 1 dischargers are low risk. A standard volume charge with no additional quality-based charge applies.

Calculation formula 1

$$C = Q_D \times k$$

Where: C is the annual charge (\$)

Q_D is the annual trade waste discharge volume (kL)

k is the unit charge rate (\$/kL). The unit charge, k, includes both volume and load costs based on domestic strength sewage which are established on the total cost of providing and maintaining the wastewater system for the total annual wastewater flow to the wastewater plant(s).

- Category 2 dischargers are medium risk. A volume charge plus a quality charge calculated from standard concentrations applies.

Quality charges shall be made for Chemical Oxygen Demand (COD), Total Suspended Solids (TSS), Total Nitrogen (TN), Total Phosphorus (TP), and Total Oil and Grease (TOG).

Calculation formula 2

$$C = Q_D \times \left(a + \frac{(X_{COD} \times N_{COD} + X_{TSS} \times N_{TSS} + X_{TOG} \times N_{TOG} + X_{TN} \times N_{TN} + X_{TP} \times N_{TP})}{1000} \right)$$

Where: C is the total annual charge (\$)

Q_D is the annual trade waste discharge volume (kL)

a is the Category 2 unit volume charge (\$/kL)

X_{COD} , X_{TSS} , etc., are the average concentrations of the pollutants COD, TSS, etc. (mg/L)

N_{COD} , N_{TSS} , etc., are the unit charges for the pollutants COD, TSS, etc. (\$/kg).

- Category 3 dischargers are high risk. Additional charges apply for over-the-limit discharge, based on sample test results.

Calculation formula 3

$$C = Q_D \times \left(a + \frac{(X_{COD}/SAL_{COD})^d \times X_{COD} \times N_{COD} + \text{etc. for each parameter}}{1000} \right)$$

Where: d is a constant determined by Council

X_{COD} etc. are the average concentration values of the discharge into the sewer based on sample test results obtained during the charging period

SAL_{COD} etc. are the sewer admission limit values, or other negotiated values defined in the trade waste approval, for the pollutant

The minimum ratio for (X/SAL) is 1.0. If $X < SAL$, a factor of 1.0 is applied.

Charge Code (RCC Use)	Charge Description	Charge Amount \$	Charge Basis
VTP01	Trade Waste Generator Charge	502.32	per annum
VTP02	Council Trade Waste Generator Charge	502.32	per annum
VTW01	Trade Waste Discharge Treatment	Calculation as set out in this section.	
VTW02	Council Trade Waste Discharge		
Trade Waste Discharge Treatment – charge per kilogram/kilolitre			
Pedestal Allowance (Pa)	75kL / pedestal / annum		
Category 1			
Standard volume charge (k)		2.7824	per kilolitre
Category 2			
Base volume charge (a)		2.7824	per kilolitre
Trade Waste Discharge	\$ per kg	mg/L	
Chemical Oxygen Demand (C.O.D)	2.0459	1500	3.0688
Total Suspended Solids (T.S.S.)	0.9196	600	0.5518
Total Oil and Grease (T.O.G.)	0.9196	200	0.1839
Phosphorus	8.4414	10	0.0844
Nitrogen	2.5230	50	0.1262
Standard volume plus quality charge		6.7974	per kilolitre
Category 3			
Pollutant concentrations dependant on test results			
Constant 'd'	Factor of 0		

In most cases the trade waste discharge volume is measured by using the main water meter consumption reading. Where an approved flow measurement device is installed and calibrated as specified in the trade waste approval the reading will be used to measure the volume of trade waste discharged to the sewer.

- A sewer discharge factor (SDF) is applied to estimate the volume of water not discharged to sewer.
- An allowance is subtracted for toilet pedestals drawing off the meter.

Where individual trade waste generators have information that would indicate a departure from the standard sewer discharge factor, application may be made for reconsideration of the fraction used.

Interest on Overdue Rates

Pursuant to section 133 of the *Local Government Regulation 2012*, interest, calculated on daily rates and applied as compound interest, is payable on overdue rates or charges from the day they become overdue or at a later day as decided by the local government. For 2024-2025, Council has decided compound interest on daily rests at the rate of 12.35 per cent per annum will be applied on rates or charges from the day they become overdue.

Rating Concessions and Exemptions

Chapter 4, Part 10 of the *Local Government Regulation 2012* provides Council with the powers to grant concessions to individuals and classes of land owners. Council has determined that pensioners as defined by the aforementioned Regulation are entitled to receive a concession on rates. Other charitable organisations, community groups, sporting associations, independent schools, and property owners who use their land for the business of farming may also be entitled to concessions or reduced charges under a Community Service Obligation (CSO).

Pensioner Concessions

Section 120(1) of the *Local Government Regulation 2012* enables a concession to be granted if the land is owned or occupied by a pensioner. Council has determined that a Pensioner Concession will be given on the Differential General Rate to an approved pensioner on their principal place of residence where they meet the following eligibility requirements:

1. is and remain an eligible holder of a Queensland 'Pensioner Concession Card' issued by Centrelink or the Department of Veterans' Affairs, or a Queensland 'Repatriation Health Card – For All Conditions' (Gold Card) issued by the Department of Veterans' Affairs; and
2. either own solely or jointly, or is a life tenant granted under a Will or Court Order, an approved residential dwelling* located in Redland City that is their principal place of residence; and
3. has either sole, or joint legal obligation with a co-owner, responsibility for payment of the rates and charges levied on the property.

*A pensioner concession on the Differential General Rate is not available to pensioner applicants who do not reside in a dwelling that has final building approval.

For the purposes of administration:

1. Eligibility will be confirmed on an annual basis with Centrelink for the approved concession to continue. Amendments will commence in the following quarter (i.e. from part to maximum rate, maximum to part rate, or eligible to ineligible).
2. The holder of a Department of Veterans' Affairs pension Gold Card is entitled to receive the maximum pension concession allowed to them in accordance with their level of entitlement, and is dependent upon the approved pensioner's proportionate share of the gross Differential General Rate.
3. Ownership – The concession will apply only to the approved pensioner's proportionate share of the gross Differential General Rate. For the purposes of determining proportionate share, regard shall be given to conveyancing practice that requires the nature and extent of co-ownership to be recorded on the Transfer (Form 1) lodged in the Titles Office and Property Transfer Information (Form 24) received for change of ownership and rates purposes.

This method of determining the approved pensioner's proportionate share shall apply except where the co-owners are:

- i) An approved pensioner and their spouse or life-partner; or
- ii) An approved pensioner and a bank, other financial institution, or government department where the latter holds joint title for debt security purposes and has no responsibility for rates, charges or other costs of maintaining the property.

In either of these situations, the tenure will be treated as sole ownership and the concession approved in full.

It is not a requirement for the spouse or life-partner to also reside at the property, but it must be established in these cases that the approved pensioner is wholly responsible for the payment of all rates and charges levied in respect of the property. The approved pensioner's responsibility for payment of all rates and charges in this circumstance must be established by sighting and placing on file a copy of the Court Order or Statutory Declaration completed by the applicant.

4. Residential Requirements – Where a pensioner, for reasons of ill health or infirmity (e.g. poor health, feeble in body or health, physically weak, especially through age) resides some or all of the time in

alternative accommodation, such as a nursing home or similar type accommodation (where personal care is available on site and provided as required) or with family or friends, the residence may be regarded as the 'principal place of residence' if it is not occupied on a paid tenancy basis during the absence of the approved pensioner owner/s and the approved pensioner owner/s remain solely responsible for the payment of rates and charges levied in respect of the property.

5. Trusteeship – In the case of property held in trusteeship the applicant, in order to be considered for eligibility, must be considered to have legal responsibility for payment of all rates and charges levied in respect of the property, regardless of whether the applicant is the trustee or the beneficiary of the Trust.
6. Life Tenants – the criteria for determining life tenants will be that:
 - i) The property in respect of which the Differential General Rate is levied must be the principal place of residence of the pensioner and the pensioner must reside on the property (i.e. a life tenant cannot reside in a nursing home and claim the concession as may occur with ordinary home ownership); and
 - ii) The pensioner must not have a major interest in other residential property in Redland City; and
 - iii) The life tenancy must be created by a valid Will, which applies to the property in question, or by a Court Order; and
 - iv) There must be no provision in the Will or Court Order that relieves the life tenant from the obligation to pay the rates and charges levied in respect of the property.
7. Application of concession for new applicants:
 - i) The rebate is to commence from the latter of either the date of application, or the date of purchase of a property; or
 - ii) Where the principal place of residence was bequeathed to the applicant under the terms of a Will and it was their principal place of residence prior to the death of the previous owner; where the previous owner had an existing entitlement to the pensioner concession on the Differential General Rate, the entitlement will continue uninterrupted if application is received prior to or within 90 days of the death of the previous owner.
8. Application of concession for existing applicants:
 - i) Where a replacement property is acquired within Redland City the entitlement to the concession will continue uninterrupted if application is received prior to or within 90 days of the property settlement.
9. The Council Pensioner Differential General Rate concession will be applied on a tiered basis dependent on whether the approved pensioner is in receipt of a maximum rate of pension or in receipt of a part rate of pension.

For 2024-2025 the Council Pensioner Differential General Rate concession will be for approved pensioners:

- In receipt of the maximum rate of pension \$335.00 per financial year
- In receipt of a part rate pension \$167.50 per financial year

Section 120(1) of the *Local Government Regulation 2012* enables a concession to be granted if the land is owned or occupied by a pensioner. Council has also determined that a concession will be given on Separate and Special Charges (Environment and Coastal Management, Landfill Remediation, Redland City SES

Administration and Rural Fire Brigade charges) to people who are eligible for a concession on the Differential General Rate and are owner/occupiers of adjoining residential lots in the same ownership name, which are amalgamated for rating purposes, and either:

- i) the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots; or
- ii) one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling; or
- iii) one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed;

whereby only one of each Separate and Special Charge that may be properly made and levied on the adjoining lots will be applied. All other adjoining lots will be charged Separate and Special Charges on a per lot basis.

State Lease Agreements – Community Organisations

Section 93(3)(i) of the *Local Government Act 2009* provides that Council can, by resolution, exempt land from rating for charitable purposes. Section 120(1)(b)(i) of the *Local Government Regulation 2012* provides that a concession may be granted if Council is satisfied the land is owned by an entity whose objects do not include making a profit. Council has determined that a concession will be given on the Differential General Rate and Separate charges to community organisations that have an interest in or occupy land under a Queensland State Government lease agreement, licence or permit that is categorised as rental category 14.1 – charities and small sporting or recreational clubs under the *Land Regulation 2020*.

Applicants must provide evidence and be able to demonstrate that the organisation is a community based organisation that:

1. is a non-profit entity; and
2. formed for a purpose that does not include the profit or gain of its individual members or owners; and
3. exists for any lawful purpose that provides a public benefit, at large or in a particular locality, which improves community welfare, education, safety or encourages and promotes physical health and well-being; and
4. has an interest in or occupies land under a Queensland State Government lease agreement, licence or permit that is categorised as rental category 14.1 under the *Land Regulation 2020*.

Community Service Obligations (CSOs)

The water, wastewater and trade waste services are classified as a significant business activity and are run as a commercial business unit named 'City Water' where the Code of Competitive Conduct applies. Subject to section 22(1) of the *Local Government Regulation 2012* full cost pricing applies to this business. In consideration of section 23 and 24 of the *Local Government Regulation 2012* the following Community Service Obligations may arise.

FARMING CONCESSION/CSO

Pursuant to Chapter 4 Part 10 of the *Local Government Regulation 2012*, Council may provide a concession under section 120(1)(f) in respect of land the Council is satisfied is being used exclusively for the purpose of farming by an owner who is carrying on a business of primary production on the land.

Council will remit all but one of each Water Fixed Access charge, Sewerage charge, Separate and Special charge that may be properly made and levied on the subject land parcels.

The farming concession is available to eligible land owners with contiguous parcels of land in the same ownership name. Land will be considered as contiguous when separated by a road. Land will not be considered contiguous where water connections are made to separate parcels of land.

For the purposes of this concession farming includes activities such as aquaculture production, horticulture and agriculture production and the raising, breeding or production of poultry or livestock for the purpose of selling them or their bodily produce.

WATER CSO

Council has determined in accordance with section 120(1)(b) of the *Local Government Regulation 2012* that a concession will be given on the water charges for religious and not-for-profit community service organisations, which includes sporting and recreational clubs/associations/organisations that do not have poker machines.

The remission will take the form of a reduced tariff applied on water consumption and no fixed water access charge will apply.

HAEMODIALYSIS HOME TREATMENT CSO

Section 120(1)(c) of the *Local Government Regulation 2012* provides that a concession on rates or charges may be granted where the local government is satisfied that payment of the rate or charge would cause hardship to the land owner. Council has determined that where the water consumption of a household increases above normal use because the quality of life of a resident in the household is reliant on haemodialysis treatment provided by a home dialysis machine, payment of the water consumption charge would cause the land owner, or tenant where the tenant is responsible for payment of the water consumption, hardship.

For the purposes of administration:

1. Application is to be made to the treating hospital in an accepted format supplied to the hospital by Redland City Council. The hospital will forward the application and associated documentation, which includes the average kilolitres per annum used by the dialysis machine in the treatment, to Council for processing.
2. In the event the resident dependent on haemodialysis treatment is a member of a household of a tenanted property, evidence will be required to show the tenant is responsible for payment of the water consumption. Evidence may take the form of a copy of the lease agreement, or a letter from the owner or owner's agent that states the tenant is responsible for payment of the water consumption. Where the property is tenanted, Council will in good faith apply the concession to the property rate account with the expectation the concession will be passed onto the tenant.
3. Eligibility will be confirmed with the treating hospital on an annual basis.
4. The concession is calculated as an allowance of 100% of the water used above normal consumption, up to but not exceeding the quarterly allowance for the billed period. Normal consumption is calculated on the average daily use for a residential household. An exception exists where the actual consumption does not exceed normal consumption calculated for the average number of person's resident in the home for the water consumption period. In this instance, a concession will not be applied.

Allowance Calculation: Actual usage (kL) – Normal usage (kL) = Allowance (kL)*

5. The concession will commence for new 'first-time' approved applicants from the date given by the treating hospital as the start date for home dialysis in the nominated property.

6. Existing applicants who change residence will need to submit a new application through the treating hospital for the concession to apply to the new residence. The concession will apply from the date of tenancy or ownership.

CONCEALED LEAKS CSO

Section 120(1)(c) of the *Local Government Regulation 2012* provides that a concession on rates or charges may be granted where the local government is satisfied that payment of the rate or charge would cause hardship to the land owner. Council has determined a remission will be provided to eligible customers on the estimated water lost due to a concealed leak. A concealed leak is defined as a loss of potable water that occurs from a water service on the customer's side of the water meter that is hidden from view, either underground or under or within concrete where there are no visible signs of dampness or soaking and where the owner or occupant could not reasonably be expected to know of its existence.

Eligibility to a concealed leak remission does not include water lost from:

- Leaks within a dwelling or building on the property with visible signs of the leak including dampness, wetness or soaking.
- Leaking taps, toilet cisterns or other water appliances.
- Leaks in water tanks or faulty tank float valves that are plumbed to the potable water supply.
- Property sprinklers, garden hoses, external taps or fittings, and other irrigation systems.
- Leaking or plumbing related faults with hot water systems, including solar hot water systems.
- Leaks in swimming pools, spas and other water features and fittings.

For the purpose of administration:

1. Application to a concealed leak remission is open to:
 - i) A residential customer who receives a rate notice in their name for the property that includes charges for water consumption.
 - ii) A non-residential customer who uses on average no more than 100 kilolitres (kL) of drinking water per annum.
 - iii) Not-for-profit entities that receive a rate notice in their name for the property that includes charges for water consumption.
2. Application must be made on the nominated form (Concealed Water Leak Application form) by the customer (property owner) where the leak occurred, or their authorised nominee, within five (5) months of the leak repair date to qualify for the remission.
3. The leak must be repaired within 30 days of:
 - i) Council notification of higher than usual water usage (eg. Email, letter, SMS, phone call or card left in letter box), or
 - ii) the date the property owner should reasonably have identified higher than usual water usage.
4. A remission will be provided by Council on the Distribution and Retail water consumption charge of the estimated water lost, which is applied as a financial adjustment. Queensland State Government will provide a remission on the State Bulk water consumption charge for a concealed water leak where eligibility requirements are met.
5. Customers who are pensioners approved for the Differential General Rate concession will receive a 100 per cent remission on the estimated water loss for the Distribution and Retail water consumption charge and also the State Bulk water consumption charge. All other eligible customers will receive an

80 per cent remission on the Distribution and Retail water consumption charge of the estimated water loss and a 70% remission on the State Bulk water consumption charge of the estimated water loss.

6. The application must be supported by:
 - i) An invoice or signed report from an appropriately licenced plumber that the leak was concealed and has been repaired within Australian plumbing standards.
 - ii) Two (2) water meter readings two (2) weeks apart that show water consumption for the property has returned to normal, with the first reading to be taken as soon as practical after the leak has been repaired. These readings may be used for calculation purposes.
 - iii) Photographic evidence if available, although photos are not mandatory they are desirable and will be used in conjunction with written evidence to support the application process in determining eligibility. Photos of the leak prior and post repair will be accepted and can form part of an application.
7. The remission is calculated based on two (2) reading periods (generally around 190 days) and will be applied to the customer's property rate account in the next quarter.
8. Eligible customers are allowed one concealed leak remission within a three (3) year period (calculated from the leak repair dates) where the property is held in their ownership name during that period (refer to item 11).
9. A minimum cap on the concealed leak remission will apply. Where the remission is calculated and is less than \$35 no remission will be applied, excluding pensioners approved for the Differential General Rate concession where a minimum cap of \$25 will apply.
10. The following information may be used to calculate the remission:
 - i) The date the leak was repaired.
 - ii) The average daily water use and the cost calculated on the first given four (4) quarter period that is not leak effected, excluding new owners where the average daily water use is based on readings taken after the leak is repaired.
 - iii) In lieu of a recent quarterly billing reading, the first reading taken after the leak is repaired.
 - iv) The adopted Distribution and Retail water consumption price.
 - v) The adopted State Bulk water consumption charge.
11. Council may provide a once only opportunity during the period of ownership to replace a previous leak remission amount where a second major leak occurs within 3 years of the first leak repair date where the calculated water loss for the second leak is greater than the calculated loss for the first leak. This is administered by the customer forgoing the first leak remission amount, which will be replaced by the approved calculated remission amount for the second leak. This does not affect the commencement of the three year period stated in point 8, which commenced from the date the first leak was repaired.
12. Provide an appeal process for applicants with extenuating circumstances to seek a variation to this policy to receive a greater remission than currently afforded under the Policy. The Extenuating Circumstances Panel will provide property owners with an avenue to apply for a remission if the extenuating circumstances exist.
 - i) The Extenuating Circumstances Panel will determine whether extenuating circumstances apply, which may, subject to the determination of the Panel, include where:

- repair of the concealed leak not being completed within the 30 day timeframe allowed under paragraph 2(b) of the Policy; or
 - remission being sought in respect of 2 or more reading periods (provided that the 30 day timeframe allowed under paragraph 2(b) of the Policy has been complied with).
 - health issues or prolonged illness preventing the customer from remedying a concealed leak. Any appeal on these grounds should be supported by evidence in the form of certification from an appropriately qualified medical practitioner; or
 - an unidentified major leak which could not reasonably be prevented by the customer due to a natural disaster.
- ii) Application must be made in writing on the nominated form (Request for a Review and Decision under Extenuating Circumstances (FIN-018-P Concealed Leaks Policy) setting out the extenuating circumstances and the extent of the policy variation sought.

The Extenuating Circumstances Panel will decide whether a case for extenuating circumstances exists and what, if any, variation should be made to the Policy.

- The panel will decide the extent to which the policy will be varied, including the level of remission to be provided. For example, an extenuating circumstances remission application can be approved in full, approved in part or rejected (all with rationale) by the Extenuating Circumstances Panel.
- The decision of the panel will be final, and no further appeal process will be available.

WASTEWATER CSO

Council has determined in accordance with section 120(1)(b) of the *Local Government Regulation 2012* that a concession will be given on sewerage charges for religious and not-for-profit community service organisations and sporting and recreational clubs/associations/organisations that do not have poker machines.

The remission will take the form of a reduced number of units applied to calculate the sewerage charge.

TRADE WASTE CSO

In accordance with the FIN-008-P Community Service Obligation policy a remission in the form of a full rebate on the Trade Waste Discharge Treatment charge may be applied on properties granted a rating exemption on the Differential General Rate. This excludes properties with a rating exemption where regular use of a commercial kitchen (4 times or more per week) has been determined as commercial use, then all trade waste charges will apply.

CONCEALED LEAK CSO ON TRADE WASTE CHARGES

Council has determined a Trade Waste Charge remission may be provided to eligible customers where the water meter consumption has been used to estimate the trade waste volume and a water leak has occurred on the property, such that the water lost to the leak has not entered the wastewater system.

1. Application must be made by the customer (property owner) where the leak occurred, or their authorised nominee, by completing the nominated form (Trade Waste Water Leak Application), within four (4) months of the issue of the charge to qualify for the remission. The application must be forwarded to the Trade Waste officer for initial assessment.
2. The application must be supported by:
 - i) An invoice or signed report from a licenced plumber that the leak was concealed and has been repaired within Australian plumbing standards.
 - ii) Two (2) water meter readings two (2) weeks apart that show water consumption for the property has returned to normal, with the first reading to be taken as soon as practical after the leak has been repaired. These readings may be used for calculation purposes.

3. The following information may be used to calculate the remission:
 - i) The date the leak was repaired.
 - ii) The average daily water used calculated on the first given four (4) quarter period that is not leak effected, excluding new owners where the average daily water used is based on readings taken after the leak is repaired.
 - iii) In place of a recent quarterly billing reading, the first reading taken after the leak is repaired.
4. The remission calculation is based on the difference between the actual water consumption and the estimated water consumption.
5. The remission will be applied as an adjustment to the customer's property account. The maximum period for which the remission is calculated is 2 reading periods.
6. A register will be kept of all Trade Waste charge remissions given.

Other Matters

- The Council will continue to collect developer infrastructure charges in accordance with the *Planning Act 2016*, which provides for the Council to recover through developer contributions a proportion of the cost of infrastructure needed to meet growth in the City.
- Cost-recovery fees are established under section 97 of the *Local Government Act 2009*. Council has set cost-recovery fees at a level to recover up to the full cost price of administering the fee, but no more. This includes direct and indirect costs, operating and maintenance overheads, and use of capital. Some cost-recovery fees may be subsidised by revenue representing community service obligations to achieve policy objectives and desired community outcomes.
- Pursuant to section 262 of the *Local Government Act 2009*, Council has, in the support of its responsibilities, the power to charge for a service or facility, other than a service or facility for which a cost-recovery fee may be fixed. These business activity charges are subject to the goods and services tax and may be reviewed by Council at any time. The nature, level and standard of the service or facility is considered by Council in the setting of charges for business activities. Charges for business activities include (but are not limited to) rents, plant hire, private works and hire of facilities.

Revenue Statement Definitions

Association –

1. **Incorporated Association** – a legally separate entity that has the same powers, benefits and responsibilities as a person. Must have at least 7 members, be a not-for-profit association, have a physical address in Queensland and have a written set of operating rules.
2. **Unincorporated Association** – a group of people who agree to come together to pursue a common purpose. It is not a separate legal entity from its members and cannot enter into contracts, own land, employ people or sue or be sued in its own name.

Building unit plan (BUP) – exists under the *Building Units and Group Titles Act 1980*. A BUP was created when a building was subdivided in collectively administrated units. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Categorisation of Land – following the adoption of the rating categories, Council will identify the rating category to which each parcel of rateable land belongs in accordance with sections 81(4) and (5) of the *Local*

Government Regulation 2012. Later categorisation of land for the following reasons will be determined pursuant to section 82 of the *Local Government Regulation 2012*:

- land has inadvertently not been categorised; or
- land becomes rateable land; or
- Council considers that the rating category of a parcel of land should be changed, in view of the description of each rating category; or
- two or more parcels of rateable land are amalgamated into a single parcel of rateable land.

Common Area – is the common property in a Community Title Scheme, a Building Unit Plan or Group Titles Plan that is owned by the owners of the lots in the scheme or plan.

Community Service Organisation – to qualify as a Community Service Organisation the organisation must be able to demonstrate they meet the following criteria:

1. Is a not-for-profit entity.
 - i) It is not carried on for the profit or gain of particular persons and it is prevented, either by its constituent documents or by operation of law, from distributing its assets for the benefit of particular persons either while it is operating or upon winding up.
2. It exists for any lawful purpose that provides a public benefit, at large or in a particular locality that improves community welfare, education or safety. This includes sporting or recreational clubs with less than 2,000 members.
 - i) To be for a public benefit the purpose must be aimed at achieving a universal or common good, have practical utility and be directed to the benefit of the general community or a sufficient section of the community.
3. Has only charitable purposes.
 - i) Charitable purpose means the advancement of health; education; social and community welfare, including care, support and protection of children and young people which includes the provision of child care services; religion; culture; natural environment; or other purposes beneficial to the community.
4. Has no restrictions on membership that is in contravention of the Queensland *Anti-Discrimination Act 1991*.
5. Does not have a disqualifying purpose. That is the purpose of engaging in, or promoting activities that are unlawful or contrary to public policy or the purpose of promoting or opposing a political party or a candidate for political office.

Community title scheme land – land may be identified as scheme land only if it consists of:

1. 2 or more lots, and
2. other land that is common property for a community titles scheme that is not included in point 1.

Egress – the action of going out of or leaving a place.

Extractive Industry – an extractive industry is any activity that removes material substance from the ground.

Firefighting purposes – water consumption for the purposes of training for firefighting and routine testing of firefighting equipment.

Group title plan (GTP) – existed under the *Building Units and Group Titles Act 1980*. A GTP was created when land was subdivided into collectively administered lots. This plan type is characterised by a collectively administered subdivision managed by a Body Corporate.

Lot or parcel – means a separate, distinct parcel of land created on:

1. the registration of a plan of subdivision; or
2. the recording of particulars of an instrument; and
3. includes a lot under the *Building Units and Group Titles Act 1980*.

Mixed use scheme – lots within a scheme are a mix of residential and non-residential use.

Pedestal – for the purposes of this policy, one urinal is equivalent to one pedestal.

Principal place of residence – a residential dwelling, in which at least one of the registered owners of the land, or a person who is a life tenant of the dwelling made under a Will or Court Order, lives on an ongoing daily basis. Where the occupation is transient (i.e. less than 3 months), temporary or of a passing nature this is not sufficient to establish occupation as a principal place of residence.

Entities that own land for the benefit of others, typically a company, Trust, or personal representative/s have a principal place of business, not a principal place of residence to which a natural person can reside and for the purposes of land rating categorisation are treated as NOT owner occupied. Note: in circumstances where a property fits within a category considered a principal place of residence of the owner and an ownership change occurs into the name/s of personal representative/s due to death, a review of the rating category will be made 12 months after the date of death, or upon another change of ownership to the property being received dependent on which event occurs first.

Property Use Code – represents what the land is used for. The Property Use Codes are published on Council's website.

Sole-occupancy unit – in relation to a building means—

1. a room or other part of the building for occupation by one or a joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier, including, for example—
 - i. a dwelling; or
2. a room or suite of associated rooms in a building classified under the Building Code of Australia as a class 2, 4, 5, 6, 7 or 8 building; or
3. any part of the building that is a common area.

Standard Lot – a single parcel of land or contiguous parcels of land in the same ownership name where the roof line of a residential dwelling extends over more than one lot.

Vacant land – land that has no building erected thereon capable of being used for a residential dwelling or commercial or industrial purposes. It may include land with an erected structure such as a storage shed, garage, or derelict building.

Value – means the value assigned under the *Land Valuation Act 2010*. In a Community Title Scheme, Building Unit Plan or Group Title Plan the value assigned to a lot is the value of the scheme land apportioned between the lots included in the scheme in proportion to the interest schedule lot entitlement for each lot.

Wastewater – water used by households and businesses that is disposed of through the wastewater network.

Water connection tariffs:

1. **Residential** – land used predominately for residential purposes i.e. premises at which someone lives. This tariff includes mobile home parks registered under the *Manufactured Homes (Residential Parks) Act 2003*.
2. **Non-residential** – land used predominantly for commercial or industrial purposes. This tariff includes:
 - i) Camping, caravan or tourist parks that are not registered as a mobile home park under the *Manufactured Homes (Residential Parks) Act 2003*; and
 - ii) Sporting and Recreational clubs/Associations with poker machines.
3. **Concessional** – land owned or leased by a Religious or not-for-profit Community Service Organisation, which includes Associations or Sporting or Recreational clubs without poker machines.
4. **Council** – land held by Redland City Council either freehold or as Trustee.