

Budget 2020 - 2021



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Figures in tables and generally in the text throughout this document have been rounded. Any discrepancies in tables between totals and sums of components are due to casting.

Mayor's Message

There is no doubt that in my time as Mayor this has been the most testing budget by far.

The challenges of COVID-19 are unprecedented and require a concerted team effort to overcome and this budget has been framed to meet those challenges and the challenges of the future.

This is a record \$327 million Redlands Recovery budget designed to help our community bounce back from the COVID pandemic. As one of the city's largest employers, it is incumbent on Council to spend locally to get the economy moving, back our businesses, support residents and restore the climate for local employment and opportunity.

This budget includes an expanded \$80 million capital works investment – one which is projected to be in excess of \$90 million once anticipated state and federal assistance is secured – helping to generate and preserve local jobs and sustain vital community infrastructure and services.

In this year's budget we are also topping up our COVID recovery fund by a further \$1 million, providing a total of a \$3 million safety net to be used by those most affected by the pandemic. However, the financial fallout of COVID goes further for Council with a multi-million net impact to be balanced.

Council's diligence in maintaining low levels of debt and a strong balance sheet in preparation for the "rainy day" has helped significantly lessen the impact on ratepayers.

Through that, and adopting a deficit budget, the increase in general rates revenue has been kept to 2.99 percent taking in all rating categories – or about 62 cents a week for a typical category 1a, owner-occupied household, excluding utilities and State Government charges.

Meanwhile, we also have reduced other charges, with the environment separate charge down 4.7 percent and the landfill remediation charge down almost 26 percent, and provided total pensioner rates and utilities rebates of almost \$3.5 million.

This budget's aim is to invest to stimulate the economy, preserve and create jobs and ensure Council continues to provide a "non-negotiable" high level of services and facilities.

More than half of Council's spend for 2020-21 will go towards transport and traffic solutions, with a dozen big-ticket projects and programs alone costing more than \$30 million.

Councillors have had a strong focus on active transport options, with \$5.8 million directed towards footpaths and cycleways.

More than \$9 million will be injected into the city's Road Renewal Program, with \$1.8 million going to Regional Road Alliance Program projects and another \$1.7 million to the Roads to Recovery Program.

Our island communities will benefit from a once in a generation \$11.1 million capital injection, including the start of nearly \$30 million in upgrades to the jetties at Russell, Macleay, Lamb and Karragarra islands. At Weinam Creek, the gateway to the Southern Moreton Bay Islands, we have dedicated \$3.4 million for the carpark development, and we have committed another \$1.5 million to the sealing of island roads.

As a city of islands, this investment is critical and will support our island residents as well as a local economy for these communities.

We are also a city of parks and open spaces and in the coming financial year we will spend almost \$44 million enhancing and maintaining these wonderful assets, which includes our conservation areas and sportsfields. It builds on a multi-million-dollar program of park and playground upgrades across the city in recent years, which includes \$13.8 million for improving popular community parks and sportsfields alone.

Council is also committed to supporting sports groups, with major renewal projects planned for Thorneside's William Taylor Memorial Sportsfield and Redland Bay's Charlie Buckler Sportsfield. We also have earmarked

\$612,000 to progress the Redlands Coast Regional Sport and Recreation Precinct proposal for Heinemann Road, Mount Cotton.

This budget provides support totaling more than \$19 million for those other much-loved city treasures – our libraries, galleries, the Redland Performing Arts Centre, IndigiScapes and the Donald Simpson Centre.

Managing Redlands Coast's water and waste needs will cost a projected \$136 million in the next financial year. While Council has found savings in the operation of these essential services, it is disappointing the State Government did not heed our request not to increase bulk water costs to help our community through the COVID pandemic.

The State Government's bulk water price hike will add about another \$36 to the average annual rates bill, increasing our total Bulk water cost by \$3.5 million to almost \$43.4 million this year.

In drafting this budget, Council gave much thought to the impact on our ratepayers and decided not to recover all operational expenditure. As a result, we are consciously adopting a budgeted operational deficit to cushion the rate increase across the city.

And while the full impact of COVID-19 on our city is still unknown, residents can be assured that this Council will do everything it can to support them as we recover. This budget is a major step forward in that recovery.

I commend all Councillors, CEO Andrew Chesterman and the Executive Leadership Team for their steady hands as we navigated these uncharted waters, as well as Our Chief Financial Officer Deborah Corbett-Hall and her finance team. I also would like to acknowledge the selflessness of Councillors, the Executive Leadership Team and our senior managers in deciding not to accept a pay increase this year to add a little extra saving.

On behalf, of Council I present the 2020-21 budget.

Elected Members

Mayor
Cr Karen Williams



Division 1
Cr Wendy Boglary

Division 2
Cr Peter Mitchell



Division 3
Cr Paul Gollè



Division 4
Cr Lance Hewlett



Division 5
Cr Mark Edwards

Deputy Mayor
Division 6
Cr Julie Talty



Division 7
Cr Rowanne McKenzie



Division 8
Cr Tracey Huges



Division 9
Cr Adelia Berridge

Division 10
Cr Paul Bishop



Executive Leadership Team



Chief Executive Officer
Andrew Chesterman

**General Manager
Organisational Services**
John Oberhardt



**General Manager
Community & Customer
Services**
Louise Rusan



**General Manager
Infrastructure & Operations**
Nicole Davis



Head of People & Culture
Amanda Daly



General Counsel
Andrew Ross



Chief Financial Officer
Deborah Corbett-Hall

Council's Corporate Plan Outcomes

On 9 May 2018, Redland City Council ('Council') adopted its Corporate Plan for the five year period 2018-2023, to commence 1 July 2018. The Corporate Plan contains the themes or 'Vision Outcomes' as communicated by the Redlands community, in the 2010-30 Community Plan. Council's current Corporate Plan identifies the following eight Vision Outcomes:

1. Healthy Natural Environment

A diverse and healthy natural environment, with an abundance of native flora and fauna and rich ecosystems; will thrive through our awareness, commitment and action in caring for the environment.

2. Green Living

Our green living choices will improve our quality of life and our children's lives, through our sustainable and energy efficient use of resources, transport and infrastructure, and our well informed responses to risks such as climate change.

3. Embracing the Bay

The benefits of the unique ecosystems, visual beauty, spiritual nourishment and coastal lifestyle provided by the islands, beaches, foreshores and water catchments of Moreton Bay will be valued, protected and celebrated.

4. Quandamooka Country

The rich Aboriginal heritage of the Redlands (Quandamooka) and the Traditional Owners' ongoing custodianship of Quandamooka land and waters will be widely understood and respected, and we will work together for the future of Quandamooka Country.

5. Wise Planning and Design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine the limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

6. Supportive and Vibrant Economy

Businesses will thrive and jobs will grow from opportunities generated by low impact industries, cultural and outdoor lifestyle activities, ecotourism and quality educational experiences.

7. Strong and Connected Communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

8. Inclusive and Ethical Governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

Council's 2020-2021 budget supports, and is consistent with, the 2018-2023 Corporate Plan in delivering services, programs and facilities to its community.

2020-2021 Annual Budget at a Glance

Capital Expenditure



- Weinam Creek Development
- Road Renewals
- Pontoon Upgrade, Russell Island
- Hanover Drive Park, Alexandra Hills Park Upgrade
- Revetment Wall Upgrades
- Headland Park, Point Lookout Park Upgrade
- Sports Renewal - William Taylor Memorial Sportsfield, Thorneside
- Stage 2A Apex Park, Wellington Point
- Cleveland Cemetery Upgrade
- Wellington Street & Panorama Drive - Road Upgrade
- Landside Facility (new boat ramp), Southern Redland Bay
- Redlands Coast Sports Precinct Development
- Charlie Buckler Sportsfield Carpark Renewal and Expansion

Rates and Charges

Total Council (RCC) Rates and Charges

- An increase of 3.05% for an average residential owner occupied property in rating category 1a (excluding State Government controlled charges, i.e. bulk water and the emergency management levy)

Environment Separate Charge

- Decreased by \$5.68 from \$122.00 per annum to \$116.32 per annum, to fund work such as fire management, citywide planting, habitat restoration and management

Landfill Remediation Separate Charge

- Decreased by \$10.52 per annum from \$40.52 to \$30.00

Redland City SES Administration Separate Charge

- Increased slightly by 8 cents to \$7.08 per annum for 2020-21

Water Pricing – RCC controlled

- 2020-21 water fixed access (domestic) charge increased from \$268.64 per annum to \$280.48 or 4.41%
- Water consumption - Variable Water Residential charge has increased by 1 cent for 2020-21 to 61.4 cents per kilolitre

Water Pricing – State controlled

- Water consumption - State Controlled Bulk Water increased from \$2.935 per kilolitre to \$3.122 per kilolitre for 2020-21, an increase of 6.37%

Wastewater Pricing

- Average domestic wastewater charge has increased by 3.48% from \$689.00 to \$713.00 per annum for 2020-21

Comparative Bill for Pricing 2020-21 Domestic Average Water User				
	2019-20	2020-21	Variance	Variance
	\$	\$	\$	%
Water:				
Access	268.64	280.48	11.84	4.41%
Consumption (190.84KL)*:				
Bulk (State Controlled)	560.12	595.81	35.69	6.37%
Retail (RCC Controlled)	114.75	117.19	2.44	2.13%
Total Water excluding Wastewater	943.51	993.48	49.97	5.30%
Wastewater	689.00	713.00	24.00	3.48%
TOTAL WATER CHARGES	1,632.51	1,706.48	73.97	4.53%

* RCC calculates average annual consumption by applying historical consumption data to derive a residential daily average usage. In contrast, the Queensland Competition Authority applies an average annual consumption of 160KL.

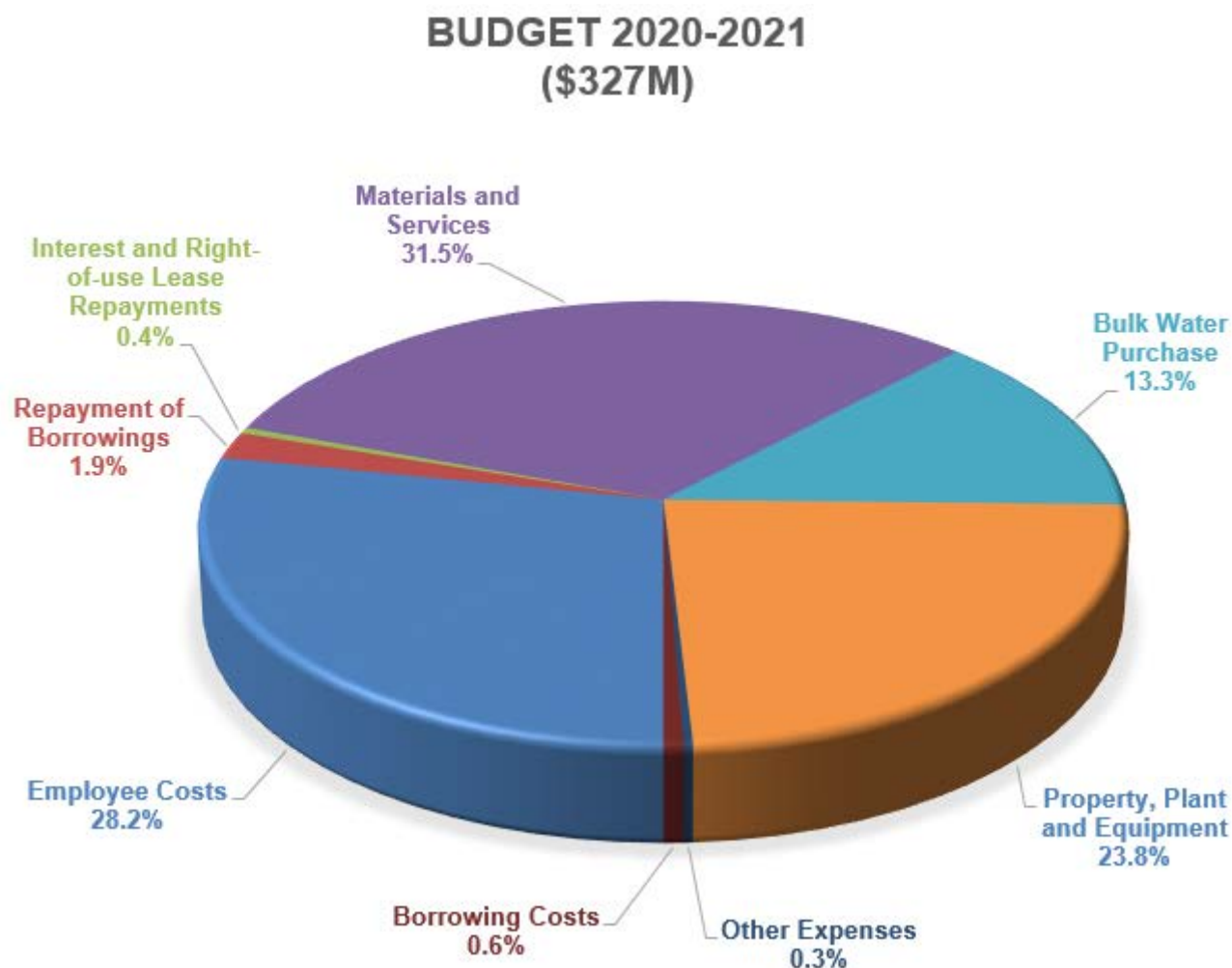
Waste Levy in Queensland

- For the financial year 2020-21, an annual payment of \$4,821,175 will be paid to Redland City Council by the Queensland Government under the *Waste Reduction and Recycling Act 2011*. The purpose of this payment is to mitigate any direct impacts of the waste disposal levy to households in the Redland City local government area.

Financial Budget Overview 2020-2021

Investment in the City

For 2020-21, 31.5% of the budget has been allocated to purchase materials and deliver services to support the Redlands community. Additionally, 13.3% is for the purchase of bulk water from the Queensland State Government. 23.8% has been set aside for new infrastructure and other capital programs. A further 28.2% is required for Council employees who contribute towards the delivery of services and maintenance programs to the Redlands community.



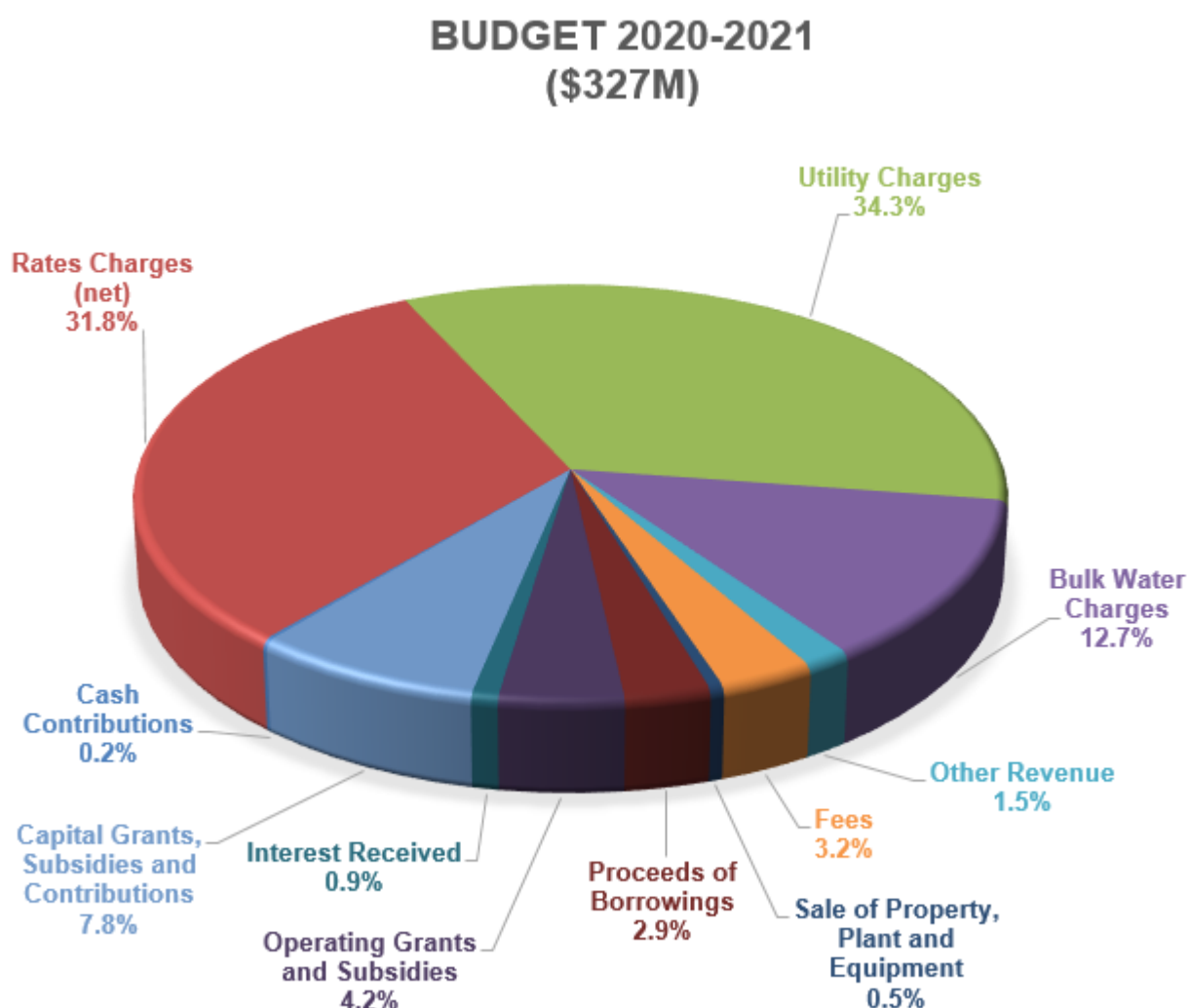
Borrowing costs are the expenses relating to the interest that has accrued on loans. The repayment of borrowings is the expenditure associated with the principal amount borrowed.

Council's Financial Strategy includes the outcomes of a ten year financial model that has been updated to align to Budget 2020-21 and provides a more recent long-term financial forecast. The following policies have also been updated for the 2020-21 financial year: Debt, Investment, Revenue and Application of Dividends and Tax Equivalent Payments to provide Council with a framework to ensure long-term financial and infrastructure sustainability for the community.

Funding the Investment in the City

Redland City Council's cash funding originates from a range of sources, with general rate charges at 31.8% after remissions. Utility charges make up 34.3% of the cash funding and with a further 12.7% for the State Bulk Water charges. Council monitors its key performance indicator 'level of dependence on general rate revenue' which demonstrates the reliance on general rates. Cash from interest is reduced in 2020-21 due to historically low interest rates.

Capital and operating grants, subsidies and contributions are forecast to provide 12.2% of cash funding and this revenue assists Council in delivering a variety of capital programs and various operational maintenance activities. Additionally, fees collected from the issue of permits and consideration of applications and community related services contribute to approximately 3.2% of the funds.



Budgeted Financial Statements

These statements provide key revenue, expense and balance sheet items. Future years' estimates result from our internal financial strategy and forecasting model, drawing on assumptions and parameters that are revised throughout the year.

Financial Budget Summary

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Revenue from Operating Activities	302,146	311,100	321,538
Expenses from Operating Activities	301,237	308,293	319,360
Finance Costs	2,382	2,117	1,957
Result from Operating Activities	(1,473)	690	221
Capital Revenue	29,402	28,745	30,626
Capital Expenses	289	645	308
Total Change in Community Equity	27,641	28,790	30,539

Key Balance Sheet Items

The budgeted assets and liabilities are reflective of the anticipated closing balances at 30 June 2020, except where items have been specifically budgeted to the balance sheet, such as cash and cash equivalents, borrowings and property, plant and equipment. Budgeted balances for all other line items do not necessarily reflect actual movements during 2019-20. Finalised and audited opening balances as at 1 July 2020 will be reflected in Council's 2019-2020 annual report.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Total Assets	2,811,018	2,841,460	2,878,800
Total Liabilities	105,772	107,424	114,225
Net Community Assets	2,705,246	2,734,036	2,764,575
Total Cash at Year End	169,264	174,546	182,576
Total Debt at Year End	44,261	52,048	58,693

Redland City Council - Statement of Financial Position

The statement below includes the community's assets, Council's liabilities and equity, as required by section 169(1)(b)(i) of the *Local Government Regulation 2012*.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
CURRENT ASSETS			
Cash and cash equivalents	169,264	174,546	182,576
Trade and other receivables	45,924	47,054	48,666
Inventories	918	918	918
Other current assets	1,955	1,955	1,955
Total current assets	218,061	224,472	234,114
NON-CURRENT ASSETS			
Investment property	1,091	1,091	1,091
Property, plant and equipment	2,572,288	2,595,794	2,624,142
Intangible assets	486	2,053	2,397
Right-of-use assets	5,919	4,877	3,883
Other financial assets	73	73	73
Investment in other entities	13,101	13,101	13,101
Total non-current assets	2,592,958	2,616,988	2,644,687
TOTAL ASSETS	2,811,018	2,841,460	2,878,800
CURRENT LIABILITIES			
Trade and other payables	28,839	29,187	30,319
Borrowings - current	6,361	8,056	4,022
Lease liability - current	1,302	1,151	1,157
Provisions - current	10,769	8,160	8,310
Other current liabilities	0	175	197
Total current liabilities	47,271	46,729	44,005
NON-CURRENT LIABILITIES			
Borrowings - non-current	37,900	43,992	54,672
Lease liability - non-current	5,481	4,475	3,317
Provisions - non-current	15,120	12,228	12,231
Total non-current liabilities	58,501	60,695	70,220
TOTAL LIABILITIES	105,772	107,424	114,225
NET COMMUNITY ASSETS	2,705,246	2,734,036	2,764,575
COMMUNITY EQUITY			
Asset revaluation surplus	1,008,120	1,008,120	1,008,120
Retained surplus	1,580,316	1,614,529	1,650,491
Constrained cash reserves	116,810	111,387	105,964
TOTAL COMMUNITY EQUITY	2,705,246	2,734,036	2,764,575

Redland City Council - Statement of Cash Flows

Cash movement is illustrated for the three areas: operating, investing and financing, as required by section 169(1)(b)(ii) of the *Local Government Regulation 2012*.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	276,486	292,135	306,691
Payments to suppliers and employees	(239,435)	(246,628)	(247,798)
	37,051	45,507	58,893
Interest received	2,999	3,484	4,065
Rental income	956	971	991
Non-capital grants and contributions	14,483	14,531	9,316
Borrowing costs	(2,052)	(1,531)	(1,379)
Right-of-use assets interest expense	(144)	(123)	(104)
Net cash inflow/(outflow) from operating activities	53,294	62,840	71,783
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for property, plant and equipment	(77,614)	(90,049)	(97,187)
Payments for intangible assets	-	(626)	(481)
Proceeds from sale of property, plant and equipment	1,562	1,205	1,541
Capital grants, subsidies and contributions	25,922	25,208	27,015
Other cash flows from investing activities	-	61	(136)
Net cash inflow/(outflow) from investing activities	(50,131)	(64,201)	(69,248)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of borrowings	9,612	15,000	14,700
Repayment of borrowings	(6,361)	(7,207)	(8,055)
Right-of-use lease payments	(1,294)	(1,149)	(1,151)
Net cash inflow /(outflow) from financing activities	1,957	6,644	5,494
Net increase /(decrease) in cash held	5,120	5,282	8,029
Cash and cash equivalents at the beginning of the year	164,145	169,264	174,546
Cash and cash equivalents at the end of the year	169,264	174,546	182,576

Redland City Council - Statement of Income and Expenditure

In accordance with section 169(1)(b)(iii) of the *Local Government Regulation 2012*, the following items are components of Council's statement of income and expenditure:

- statement of comprehensive income, in compliance with section 169(3)(a) to (h) of the *Local Government Regulation 2012*
- contributions from developers, in compliance with section 169(3)(b) of the *Local Government Regulation 2012* (also captured in the statement of comprehensive income)
- estimated costs of Council's significant business activities and business units, in compliance with section 169(3)(i) of the *Local Government Regulation 2012*

Redland City Council - Statement of Comprehensive Income

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Recurrent revenue			
Rates charges	108,926	112,541	115,354
Levies and utility charges	160,082	164,862	176,386
Less: Pensioner remissions and rebates	(3,430)	(3,522)	(3,624)
Fees	13,554	14,164	14,826
Rental income	956	975	995
Interest received	2,999	3,484	4,065
Sales revenue	3,630	3,699	3,777
Other income	533	543	554
Grants, subsidies and contributions	14,896	14,354	9,204
Total recurrent revenue	302,146	311,100	321,538
Capital revenue			
Grants, subsidies and contributions	25,922	25,208	27,015
Non-cash contributions	3,480	3,537	3,611
Total capital revenue	29,402	28,745	30,626
TOTAL INCOME	331,548	339,845	352,164
Recurrent expenses			
Employee benefits	91,988	94,196	96,551
Materials and services	143,791	146,275	151,526
Finance costs	2,382	2,117	1,957
Depreciation and amortisation	64,938	67,290	70,737
Other expenditure	520	532	546
Total recurrent expenses	303,619	310,410	321,316
Capital expenses			
(Gain) / loss on disposal of non-current assets	289	645	308
Total capital expenses	289	645	308
TOTAL EXPENSES	303,908	311,055	321,625
NET RESULT	27,641	28,790	30,539
Other comprehensive income / (loss)			
Items that will not be reclassified to a net result			
Revaluation of property, plant and equipment	-	-	-
TOTAL COMPREHENSIVE INCOME	27,641	28,790	30,539

Redland City Council - Statement of Changes in Equity

The movement in reserves and retained earnings for the following three years is forecast below, as required by section 169(1)(b)(iv) of the *Local Government Regulation 2012*.

	Asset Revaluation Surplus \$000	Retained Surplus \$000	Constrained Cash Reserves \$000	Total Community Equity \$000
Balance as at 1 July 2020	1,008,120	1,564,383	105,103	2,677,606
Net result	-	27,641	-	27,641
Total comprehensive income for the year	-	27,641	-	27,641
Transfers to and from reserves:				
Transfers to reserves	-	(42,375)	42,375	-
Transfers from reserves	-	30,668	(30,668)	-
Total transfers to and from reserves	-	(11,707)	11,707	-
Balance as at 30 June 2021	1,008,120	1,580,316	116,810	2,705,246

	Asset Revaluation Surplus \$000	Retained Surplus \$000	Constrained Cash Reserves \$000	Total Community Equity \$000
Balance as at 1 July 2021	1,008,120	1,580,316	116,810	2,705,246
Net result	-	28,790	-	28,790
Total comprehensive income for the year	-	28,790	-	28,790
Transfers to and from reserves:				
Transfers to reserves	-	(43,460)	43,460	-
Transfers from reserves	-	48,883	(48,883)	-
Total transfers to and from reserves	-	5,423	(5,423)	-
Balance as at 30 June 2022	1,008,120	1,614,529	111,387	2,734,037

	Asset Revaluation Surplus \$000	Retained Surplus \$000	Constrained Cash Reserves \$000	Total Community Equity \$000
Balance as at 1 July 2022	1,008,120	1,614,529	111,387	2,734,037
Net result	-	30,539	-	30,539
Total comprehensive income for the year	-	30,539	-	30,539
Transfers to and from reserves:				
Transfers to reserves	-	(44,534)	44,534	-
Transfers from reserves	-	49,957	(49,957)	-
Total transfers to and from reserves	-	5,423	(5,423)	-
Balance as at 30 June 2023	1,008,120	1,650,491	105,964	2,764,576

Redland City Council - Operating Statement

The information below outlines the revenue and expenditure for operational activities, projects and programs by line item and category.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Revenue			
Rates charges	108,926	112,541	115,354
Levies and utility charges	160,082	164,862	176,386
<i>Less: Pensioner remissions and rebates</i>	(3,430)	(3,522)	(3,624)
Fees	13,554	14,164	14,826
Operating grants and subsidies	14,339	13,781	8,614
Operating contributions and donations	557	572	590
Interest external	2,999	3,484	4,065
Other revenue	5,119	5,217	5,327
Total revenue	302,146	311,100	321,538
Expenses			
Employee benefits	91,988	94,196	96,551
Materials and services	145,591	148,118	153,416
Finance costs other	449	463	474
Other expenditure	520	532	546
Net internal costs	(1,800)	(1,843)	(1,890)
Total expenses	236,748	241,466	249,096
Earnings before interest, tax and depreciation	65,398	69,634	72,441
Interest expense - external	1,933	1,654	1,483
Depreciation and amortisation	64,938	67,290	70,737
OPERATING SURPLUS / (DEFICIT)	(1,473)	690	221

Please refer to the Redland Water and RedWaste operating and capital funding statements on pages 20 to 23 for the estimated costs of Council's commercial business activities. The costs are included in the above RCC statements although are broken out for transparency as part of full operating and capital funding statements for these commercial businesses.

Redland City Council - Capital Funding Statement

This statement displays the capital funds expected by Council and how these funds will be allocated to capital projects and activities.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Proposed sources of capital funding			
Capital contributions and donations	22,911	24,334	26,120
Capital grants and subsidies	3,011	874	895
Proceeds on disposal of non-current assets	1,562	1,376	1,205
Capital transfers (to) / from reserves	(8,260)	5,423	5,423
Non-cash contributions	3,480	3,537	3,611
New loans	9,612	15,000	14,700
Funding from general revenue	56,697	52,176	58,530
Total sources of capital funding	89,013	102,720	110,484
Proposed application of capital funds			
Contributed assets	3,480	3,537	3,611
Capitalised goods and services	70,514	83,421	89,855
Capitalised employee costs	7,101	7,254	7,813
Loan redemption	7,918	8,509	9,204
Total application of capital funds	89,013	102,720	110,484

Redland City Council - Other Budgeted Items

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Other budgeted items			
Transfers to constrained operating reserves	(19,465)	(19,951)	(20,450)
Transfers from constrained operating reserves	16,018	19,951	20,450
Written down value (WDV) of assets disposed	1,850	1,850	1,850

Contributions from Developers

Section 169(3)(b) of the *Local Government Regulation 2012* requires the disclosure of contributions from developers in Council's annual budget. Forecast capital and operational developer contributions are reflected in the table below. Capital contributions and donations are cash contributions from developers. Non-cash contributions are developer contributed assets.

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Operating developer contributions *	125	128	130
Capital developer contributions	22,911	24,334	26,120
Developer non-cash contributed assets	3,480	3,537	3,611
Total developer contributions	26,516	27,999	29,861

*excludes non-developer contributions

Financial Stability Ratios and Measures of Sustainability Overview

Council's ten year financial forecast is frequently updated to reflect changes to policy direction, budget review movements and market influences. The figures below are reflecting assumptions, parameters and indices as agreed for 2020-21 budget development and as in previous years are subject to change following budget adoption. The below measures of financial sustainability are provided in accordance with the requirements of section 169(4) and (5) of the *Local Government Regulation 2012*.

A definition of each of the ratios is given in the Glossary - Key Performance Indicators on page 64.

Redland City Council	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Operating Surplus Ratio	-0.49%	0.22%	0.07%	0.09%	0.12%	0.15%	0.16%	0.18%	0.22%	0.24%
Target between 0% and 10% (on average over the long-term)										
Asset Sustainability Ratio (Infrastructure Assets Only)	75.12%	74.96%	75.37%	75.82%	75.88%	76.30%	77.75%	78.05%	78.99%	79.79%
Greater than 90% (on average over the long-term)										
Net Financial Liabilities Ratio	-37.16%	-37.62%	-37.29%	-32.86%	-30.81%	-28.82%	-25.41%	-23.35%	-22.87%	-20.65%
Less than 60% (on average over the long-term)*										

*The Net Financial Liabilities Ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

Redland City Council	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Level of Dependence on General Rate Revenue	35.07%	35.20%	34.90%	34.33%	34.89%	34.78%	34.64%	34.19%	34.36%	34.21%
(Excludes utility revenues) - Threshold set < 40%										
Ability to Pay Our Bills - Current Ratio	4.61	4.80	5.32	4.98	4.99	5.09	5.03	4.89	4.91	4.76
Target between 1.1 and 4.1**										
Ability to Repay Our Debt - Debt Servicing Ratio (%)	3.21%	3.23%	3.29%	2.00%	2.20%	2.32%	1.85%	1.70%	1.88%	2.01%
Target less than or equal to 15%										
Cash Balances - \$000	169,264	174,546	182,576	183,382	186,785	191,510	194,749	200,629	207,428	210,183
Target greater than or equal to \$50M										
Cash Balances - Cash Capacity in Months	8.41	8.44	8.79	8.42	8.38	8.36	8.22	8.11	8.17	8.02
Target greater than 3 months										
Longer Term Financial Stability - Debt to Asset Ratio (%)	1.57%	1.83%	2.04%	2.34%	2.62%	2.83%	3.17%	3.41%	3.56%	3.77%
Target less than or equal to 10%										
Operating Performance	18.07%	20.20%	22.36%	22.31%	22.32%	22.82%	22.94%	23.07%	23.23%	23.43%
Target greater than or equal to 10%										
Interest Coverage Ratio	-0.40%	-0.63%	-0.84%	-0.92%	-0.87%	-0.83%	-0.77%	-0.69%	-0.67%	-0.63%
Target less than 5% ***										

** The current ratio is still favourable when exceeding 4.1, more current assets than current liabilities

*** The Interest Coverage Ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is a negative)

Redlands Rates Comparison

Section 169(6) of the *Local Government Regulation 2012* requires the disclosure of the following information in Council's annual budget: *The budget must include the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget.*

The total increase in the rates and charges levied for the 2020-21 budget compared with the rates and utility charges levied in the 2019-20 budget is 4.56%, comprising growth of 1.80% and a 2.76% price increase.

Significant Business Activities

In accordance with section 169(3)(i) of the *Local Government Regulation 2012*, Council's budget must include the estimated costs for the local government's significant business activities carried on using a full cost pricing basis. Of note, the two significant business activities of Council are also Commercial Business Units. The following estimated significant business activity statements are in accordance with section 34 of the *Local Government Regulation 2012*.

These statements provide key revenue, expense and balance sheet items. Future years' estimates result from our internal financial strategy and forecasting models, drawing on assumptions and parameters that are revised throughout the year.

REDLAND WATER OPERATING STATEMENT

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Revenue			
Levies and utility charges	119,907	123,539	128,342
<i>Less: Pensioner remissions and rebates</i>	(467)	(476)	(486)
Fees	448	469	491
Operating grants and subsidies	-	-	-
Operating contributions and donations	-	-	-
Interest external	662	676	691
Community service obligation	387	399	411
Other revenue	2,032	2,071	2,114
Total revenue	122,970	126,677	131,564
Expenses			
Employee benefits	9,261	9,439	9,666
Materials and services	58,429	60,483	62,901
Finance costs other	-	-	-
Other expenditure	-	-	-
Net internal costs	3,779	3,876	3,969
Total expenses	71,469	73,799	76,537
Earnings before interest, tax and depreciation (EBITD)	51,501	52,878	55,027
Interest expense	71	64	57
Internal interest	10,621	10,680	10,679
Depreciation and amortisation	24,142	24,079	24,571
Operating surplus/(deficit)	16,667	18,055	19,720

REDLAND WATER CAPITAL FUNDING STATEMENT

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Proposed sources of capital funding			
Capital contributions and donations	2,537	2,640	2,696
Capital grants and subsidies	-	-	-
Proceeds on disposal of non current assets	-	-	-
Capital transfer to / from reserves	(2,365)	(2,174)	(14,167)
Non-cash contributions	3,399	3,537	3,611
New loans	-	-	-
Funding from utility revenue	8,568	20,627	31,687
Total sources of capital funding	12,138	24,630	23,828
Proposed application of capital funds			
Contributed assets	3,399	3,537	3,611
Capitalised goods and services	8,258	18,983	18,183
Capitalised employee costs	-	1,651	1,581
Loan redemption	482	459	452
Total application of capital funds	12,138	24,630	23,828
Other budgeted items			
Transfers to constrained operating reserves	-	-	-
Transfers from constrained operating reserves	-	-	-
Written down value (WDV) of assets disposed	-	-	-
Income tax	6,781	7,270	7,808
Dividend	11,867	12,722	13,664

REDLAND WATER COMMUNITY SERVICE OBLIGATIONS (CSOs)

Job Name	Description of the nature of the CSO	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Water concession not for profit	Reduced charges for water for charities and not for profit organisations.	94	96	98
Wastewater concession not for profit	Reduced charges for wastewater for charities and not for profit organisations.	293	303	314
		387	399	412

REDWASTE OPERATING STATEMENT

	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Revenue			
Levies and utility charges	29,127	29,968	36,345
<i>Less: Pensioner remissions and rebates</i>	-	-	-
Fees	647	676	708
Operating grants and subsidies	4,821	5,341	-
Operating contributions and donations	-	-	-
Interest external	61	63	64
Community service obligation	158	161	165
Other revenue	900	917	936
Total revenue	35,715	37,125	38,218
Expenses			
Employee benefits	1,881	1,926	1,973
Materials and services	23,627	24,287	25,109
Finance costs other	1	1	1
Other expenditure	-	-	-
Net internal costs	1,918	1,955	1,997
Total expenses	27,427	28,170	29,080
Earnings before interest, tax and depreciation (EBITD)	8,288	8,955	9,138
Interest expense	17	7	6
Internal interest	-	-	-
Depreciation and amortisation	327	489	602
Operating surplus/(deficit)	7,943	8,459	8,530

REDWASTE CAPITAL FUNDING STATEMENT

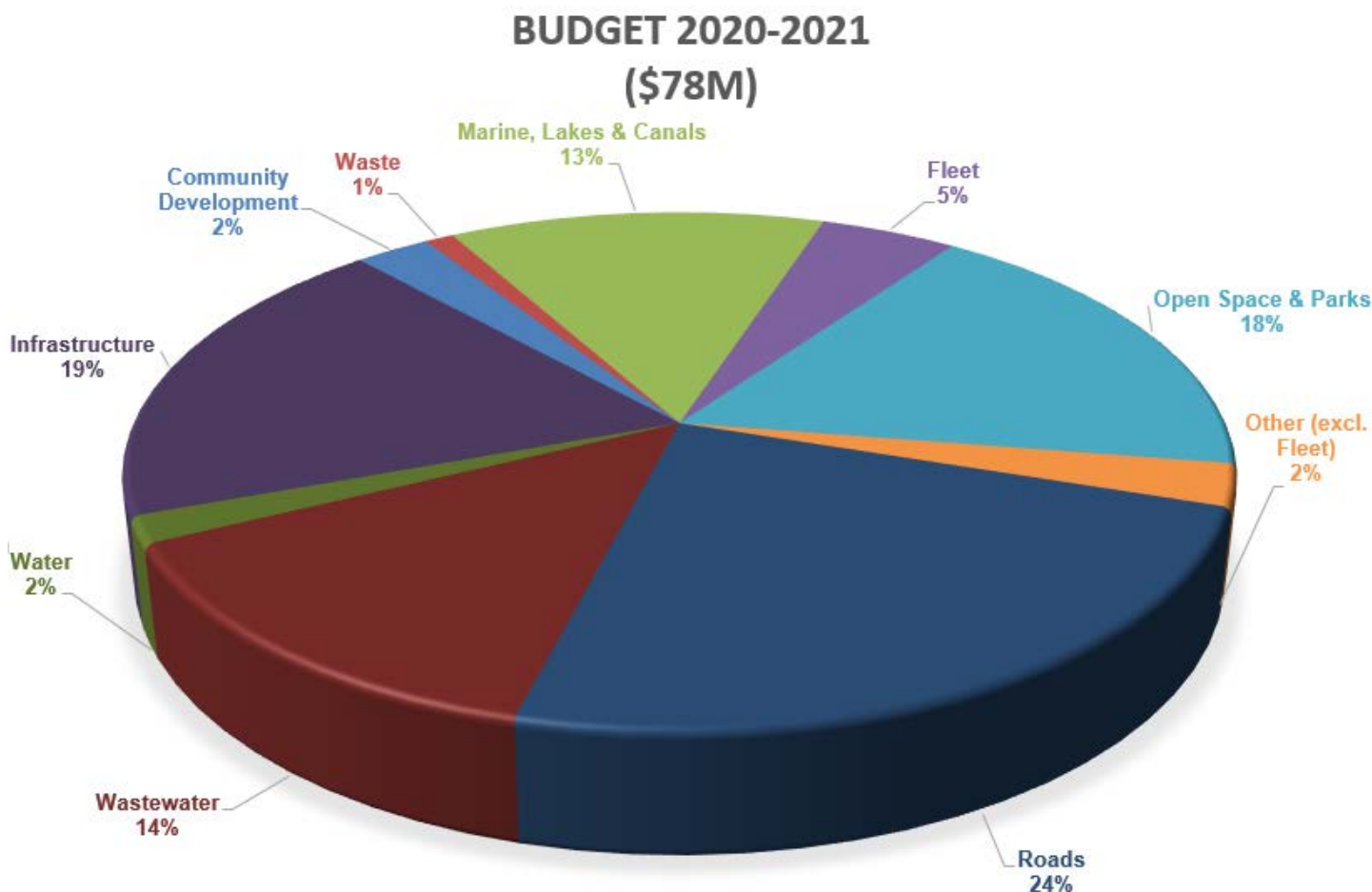
	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Proposed sources of capital funding			
Capital contributions and donations	-	-	-
Capital grants and subsidies	-	-	-
Proceeds on disposal of non-current assets	-	-	-
Capital transfer to / from reserves	-	-	-
Non-cash contributions	-	-	-
New loans	-	-	-
Funding from utility revenue	924	1,775	1,172
Total sources of capital funding	924	1,775	1,172
Proposed application of capital funds			
Contributed assets	-	-	-
Capitalised goods and services	779	1,622	1,126
Capitalised employee costs	-	-	-
Loan redemption	145	153	46
Total application of capital funds	924	1,775	1,172
Other budgeted items			
Transfers to constrained operating reserves	(4,821)	(4,942)	(5,065)
Transfers from constrained operating reserves	4,821	4,942	5,065
Written down value (WDV) of assets disposed	-	-	-
Income tax	2,383	2,538	2,559
Dividend	2,780	2,961	2,985

REDWASTE COMMUNITY SERVICE OBLIGATIONS (CSOs)

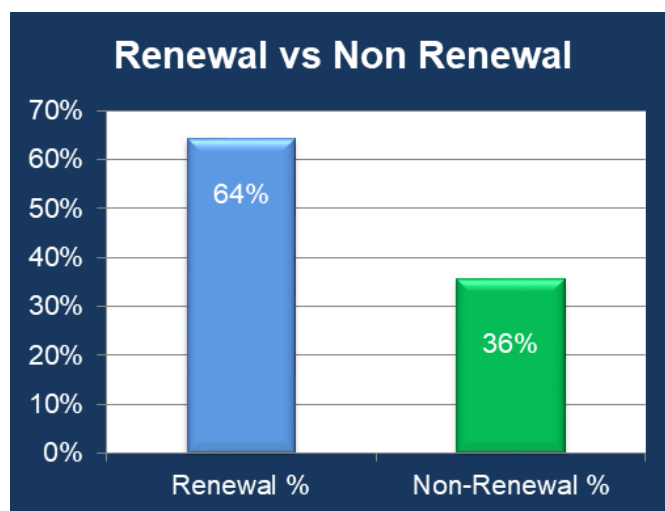
Job Name	Description of the nature of the CSO	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000
Clean Up Australia Day	Acceptance of Clean Up Australia Day waste at transfer stations, provision of bulk waste bins and waste disposal for clean-up sites.	2	2	2
Waste Disposal from Community Groups	Disposal of commercial and industrial (C&I) and construction and demolition (C&D) waste originating from islands not accepted at island waste transfer stations; and waiving of disposal fees for community groups and not for profit organisations.	51	52	53
In-Home Waste, Recycling and Green Waste Collection Service	In-Home wheelie bin collection services to residents who are unable to place their bin at the kerb for collection due to ill health, physical or mental capacity.	81	83	84
Bulky Item Collection Service (Elderly & Disabled)	Removal and disposal of bulky items and green waste to eligible elderly and disabled clients.	25	25	26
		159	162	165

Capital Investment 2020-2021

Council reviewed its latest 10 year capital program throughout the 2020-21 budget development process, ensuring its sustainability and deliverability. As per previous years, financial and asset sustainability were the focus of the capital program, with Council considering renewal of existing assets more favourably than the purchase of new assets. New assets not only impact on capital expenditure but also bring associated whole of life operating and maintenance costs with them. Key factors in the construction of the capital expenditure program are deliverability and community desire. A total of \$77.61M has been planned for capital works in 2020-21 which has been allocated across the work programs as displayed in the chart below.

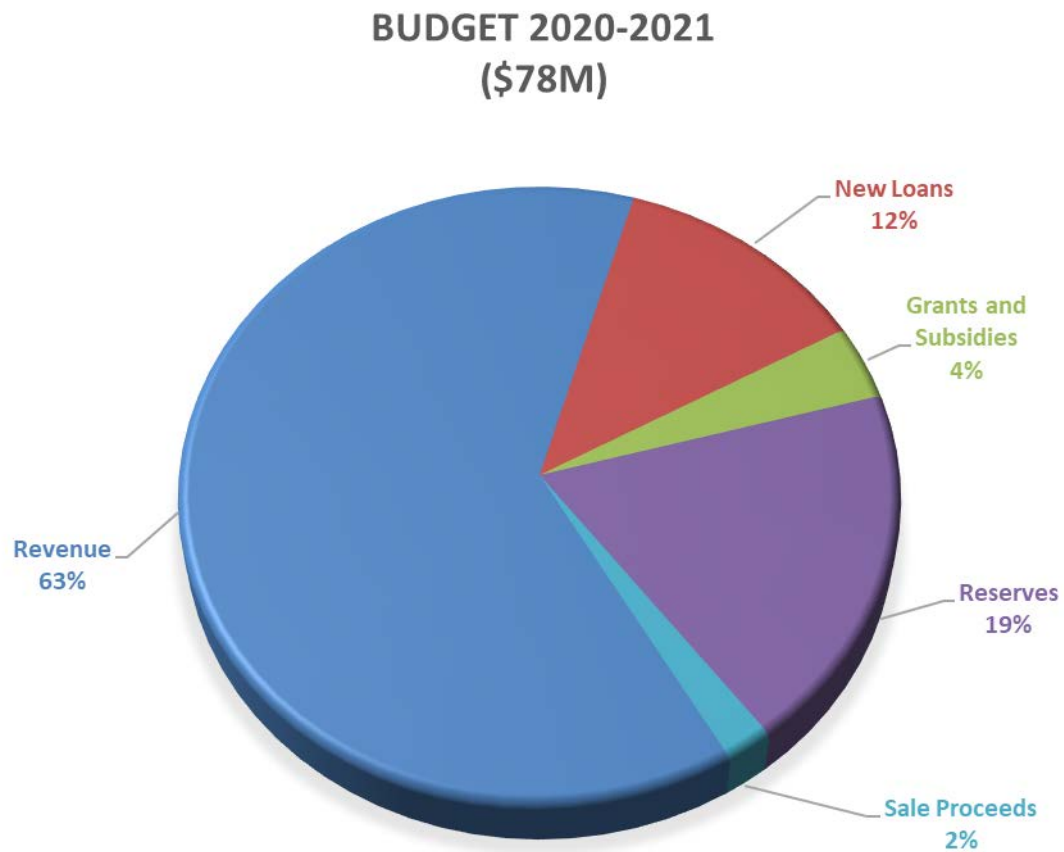


Category	Amount \$000	2020-21 %
Community Development	2,018	2%
Waste	779	1%
Marine, Lakes & Canals	10,170	13%
Fleet	3,684	5%
Open Space & Parks	13,755	18%
Other (excl. Fleet)	2,031	2%
Roads	18,527	24%
Wastewater	10,623	14%
Water	1,293	2%
Infrastructure	14,736	19%
Total	77,614	100%



Funding Capital Investment 2020-2021

The sources of capital expenditure funding are shown below:



Source of Funding	Amount \$000	2020-21 %
Revenue	48,779	63%
New Loans	9,612	12%
Grants and Subsidies	3,011	4%
Reserves	14,650	19%
Sale Proceeds	1,562	2%
Total	77,614	100%

Capital Works 2020-2021

The capital works program for 2020-21 has been constructed to address the priorities of the 2018-2023 Corporate Plan, as well as the outputs from the Asset and Service Management Plans. These plans have ensured Council focuses on renewing and maintaining assets to provide financial and asset sustainability to the community.

Additionally, the program also includes capital investment into Council's technology and capability that will assist in the delivery and maintenance of the infrastructure throughout the City. The overall expenditure on capital works is budgeted to be \$77.61M for 2020-21 and is listed below by category of expenditure.

Works Program		\$
Libraries		1,102,185
Public Art and Redlands Performing Arts Centre (RPAC)		915,588
Community and Cultural Development		2,017,773
Transport (footpaths, bikeways, carparks, bus stops/shelters)		11,580,872
Buildings		1,265,000
Stormwater		1,890,330
Infrastructure		14,736,202
Marine Foreshore Protection		7,723,842
Lake and Canal Estates		2,446,036
Marine and Foreshore		10,169,878
Infrastructure - Open Space		5,249,121
Parks and Conservation		8,505,890
Open Space, Parks and Conservation		13,755,011
Reseals and Resurfacing		10,790,000
Road Upgrade Programs and Intersection Safety Improvements		5,195,000
Road Reconstruction, Maintenance and Other		2,542,120
Roads		18,527,120
Wastewater Pump Stations		5,049,818
Wastewater Treatment Plants, Mains and Maintenance		5,572,720
Wastewater		10,622,538
Waste		778,995
Water		1,292,508
Fleet Replacement		3,683,876
Information Management Replacements, Upgrades and Projects		1,030,000
Land Actions and Acquisitions, Project Delivery and Administrative		1,000,530
Other		5,714,406
Grand Total		77,614,431

Long-Term Financial Forecast

As per section 169(2)(a) of the *Local Government Regulation 2012*, Council's budget is required to include a long-term financial forecast. The forecast includes Council's Income, Expenses and the value of Council's Assets, Liabilities and Community Equity.

Year one of the forecast depicts the adopted budget for financial year 2020-21. From year two to year ten of the forecast, values have been derived from Council's Long-Term Financial Forecast that works towards balancing the increase in revenue from the community to fund the replacement and renewal of assets.

	Year 1 Budget 2020-21 \$000	Year 2 Forecast 2021-22 \$000	Year 3 Forecast 2022-23 \$000	Year 4 Forecast 2023-24 \$000	Year 5 Forecast 2024-25 \$000
Total Income	331,548	339,845	352,164	374,186	391,567
Total Expenses	303,908	311,055	321,625	338,352	344,374
Total Assets	2,811,018	2,841,460	2,878,800	2,926,714	2,983,139
Total Liabilities	105,772	107,424	114,225	126,304	135,536
Community Equity	2,705,246	2,734,036	2,764,575	2,800,410	2,847,603

	Year 6 Forecast 2025-26 \$000	Year 7 Forecast 2026-27 \$000	Year 8 Forecast 2027-28 \$000	Year 9 Forecast 2028-29 \$000	Year 10 Forecast 2029-30 \$000
Total Income	393,998	404,717	422,605	438,035	429,286
Total Expenses	357,710	371,271	387,674	398,429	412,766
Total Assets	3,029,192	3,076,712	3,123,682	3,171,211	3,198,551
Total Liabilities	145,301	159,375	171,414	179,336	190,156
Community Equity	2,883,891	2,917,338	2,952,268	2,991,875	3,008,395

Please note that Redland City Council's ten year financial forecast is updated during formal budget review processes and also as part of the annual budget development. The figures above are reflecting assumptions, parameters and indices as part of the 2020-21 budget development and as in previous years are subject to change following budget adoption due to the fact that Council's ten year financial forecast is a living document.

The difference between the City's assets and liabilities is Community Equity, which is estimated to be \$2.7 billion at the end of the 2020-21 financial year. Community Equity continues to grow each year as the City grows and develops. The increase in Community Equity is largely driven by capital revenues from infrastructure charges, grants, subsidies and contributed assets.

Community Equity continues to demonstrate that Council owns more than it owes. Key financial indicators including debt to asset ratio and net financial liabilities (refer to page 18) also illustrate the current financial position is within the target range.

Investment Policy (FIN-001-P)

HEAD OF POWER

Local Government Act 2009 (Act)

Section 104 requires a local government to establish a system of financial management that includes various financial policies, including an investment policy.

The Act also defines Council as a statutory body and subsequently Council must also consider the *Statutory Bodies Financial Arrangements Act 1982*.

Local Government Regulation 2012

Section 191 requires a local government to prepare and adopt an investment policy for a financial year.

This policy applies to Council's investment in wholly owned subsidiaries.

POLICY OBJECTIVE

To maximise earnings from authorised financial investments of surplus funds after assessing and minimising all associated risks in accordance with the annually revised and adopted Long-Term Financial Strategy (Financial Strategy). Further, to comply with section 191 of the *Local Government Regulation 2012*, this policy outlines Council's investment objectives, overall risk philosophy and procedures for achieving the goals related to investment stated in this policy.

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

POLICY STATEMENT

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council is committed to achieving this goal through the following procedures:

- Investing only in investments as authorised under current legislation.
- Investing only with approved institutions.
- Investing to facilitate diversification and minimise portfolio risk.
- Investing to protect the capital value of investments (balancing risk with return opportunities).
- Investing to facilitate working capital requirements.
- Reporting on the performance of its investments on a monthly basis as part of the monthly financial reports to Council.
- Conducting an annual review of all investments and associated returns as part of the annual review of the Long-Term Financial Strategy.
- Ensuring no more than 30% of Council's investments are held with one financial institution, or one fund manager for investments outside of the Queensland Treasury Corporation or the Queensland Investment Corporation cash funds or Bond Mutual Funds.

Council will follow an active investment management strategy over the next ten financial years in order to maximise the returns generated from investing cash balances.

Council may also consider investing in commercial opportunities, joint ventures, associates and subsidiaries. Prior to investment, a comprehensive analysis will be undertaken to ensure the benefits of the investment outweigh the risks and costs. The analysis will ensure any proposal for investment outside a financial institution/fund manager will maintain or improve all relevant financial ratios and measures of sustainability within adopted Financial Strategy targets. Any investment outside of a financial institution/fund manager must also be consistent with the principles and objectives contained in Council's Revenue and Dividend Policies.

Debt Policy (FIN-009-P)

HEAD OF POWER

Local Government Act 2009 (the Act)

Section 104 requires a Local Government to establish a system of financial management that includes various financial policies, including a debt policy.

Local Government Regulation 2012

Section 192(1) requires a Local Government to prepare and adopt a debt policy for a financial year. *The Act* also defines Council as a statutory body and subsequently Council's borrowing activities continue to be governed by the *Statutory Bodies Financial Arrangements Act 1982*.

POLICY OBJECTIVE

To ensure the sound management of Council's existing and future debt after assessing and minimising all associated risks in accordance with the annually revised and adopted Long-Term Financial Strategy (Financial Strategy). Further, to comply with section 192 of the *Local Government Regulation 2012*, this policy states the new borrowings planned for the 2020-2021 financial year, and the next nine financial years, and the period over which Council plans to repay existing and new borrowings.

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

POLICY STATEMENT

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council is committed to:

- Only using long-term borrowings (between 2 and 20 years) to finance capital works that will provide services now and into the future. No long-term borrowings will be used to finance recurrent expenditure and the operational activities of the Council.
- Utilising its existing constrained cash reserves when seeking funding for capital works. The use of any existing cash reserves will be subject to the purpose of the reserve in addition to maintaining all relevant financial ratios and measures of sustainability within adopted Financial Strategy targets.
- Undertaking long-term borrowings for capital works only if the interest and debt principal repayments can be serviced and relevant financial ratios and measures are maintained within approved Financial Strategy targets.
- Aligning borrowings to specific projects and/or asset classes rather than being pooled to ensure transparency and accountability is maintained. Borrowings will be nominated through the priority needs of the capital program and will be determined through the normal budgetary and approval process of Council.
- Paying debt service payments annually in July in order to minimise Council's interest expense.
- Reviewing its debt regularly and seeking to repay or restructure its debt to ensure repayment in the shortest possible time or resulting in a reduction in interest payments subject to maintenance of key performance indicators in the Financial Strategy.
- Considering new loans only if the subsequent increase in debt servicing payments allows the total debt servicing ratio to remain within Financial Strategy targets.
- Ensuring the term of any new loans will be a maximum of twenty years for Water, Waste and General requirements. The debt term shall not exceed the finite life of the related asset/s.
- Recovering costs of new loans taken out on behalf of commercial businesses, commercial opportunities,

joint ventures, associates or subordinates through the administration of a management fee in line with current market rates.

- Restricting new borrowings to work that falls into specific categories such as:
 - Risk Management
 - Asset Management
 - Inter-Generational Projects

Schedule of forecasted debt 2020-2030: <i>Local Government Regulation 2012 section 192(2)(a)</i>										
	Budget Year 1 2020-21 \$000	Forecast Year 2 2021-22 \$000	Forecast Year 3 2022-23 \$000	Forecast Year 4 2023-24 \$000	Forecast Year 5 2024-25 \$000	Forecast Year 6 2025-26 \$000	Forecast Year 7 2026-27 \$000	Forecast Year 8 2027-28 \$000	Forecast Year 9 2028-29 \$000	Forecast Year 10 2029-30 \$000
Opening Balance	41,273	44,261	52,048	58,693	68,550	78,011	85,854	97,660	106,627	112,892
New Loans *	9,612	15,000	14,700	13,877	14,123	13,265	15,991	12,917	10,890	13,000
Accrued Interest on Loans	1,789	1,525	1,379	1,583	1,757	1,916	2,143	2,483	2,713	2,878
Debt Service Payment (principal and interest)	(8,413)	(8,738)	(9,433)	(5,603)	(6,418)	(7,338)	(6,328)	(6,433)	(7,338)	(8,120)
Closing Balance	44,261	52,048	58,693	68,550	78,011	85,854	97,660	106,627	112,892	120,650

Schedule of forecasted remaining repayment terms in years 2020-2030: <i>Local Government Regulation 2012 section 192(2)(b)</i>										
	Budget Year 1 2020-21	Forecast Year 2 2021-22	Forecast Year 3 2022-23	Forecast Year 4 2023-24	Forecast Year 5 2024-25	Forecast Year 6 2025-26	Forecast Year 7 2026-27	Forecast Year 8 2027-28	Forecast Year 9 2028-29	Forecast Year 10 2029-30
Weighted Average in Years (existing loans)	8.36	8.76	10.39	10.39	10.95	12.71	12.85	11.85	10.85	9.85
Weighted Average in Years (incl. new loans)	10.43	13.91	16.23	16.67	16.97	17.15	16.97	16.51	15.99	15.60

* Indicative/planned borrowings – subject to annual review during each budget development process.

In accordance with section 192(2)(b):

- Council plans to repay its existing borrowings over their remaining terms, with all existing debt planned to be repaid by 2040.
- With respect to new debt, Council will consider the repayment period at the time of the application based on factors including the size of the loan and the nature of the asset to be funded. Of note, the maximum repayment term will be 20 years for all new borrowings.

Application of Dividends and Tax Equivalent Payments Policy

(FIN-005-P)

HEAD OF POWER

The establishment of this policy is consistent with the *Local Government Act 2009*, *Local Government Regulation 2012* and also the Local Government Tax Equivalent Regime (LGTER).

POLICY OBJECTIVE

The objective is to clarify Council's intention for its use of financial returns received from commercialised or corporatised business activities and any subsidiaries or associates.

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

POLICY STATEMENT

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council:

- Receives dividends and tax equivalent payments from its commercialised business activities.
- Receives dividends from its wholly owned subsidiary RIC.
- Will look to receive dividends and tax equivalent payments from any corporatised business activities, subsidiaries or associates in the future.

Council is committed to:

- Transparently accounting, reconciling and reporting the receipt of such financial returns in accordance with the Australian Accounting Standards, the LGTER and, where applicable, the *Local Government Regulation 2012* (including, in particular, section 25 and schedule 4, section 8).
- Applying all financial returns to the provision of community benefit.

ASSOCIATED DOCUMENTS

Long-Term Financial Strategy

Annual Budget

Annual Report

Dividend Policy – Significant and Prescribed Business Activities ([FIN-003-P](#))

Constrained Cash Reserves Administrative Directive (FIN-007-A)

HEAD OF POWER

Local Government Act 2009

Section 104 requires a local government to establish a system of financial management to ensure financial sustainability. Under section 104(2), a local government is financially sustainable if the local government is able to maintain its financial capital and infrastructure capital over the long-term.

OBJECTIVE

To ensure Council's constrained cash reserves:

- Are only restricting funds received or levied for a specific purpose and/or have identified obligations tied to them.
- Are only used for identified planned expenditure.
- Do not exceed cash balances at the end of the financial year, to align with the disclosure requirements of the Department of Local Government, Racing and Multicultural Affairs and the Queensland Audit Office.

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of this policy but are not bound to the Redland City Council policy statements as outlined in this document.

STATEMENT

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council's philosophy is to ensure funds held in constrained cash reserves are restricted to deliverables consistent with the:

- *Planning Act 2016* (sections 120 and 143) which requires that a levied charge may be only for extra demand placed on trunk infrastructure that development will generate, and may only be used to provide trunk infrastructure.
- Long-Term Financial Strategy
- Long-Term Asset and Service Management Plan
- Corporate Plan
- Annual Operational Plan and Budget

Council is committed to achieving this goal by:

- Reporting on constrained cash reserves on a monthly basis as part of the monthly financial reports to General Meeting.
- Reporting constrained cash reserves as a subset of cash balances in annual statutory reporting.
- Ensuring constrained cash reserves do not exceed cash balances at the end of the financial year.
- Conducting regular reviews of all constrained cash reserves for relevance and future requirements in accordance with the Long-Term Financial Strategy and other appropriate strategies and plans.
- Ensuring that infrastructure charges are constrained for the purposes of new trunk infrastructure and not renewal work.
- Reviewing forecast reserve movements as an integral part of the annual budget development process.
- Transferring funds from constrained cash reserves back to retained earnings when the purpose of the reserve is no longer valid or required or when the funds have been expended on planned works.

Revenue Policy (FIN-017-P)

HEAD OF POWER

According to section 104(5)(c)(iii) of the *Local Government Act 2009* (Act), the system of financial management established by Council must include a revenue policy.

Section 169(2)(c) of the *Local Government Regulation 2012* (Regulation) requires a local government to include in its financial budget a revenue policy. Section 170 of the Regulation requires a local government to adopt a budget each financial year.

Section 193(3) of the Regulation requires a local government to review its revenue policy annually in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year.

POLICY OBJECTIVE

In accordance with section 193 of the Regulation, this Revenue Policy states:

- The principles that Council intends to apply in the 2020-21 financial year for:
 - Levying of rates and charges
 - Granting concessions for rates and charges
 - Recovering overdue rates and charges
 - Cost-recovery methods
- The purpose for concessions that Council intends to grant for rates and charges.
- The extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

This Revenue Policy also states principles that Council intends to apply in a financial year for:

- Community service obligations
- Applying user pays models
- Raising revenue from commercial activities
- Raising revenue from other external sources

This policy applies to all of Redland City Council business areas. Redland Investment Corporation (RIC), being a wholly owned separate legal entity, and any of its subsidiaries may utilise the provisions of the policy but are not bound to the Redland City Council policy statements as outlined in this document.

POLICY STATEMENT

Redland City Council, through its Corporate Plan, is committed to enriching community lifestyles and making a positive difference in our customers' lives through the services we provide. We are forward thinking, engaged and strive to maintain the highest standards of service to ensure we are delivering real value.

Council is committed to applying the following principles in the 2020-21 financial year:

Principles for levying of rates and charges:

- **Accountability** – Council will be accountable to the providers of funds to ensure those funds are applied efficiently and effectively to satisfy the objective for which the funds were raised.
- **Transparency** – Council will be transparent in its revenue raising activities and will endeavour to use systems and practices able to be understood by the community.
- **Representation** – Council will act in the interests of the whole community in making decisions about rates and charges.

- **Sustainable financial management** – Council will ensure it manages revenue diligently and that the application of funds is founded on sustainable strategic objectives that result in the timely and optimal investment in identified priorities.
- **Fairness** – While the rating legislation requires Council to use property valuations as the basis for raising rate revenue, Council will monitor the impact of valuation changes and moderate increases where possible.
- **Differentiation of categories** – Council will apply different rates to various categories of property that will reflect the particular circumstances of the categories and Council's policy objectives related to those categories.
- **Special needs and user pays** – Council will draw from various revenue sources to fund special needs including (but not necessarily limited to):
 - Separate rates or charges for whole of community programs
 - Special rates or charges for recovery of costs from beneficiaries
 - Utility charges for specific service based generally on usage
 - Statutory fees and charges in accordance with legislation, regulation or local laws
 - Commercial fees and charges where users can clearly be identified
 - Where practicable recovering credit card fees through a surcharge on credit card transactions
- **Social conscience** – Council will apply a range of concessions (e.g. for pensioners and institutions) and will accommodate special circumstances where hardship can be demonstrated.

In levying rates and charges, Council will schedule the issue of rate notices quarterly in the months of July, October, January and April.

Differential General Rates

General Rate revenue provides essential whole of community services not funded through subsidies, grants, contributions or donations received from other entities, or not provided for by other levies or charges.

Council will consider full cost recovery options before calculating the differential general rate.

Rating legislation requires the general rate to be calculated on the value of the land. However, Council recognises that various sections of the community impact on the delivery of, and use services, activities, and facilities differently.

Separate multipliers, established on the rate in the dollar applied to rating category 1a, will be assigned to all rating categories to maintain consistency in the distribution of revenue across financial years.

When determining differential rating categories, the ongoing changes to community characteristics will be considered along with revaluations, which can have a significant impact on properties.

Separate and Special Charges

Where it is appropriate, Council will use separate and special charges to recover the cost of the delivery of services, activities, and facilities that benefit the whole community generally, or which benefits specific rateable land or owners of such land within the community, respectively.

Utility Charges

In setting utility charges, Council will take into consideration factors such as:

- Legislative requirements, including National Competition policy
- Council policy objectives
- Recovery of sufficient revenue to cover costs and a return on assets
- Other sources of revenue where appropriate

Granting concessions for rates and charges

Chapter 4, Part 10 of the Regulation provides Council with the powers to grant concessions to individuals and classes of land owners.

In granting concessions for rates or charges, Council will comply with the criteria in section 120 of the Regulation and will be guided by sustainable financial management practices and the principles of:

- **Transparency** - Council will be transparent and endeavour to use systems and practices able to be understood by the community.
- **Representation** - Council will act in the interests of the whole community in making decisions about concessions for classes of ratepayers.
- **Fairness** - Council will consider all reasonable concessional requests in a consistent non-biased manner.
- **Social conscience** - Council will apply a range of concessions (e.g. for pensioners and institutions) and will accommodate special circumstances where hardship can be demonstrated.

Recovering overdue rates and charges

In accordance with section 120(1)(c), 121(b) and 122(1)(b) of the Regulation, Council may consider granting a concession for rates and charges to ratepayers experiencing demonstrated financial hardship upon receipt of an application for assessment by Council.

Interest will be charged on rates and charges outstanding past the due date unless a mutually agreed arrangement is in place and is honoured. If an arrangement defaults, it will be cancelled and interest charged.

Cost effective processes will be applied in the recovery of overdue rates and charges.

Cost-recovery methods

Section 97 of the Act allows Council to set cost-recovery fees.

Council recognises the validity of fully imposing the user pays principle for its cost-recovery fees, unless the imposition of the fee is contrary to its express social, economic, environmental and other corporate goals (such as, for example, the community service obligations outlined below). This is considered to be the most equitable and effective revenue approach, and is founded on the basis that the City's revenue base cannot subsidise the specific users or clients of Council's regulatory products and services.

However, in setting its cost-recovery fees, Council will be mindful of the requirement that such a fee must not be more than the cost to Council of providing the service or taking the action to which the fee applies.

Community Service Obligations

In accordance with Corporate Policy FIN-008-P Community Service Obligations, Council may subsidise the operations of commercialised business units or activities in order to achieve social, economic, environmental or other objectives associated with, or incidental to, the delivery of services by those business units or activities.

Council may charge for such activities at a rate less than the full cost price of a service. The difference between the full cost price and the actual charge will be treated as a Community Service Obligation (CSO). CSOs must be transparent, fully costed, and funded. Each CSO will be funded from an identified budget.

Council will continue to support existing community service obligations for Water, Wastewater and Trade Waste.

The CSOs will be reviewed regularly to ensure they continue to form part of Council's strategic objectives.

In addition Council will provide Water Charge Remissions for eligible concealed leaks and home dialysis machine users.

Applying user pays models

Council supports the principle that there is an increased focus on user pays models and that these will be developed where they are considered appropriate and in accordance with policy, including where practicable, Council will recover credit card fees through a surcharge on credit card transactions.

Council has adopted the policy of a conservative approach to increases in fees and charges with a view to minimising excessive impacts on user pays groups. There is also a need to consider Community Service Obligations when considering this principle.

Raising revenue from commercial activities

In order to minimise price increases on residents through the General Rate, Council is committed to exploring additional or alternative revenue streams through the establishment of business activities under the National Competition Policy framework where this is appropriate and in accordance with policy.

In doing this the following principles will be considered:

- Council will comply with the Act's and Regulation's requirements in relation to the application of the competitive neutrality principle to significant business activities, and the code of competitive conduct where applicable.
- The adoption of a business activity recognises the activity is conducted, or has the potential to be conducted, in competition with the private sector giving greater transparency to the community over the activity and clarity of the revenue stream.
- The determination of the standard and quality of each business activity required is based upon community/customer expectations and achieving best value for money, irrespective of whether the service is delivered by an internal or external provider.
- By concentrating upon outcomes rather than processes, service specification is likely to encourage innovation and new solutions to meeting the needs and expectations of the community and customers.

Raising revenue from other external sources

Where possible, Council will seek to supplement revenue through application for external grants and subsidies. Every opportunity will be taken to maximise revenue in support of capital and operational spending. External funding, however, must be strategically targeted and in alignment with community and corporate objectives.

Purpose of concessions for rates and charges

Council has determined that pensioner owner occupiers as defined by the *Local Government Regulation 2012* are entitled to receive concessions on rates and various other services that Council provides to the community. Other charitable organisations, community groups, sporting associations and independent schools may also be entitled to concessions (or exemptions under section 93(3)(i) of the Act and section 120 of the Regulation).

The purpose of these concessions is to:

- ease the cost of living for approved pensioners living in their own homes who have limited financial capacity
- acknowledge the role that qualifying charitable and community organisations, associations, independent schools and groups perform in the community through concessions on rates and charges

Pursuant to sections 120(1)(d) and (f) of the Regulation, Council will provide a concession to ratepayers whose land is being exclusively used for the purpose of farming (primary production) to assist and encourage endurance in that particular industry. The purpose of this concession is to acknowledge the economic benefit that such an industry provides for the City as a whole.

Infrastructure cost recovery

Council will levy adopted infrastructure charges for trunk infrastructure with approvals for new development. The amounts of those adopted infrastructure charges are determined by Council resolution made under the *Planning Act 2016*.

ASSOCIATED DOCUMENTS

- 2020-21 Redland City Council Budget Publication
- 2020-21 Redland City Council Register of Fees
- 2020-21 Redland City Council Revenue Statement
- WST-001-P Trade Waste Policy
- FIN-018-P Concealed Leak Policy
- FIN-012-001-G Water Charge Rebate for Home Dialysis Machine User Guideline

Revenue Statement 2020-2021

Outline and Explanation of Measures Adopted for Revenue Raising

Council has developed its revenue raising for the 2020-21 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.

In compliance with section 172(2)(b) of the *Local Government Regulation 2012*, it is confirmed that for the 2020-21 fiscal year, Council has not made a resolution limiting the increase of any rates or charges.

Rates and Charges

Differential General Rates

Redland City Council has adopted a differential rating scheme for the 2020-21 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 category 11. The minimum general rate will be applied to land below a certain (threshold) valuation 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: 1) having regard to any improvements or activities conducted upon the land, 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 \$385,000; and 4) is NOT categorised in rating category 1d or 1f.	GR20	0.00413779	1.000	\$1,062	\$256,659
1b	Includes all rateable land that: 1) having regard to any improvements or activities conducted upon the land, 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 \$385,000; 4) is NOT categorised in rating category 1e or 1g.	GR20	0.00331230	0.800	\$1,593	\$480,934

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate	Minimum General Rate Value Threshold
1d	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 the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000.	GR70	0.00732548	1.770	\$1,572	\$214,593
1e	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, 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 \$385,000.	GR70	0.00586043	1.416	\$2,820	\$481,193
1f	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 the registered owner's principal place of residence; and 4) has a value less than or equal to \$385,000.	GR80	0.00413907	1.000	\$1,202	\$290,403
1g	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, 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 \$385,000.	GR80	0.00344922	0.834	\$1,738	\$503,882
2a	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 less than or equal to \$385,000; and 4) is NOT categorised in rating category 2d or 2f.	GR25	0.00500466	1.209	\$1,159	\$231,584

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate	Minimum General Rate Value Threshold
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 \$385,000; and 4) is NOT categorised in rating category 2e or 2g.	GR25	0.00425572	1.028	\$1,926	\$452,567
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 \$385,000.	GR75	0.00885937	2.141	\$1,618	\$182,632
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 \$385,000.	GR75	0.00753054	1.820	\$3,411	\$452,955
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 \$385,000.	GR85	0.00500413	1.209	\$1,300	\$259,785
2g	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 greater than \$385,000.	GR85	0.00443219	1.071	\$2,073	\$467,715

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate	Minimum General Rate Value Threshold
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	0.00554682	1.341	\$1,187	\$213,997
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	0.00981999	2.373	\$1,610	\$163,951
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	0.00586364	1.417	\$1,329	\$226,651
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	0.00703426	1.700	\$1,357	\$192,913
6b	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 primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19.	GR71	0.01245333	3.010	\$1,735	\$139,320
6c	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 primarily used in whole or in part for commercial or industrial purposes; and 3) is NOT categorised in rating category 19.	GR81	0.00732955	1.771	\$1,500	\$204,651
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	0.01698435	4.105	\$2,354	\$138,598
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	0.00910252	2.200	\$331	\$36,364

Rating Category	Rating Category Description	Charge Code (RCC Use)	Rate in the Dollar (RID)	Multiplier	Minimum General Rate	Minimum General Rate Value Threshold
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	0.00993072	2.400	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	0.02112193	5.105	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	0.01193070	2.883	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	0.00910314	2.200	\$37,282	\$4,095,508
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	0.00951693	2.300	\$85,167	\$8,949,000
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	0.00993072	2.400	\$176,496	\$17,772,738
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	0.00703426	1.700	\$2,749	\$390,802
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	0.00786182	1.900	\$4,826	\$613,853

Separate Charges

Environment 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 the protection, management, promotion and enhancement of biodiversity. This includes koala habitat, bushland, green space, waterways, catchments, air and coastal ecosystems in the City that cannot always be effectively protected through Council's regulatory powers or management powers.

In prior years the revenue raised through the Environment Separate Charge funded both capital and operational components. Past revenues collected are currently quarantined in reserve for capital components, predominantly for land purchase, acquisition of the conservation interests in land, and the funding of ancillary facilities that support or enhance environmental outcomes. Council has determined that in 2020-21 the revenue raised through this charge will fund operational projects and activities, predominantly directed towards waterway, pest and land management, foreshore and catchment rehabilitation and maintenance, track and trail maintenance and repairs, koala habitat restoration, environmental education, strengthening stewardship of the natural environment and implementation of environment strategies and policies:

- ENV-002-P Green Living Policy
- ENV-001-P Natural Environment Policy

In the financial year 2020-21 the Environment 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	Charge Amount \$	Charge Basis
EN01	Environment Separate Charge	116.32 per annum	Charge 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	Charge Amount \$	Charge Basis
EN03	Landfill Remediation Separate Charge	30.00 per annum	Charge 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 Senior Project 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 2020-21 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.

Charge Code (RCC Use)	Charge	Charge Amount \$	Charge Basis
SES01	Redland City SES Administration Separate Charge	7.08 per annum	Charge per rateable property

Special Charges

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 an annual basis as directed by the Rural Fire Service Queensland 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 25 June 2020.

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

Charge Code (RCC Use)	Charge	Charge Amount \$	Charge Basis
FL06	Rural Fire Brigade Special Charge	10.00 per annum	Charge 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(1)(d) of the *Building Units and Group Titles Act 1980*.

Waste/Recycling Charge

Waste and recycling 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/recycling charge is determined by Council, together with other revenue sources, 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 recycling 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 2020-21 Council maintains a full cost pricing model.

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

Residential Kerbside Waste Services				
	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
RedWaste Utility Charges				
240L Waste / 240L Recycling	RF01	450.50	RF201	476.50
140L Waste / 240L Recycling	RF15	377.50	RF215	447.50
240L Waste / 340L Recycling	RF301	450.50	RF218	476.50
140L Waste / 340L Recycling	RF302	377.50	RF219	447.50
140L Waste / 140L Recycling	RF303	351.50	RF220	432.00
240L Green Waste	RFG01	64.00	N/A	N/A
Additional Bin and Service - Scheduled Days				
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
240L Additional Waste	RF09	229.00	RF209	295.00
240L Additional Recycling	RF16	136.00	RF216	161.00
140L Additional Waste	RF17	204.00	RF217	288.00
340L Additional Recycling	RF53	176.00	RF253	183.00
240L Additional Green Waste	RFG02	64.00	N/A	N/A
Additional Service Existing Bin (Temporary Lift) - Scheduled Days				
	Charge Code (RCC Use)	Amount Per Lift \$		
140L Waste Bin per lift	RF12	16.50	N/A	N/A
240L Waste Bin per lift	RF13	18.50	N/A	N/A
240L Recycling Bin per lift	RF14	17.00	N/A	N/A
340L Recycling Bin per lift	RF54	12.00	N/A	N/A
240L Green Waste Bin per lift	RFG03	9.00	N/A	N/A
Additional Service Existing Bin (Temporary Lift) - Outside Scheduled Days				
	Charge Code (RCC Use)	Amount Per Lift \$		
240L Additional Waste Service per lift	RF40	60.00	N/A	N/A
140L Additional Waste Service per lift	RF41	44.00	N/A	N/A
240L Additional Recycling Service per lift	RF42	34.00	N/A	N/A
340L Additional Recycling Service per lift	RF55	35.00	N/A	N/A

Residential Bulk Waste Bin Collection Service				
	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
RedWaste Utility Charges -Size (m³)				
Waste Service Bulk Bin size (m³) - 1 service per week				
0.66 m ³ (Rear lift)	RF20	1,051.00	N/A	N/A
0.66 m ³ (Front lift)	RF80	923.00	RF180	2,490.00
1.10 m ³ (Rear lift)	RF23	1,606.00	N/A	N/A
1.10 m ³ (Front lift)	RF19	1,583.00	N/A	N/A
1.50 m ³	RF26	1,917.00	RF106	2,969.00
2.00m ³	RF84	2,569.00	RF184	3,958.00
2.25 m ³	RF29	2,886.00	RF109	4,452.00
3.00 m ³	RF32	3,753.00	RF112	5,900.00
4.00 m ³	RF35	4,969.00	RF115	7,599.00

Additional Waste Service Bulk Bin size (m³) - Lift only; 1 service per week	Charge Code (RCC Use)	Amount Per Lift \$	Charge Code (RCC Use)	Amount Per Lift \$
0.66 m³	RF21	46.60	N/A	N/A
1.10 m³	RF24	55.20	N/A	N/A
1.50 m³	RF27	56.60	RF107	82.40
2.00m³	RF85	60.00	RF185	100.00
2.25 m³	RF30	65.40	RF110	110.80
3.00 m³	RF33	77.80	RF113	136.60
4.00 m³	RF36	97.00	RF116	169.20
Temporary Waste Service (≤3 months) Bulk Bin size (m³) - Bin and Lift; 1 service	Charge Code (RCC Use)	Amount Per Bin & Lift \$	Charge Code (RCC Use)	Amount Per Bin & Lift \$
0.66 m³	RF22	100.40	N/A	N/A
1.10 m³	RF25	180.20	N/A	N/A
1.50 m³	RF28	183.40	RF108	206.00
2.00m³	RF86	192.00	RF186	219.00
2.25 m³	RF31	196.00	RF111	230.00
3.00 m³	RF34	208.60	RF114	255.52
4.00 m³	RF37	225.40	RF117	288.40
Residential and Commercial Bulk Recycling Bin Service				
RedWaste Utility Charges - Size (m³)	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Recycle Service Bulk Bin size (m³) - 1 service per fortnight				
0.66 m³ (Rear lift)	RF81	627.00	N/A	N/A
0.66 m³ (Front lift)	RF82	640.00	RF182	1,087.00
1.10 m³ (Rear lift)	RF63	987.00	N/A	N/A
1.10 m³ (Front lift)	RF83	1,057.00	RF183	1,742.00
1.50 m³	RF66	1,410.00	RF136	2,451.00
2.00m³	RF87	1,884.00	N/A	N/A
2.25 m³	RF69	2,032.00	RF139	3,620.00
3.00 m³	RF72	2,644.00	RF142	4,821.10
4.00 m³	RF75	2,832.00	RF145	6,392.00
Additional Recycling Service Bulk Bin size (m³) Lift only; 1 service	Charge Code (RCC Use)	Amount Per Lift \$	Charge Code (RCC Use)	Amount Per Lift \$
1.10 m³	RF65	141.00	N/A	N/A
1.50 m³	RF68	145.00	RF138	235.80
2.00m³	RF88	147.00	N/A	N/A
2.25 m³	RF71	150.00	RF141	235.80
3.00 m³	RF74	153.00	RF144	235.80
4.00 m³	RF77	159.00	RF147	235.80
Temporary Recycling Service (≤3 months) Bulk Bin Size (m³) - Bin and Lift; 1 service	Charge Code (RCC Use)	Amount Per Bin & Lift \$	Charge Code (RCC Use)	Amount Per Bin & Lift \$
1.10 m³	RF64	248.00	N/A	N/A
1.50 m³	RF67	188.60	RF137	431.28
2.00m³	RF89	205.00	N/A	N/A
2.25 m³	RF70	206.40	RF140	431.28
3.00 m³	RF73	224.00	RF143	431.28
4.00 m³	RF76	247.00	RF146	431.28

Commercial Kerbside Collection Services				
	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
RedWaste Utility Charges				
240L Waste / 240L Recycling	RFC01	517.50	RFC201	543.50
140L Waste / 240L Recycling	RFC15	423.50	RFC215	493.50
240L Waste / 340L Recycling	RFC301	517.50	RFC218	543.50
140L Waste / 340L Recycling	RFC302	423.50	RFC219	493.50
140L Waste / 140L Recycling	RFC303	397.50	RFC220	478.00
240L Recycling (Stand Alone)	RFC16	136.00	RFC216	161.00
340L Recycling (Stand Alone)	RFC53	176.00	RFC253	183.00
240L Green Waste	RFCG01	64.00	N/A	N/A
	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Additional Bin and Service				
240L Additional Waste	RFC09	296.00	RFC209	362.00
240L Additional Green Waste	RFCG02	64.00	N/A	N/A
	Mainland		Bay Islands	
	Charge Code (RCC Use)	Amount Per Lift \$	Charge Code (RCC Use)	Amount Per Lift \$
Additional Service Existing Bin (Temporary Lift)				
240L Green Waste	RFCG03	9.00	N/A	N/A
Commercial Bulk Waste Bin Collection Service				
RedWaste Utility Charges - Size (m ³)	Mainland		Bay Islands	
	Charge Code (RCC Use)	Annual Amount \$	Charge Code (RCC Use)	Annual Amount \$
Waste Service Bulk Bin size (m³) - 1 service per week				
0.66 m ³ (Rear lift)	RFC20	1,314.00	N/A	N/A
0.66 m ³ (Front lift)	RFC80	1,186.00	RFC180	2,753.00
1.10 m ³ (Rear lift)	RFC23	2,044.00	N/A	N/A
1.10 m ³ (Front lift)	RFC19	2,021.00	RFC119	2,612.00
1.50 m ³	RFC26	2,514.00	RFC106	3,566.00
2.00m ³	RFC84	3,365.00	RFC184	4,754.00
2.25 m ³	RFC29	3,781.00	RFC109	5,347.00
3.00 m ³	RFC32	4,946.00	RFC112	7,093.00
4.00 m ³	RFC35	6,560.00	RFC115	9,190.00
Commercial Bulk Waste Bin Collection Service				
Additional Waste Service Bulk Bin size (m ³) - Lift only; 1 service per week	Charge Code (RCC Use)	Amount Per Lift \$	Charge Code (RCC Use)	Amount Per Lift \$
0.66 m ³	RFC21	52.60	N/A	N/A
1.10 m ³	RFC24	64.20	RFC124	69.00
1.50 m ³	RFC27	68.60	RFC107	94.40
2.00m ³	RFC85	76.00	RFC185	116.00
2.25 m ³	RFC30	83.40	RFC110	128.80
3.00 m ³	RFC33	100.80	RFC113	159.60
4.00 m ³	RFC36	128.00	RFC116	200.20

Temporary Waste Service (≤3 months) Bulk Bin size (m³) – Bin and Lift; 1 service	Charge Code (RCC Use)	Amount Per Bin & Lift \$	Charge Code (RCC Use)	Amount Per Bin & Lift \$
0.66 m³	RFC22	106.40	N/A	N/A
1.10 m³	RFC25	189.20	RFC125	164.04
1.50 m³	RFC28	195.40	RFC108	218.00
2.00m³	RFC86	208.00	RFC186	235.00
2.25 m³	RFC31	214.00	RFC111	248.00
3.00 m³	RFC34	231.60	RFC114	278.52
4.00 m³	RFC37	256.40	RFC117	319.40

Water Charges

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

- a) a 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 that 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 Charge

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 fixed water access charge on a per meter/lot basis:

1. A fixed water access charge will be applied per meter connection for rural land that is contiguous where connection is made to separate parcels of land and the land is used for farming purposes.
2. Rural land held in the same ownership name used for farming purposes where the lots are separated by a road will be treated as contiguous lots, except where the lots have separate water meter connections 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.

Attribute Type (RCC Use)	Type of Charge	Charge Amount \$	Charge Basis
VBW01, VBW03, VBW04	Fixed Water Access (domestic)	280.48	per meter/lot

Units, Flats, Guest Houses, Multiple Dwellings 20mm to 150mm and Residential 25mm to 150mm		
Attribute Type (RCC Use)	Meter Size	Charge Amount \$
VBW20 VCBW20	20mm	280.48
VBW25 VCBW25	25mm	438.28
VBW32 VCBW32	32mm	718.08
VBW40 VCBW40	40mm	1,122.00
VBW50 VCBW50	50mm	1,753.12
VBW80 VCBW80	80mm	4,487.96
VBW100 VCBW100	100mm	7,012.40
VBW150 VCBW150	150mm	15,777.96
Commercial and Industrial		
Attribute Type (RCC Use)	Meter Size	Charge Amount \$
VBW20 VCBW20 VCW20	20mm	364.64
VBW25 VCBW25 VCW25	25mm	569.76
VBW32 VCBW32 VCW32	32mm	933.52
VBW40 VCBW40 VCW40	40mm	1,458.60
VBW50 VCBW50 VCW50	50mm	2,279.04
VBW80 VCBW80 VCW80	80mm	5,834.32
VBW100 VCBW100 VCW100	100mm	9,116.16
VBW150 VCBW150 VCW150	150mm	20,511.36

Consumption Charge

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. 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 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 to the households which includes 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> <ul style="list-style-type: none"> i) The main meter will be read and used for the purpose of water consumption charge calculations. ii) 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. iii) A fixed access charge will be levied on the main meter and apportioned by lot entitlement to each lot owner.
Community Title Scheme land established after 1 January 2008.	<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. 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.

Building Unit and Group Title Scheme Land	<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.
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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.

Attribute Type (RCC Use)	Charge Description	Retail Water Price (RCC) \$ Per Kilolitre	State Bulk Water Price \$ Per Kilolitre	Total Price \$ Per Kilolitre
VWCRES	Residential*	0.614	3.122	3.736
VWCCNC	Concessional	0.614	3.122	3.736
VWCCOM	Non – residential**	1.405	3.122	4.527
VWCRCC	Council	1.405	3.122	4.527

*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 a commercial, business or industrial purpose. Non-residential includes premises used as a caravan park.

Wastewater Charges

The wastewater fixed access charge is set as one tariff based on sewer units. Commercial and industrial properties are charged on a per lot and/or, per pedestal or equivalent pedestal (urinal) basis. The prices are set to eventually recover sufficient revenue so that the sewerage 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.

Wastewater fixed access charge covers costs associated with asset replacement for seven treatment plants, approximately 132 pump stations, the treatment of wastewater, administration, billing and repair to mains and reticulation systems.

Attribute Type (RCC Use)	Charge Description	Charge Amount \$	Charge Basis
VSW01 VSW02 VSW03 VCSW01	Wastewater Fixed Access Charge	28.52	per unit

Wastewater 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	Units	Charge Basis
Residential, single unit dwelling	25	Per lot
Multiple residential dwelling lot (attached or separate) <ul style="list-style-type: none"> each dwelling unit 	25	Per 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	Per pedestal Per pedestal
Motels <ul style="list-style-type: none"> first pedestal each additional pedestal 	25 10	Per pedestal Per 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	Per pedestal Per pedestal Per dwelling
Sporting and Recreational Clubs/Associations/Organisations without poker machines	30	Per lot
Sporting and Recreational Clubs/Associations/Organisations with poker machines <ul style="list-style-type: none"> First pedestal Each additional pedestal 	25 20	Per pedestal Per 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	Per church Per hall Per dwelling Per 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	Per pedestal Per pedestal
Caravan parks <ul style="list-style-type: none"> Park site not connected to sewer Park site connected to sewer 	10 15	Per site Per site
Land that is part of a Building Unit Plan (BUP), Group Title Plan (GTP) or Community Title Scheme (CTS)	Units	Charge Basis
Residential dwelling	25	Per lot
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	Per pedestal Per pedestal
Non-residential – where a service is supplied within a scheme but cannot be directly related to a particular lot, the wastewater 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	Per pedestal Per 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	Per lot
Land that is vacant where a wastewater connection is available	Units	Charge Basis
Vacant land	25	Per lot

The following wastewater charging exceptions apply.

1. Where adjoining residential lots in the same ownership name that 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; then

the wastewater fixed access charge will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged the wastewater fixed access charge on a per lot basis.

2. The wastewater fixed access 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).
3. Wastewater 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.
4. Land that cannot be serviced by the wastewater reticulation network because of
 - i) Physical constraints associated to the land; or
 - ii) The land is greater than 25 meters from the reticulated wastewater network and the land owner is unable to meet Council requirements; or
 - iii) The land can be served from the reticulated wastewater network but Council has resolved to limit extensions in the area.

Trade Waste Charges

Trade Waste is managed under the Trade Waste Management Plan to ensure the effective management of commercial and industrial sewage discharged to the wastewater system is in accordance with the principles of environmental sustainability and in a manner that safeguards public health and employee safety consistent with Council's legal responsibilities and obligations.

Some seweraged properties are required to pay Trade Waste charges if they discharge higher strength waste to the sewer. Trade Waste charges are comprised of three parts, one for access, one based on the volume and one based on strength and quantity of waste accepted by Council for treatment. The methodology for calculating charges based on volume, strength and quantity is set out in the Trade Waste Management Plan.

Attribute Type (RCC Use)	Charge Description		Charge Amount \$	Charge Basis
VTP01 and VTP02	Trade Waste Generator Charge		426.04	per annum
VTW01 and VTW02	Trade Waste Discharge - Volume:		2.36	per kL
VTW02	Trade Waste	C.O.D (Chemical Oxygen Demand)	1.72	per kg
		T.S.S. (Total Suspended Solids)	0.78	per kg
		T.O.G (Total Oil and Grease)	0.78	per kg

Attribute Type (RCC Use)	Charge Description		Charge Amount \$	Charge Basis
	Discharge - Quality:	Phosphorus	7.16	per kg
		Nitrogen	2.14	per kg
		Food waste disposal units based on power of motor	36.87	as charge 'C' (Refer Trade Waste Management Plan)
		Constant 'd' for use when determining 'additional Charge' for excess strength waste	0	(Refer Trade Waste Management Plan)

Interest on Overdue Rates

Pursuant to section 133 of the *Local Government Regulation 2012*, interest, calculated on daily rates and applied as compound interest, may be charged on overdue rates from as soon as a rate becomes overdue. For 2020-21, compound interest on daily rests at the rate of 8.53 per cent per annum is to be charged on all overdue rates or charges.

Rating Concessions and Exemptions

Chapter 4, Part 10 of the *Local Government Regulation 2012* provides Council with the powers to grant concessions for 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, or is a life tenant granted under a Will or Court Order, (solely or jointly) 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 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 2020-21 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 (Canal, Environment, Landfill Remediation and Rural Fire charges) 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:

- 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;

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) *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 2009*.

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 2009*.

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 'Redland 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 will 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, Wastewater Fixed Access 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)*

Example:

Quarterly Dialysis Consumption is 40kL

Actual usage is 100kL

Normal usage is 15kL (based on 171 litres per person per day – single person residence)

100kL – 15kL = 85kL. Allowance is 40kL, balance is customer's additional household water usage.

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.
2. A remission will be given on the Distribution and Retail consumption charge on the estimated water lost, which is applied as a financial adjustment Council will not provide a remission on the Queensland State bulk water consumption charge as it is State Government revenue.
3. Customers who are pensioners approved for the Differential General Rate concession will receive a 100 per cent remission, all other eligible customers will receive an 80 per cent remission.
4. 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.
5. 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.
 - 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.
6. The remission is calculated on two (2) reading periods (generally around 190 days).
7. Eligible customers are allowed one concealed leak remission within a three (3) year period (calculated from the date of the latest leak) where the property is held in their ownership name during that period.
8. 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.

9. The following information may be used to calculate the remission:

- i) The date the leak was repaired.
- ii) The average daily water used 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 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.
- iv) The adopted Distribution and Retail water consumption price.

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 wastewater 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 wastewater charge.

Trade Waste Charges for Not-for-profit Organisations CSO

A remission 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 or does not classify as trade waste.

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 leak repair date 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:
 - a. An invoice or signed report from a licenced plumber that the leak was concealed and has been repaired within Australian plumbing standards.
 - b. 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.
 - c. Supporting evidence, including photographic evidence if available. Photos are not mandatory, but are desirable and can 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.
3. The following information may be used to calculate the remission:
 - a. The date the leak was repaired.

- b. 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.
 - c. 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

- 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 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.

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

- 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—
 - a dwelling; or
- 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
- 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 sewerage network.

Water connection tariffs —

- 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*.
- Non-residential** – land used predominantly for commercial or industrial purposes. This tariff includes:
 - Camping, caravan and tourist parks licenced under Local Law 7 or 17 that are not registered as a mobile home park under the *Manufactured Homes (Residential Parks) Act 2003*; and
 - Sporting and Recreational clubs/Associations with poker machines.
- 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.
- Council** – land held by Redland City Council either freehold or as Trustee.

Glossary – Key Performance Indicators

Definition of Ratios	
Operating Surplus Ratio*:	
<i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*:	
<i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
Net Financial Liabilities*:	
<i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Level of Dependence on General Rate Revenue:	
<i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio:	
<i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio:	
<i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense}^{***} + \text{Loan Redemption}^{\wedge}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M:	
<i>Cash balance includes cash on hand, cash at bank and other short term investments</i>	Cash Held at Period End
Cash Capacity in Months:	
<i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Longer Term Financial Stability - Debt to Asset Ratio:	
<i>This is total debt as a percentage of total assets, i.e. to what extent will our long-term debt be covered by total assets</i>	$\frac{\text{Current and Non-current Debt}^{**}}{\text{Total Assets}}$
Operating Performance:	
<i>This ratio provides an indication of Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$
Interest Coverage Ratio:	
<i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}^{***}}{\text{Total Operating Revenue}}$

* These targets are set to be achieved on average over the long-term.

** Debt includes lease liabilities.

*** Interest expense includes interest on leases.

^ Loan redemption includes lease redemption

Appendix A – Raby Bay Canal Estate Map



1:10,000

Produced by
Spatial Business Intelligence
30 June 2020
Data correct at time of production 16 June 2020



Raby Bay Canal Estate Map

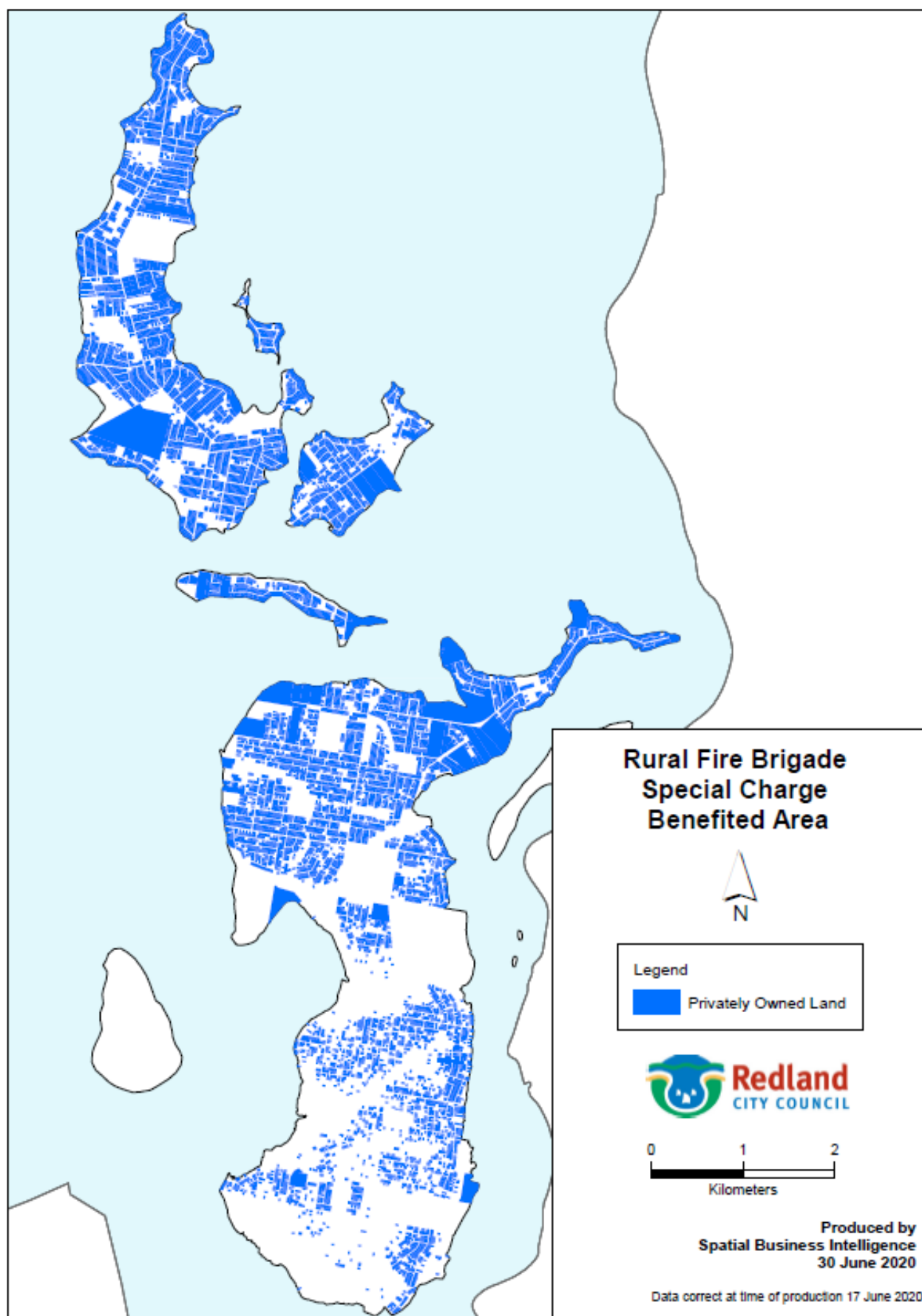


- Legend
- Privately Owned Land
 - Public Land

Appendix B – Aquatic Paradise Canal Estate Map



Appendix C – SMBI Rural Fire Map



Disclaimer

While every care has been taken in preparing this publication, Redland City Council accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge the content was correct at the time of publishing.