

Schedule of Rates and Charges 2019/20



DIFFERENTIAL GENERAL RATES

The Council levies Differential General Rates, which means that the amount of General rates payable for any property depends upon:

- the land's unimproved capital value or site value as advised by Department of Natural Resources Mines and Energy (DNRME); and
- the Differential General Rating Category that the Council gives to the land.

All land within Townsville is given a Differential Rating General Category based upon the Primary Land Use Code assigned by DNRME and the additional criteria of:

- the City Plan (that is, the current Townsville City Council Planning Scheme);
- the location of the land, including whether the land is within the Inner City Rating Area shown on the Council's Inner City Rating Area Plan;
- the availability of services to the land;
- whether the land is occupied as a principle place of residence; and
- whether any attribute of the land (including the status of the land under the Planning Scheme) is likely to contribute to increased costs for the Council, whether at the land or elsewhere.

The Differential General Rating Categories are described later in this Rating Category Statement.

The Differential General Rating Category of your Land

The Differential General Rating Category of your land is shown on the first page of your Rates Notice.

Objecting to the Categorisation of Land for Rating

You can object to the categorisation of your land if you believe that Council should have given it a different category (as at the date of issue of the rates notice).

Sections 90 to 93 of the *Local Government Regulation 2012* explain the objection process. You have only 30 days from the date of issue of the rates notice to give your written objection to the Council. The Council may accept late objections in some circumstances. All correspondence about an objection should be

addressed to The Chief Executive Officer, Townsville City Council, PO Box 1268, Townsville Qld 4810.

Note that an important part of the Council's categorisation of your land is the Land Use Code that DNRME has allocated to your land. (A listing of DNRME's Land Use Codes is on the Council's website). The Council does not allocate that Land Use Code. If you are claiming that DNRME has applied an incorrect Land Use Code to your land, you must pursue that claim directly with DNRME, but you should also notify the Council of your objection.

The making of an objection does not postpone the due date for payment of the rates or the discount date, or prevent the Council taking action to recover overdue rates. Even if you make an objection to the categorisation of your land you should pay the amount shown on your included Rates Notice by the discount date or the due date. If your objection is successful then an appropriate rates adjustment will be made.

DIFFERENTIAL GENERAL RATE AND MINIMUM RATE FOR EACH CATEGORY 2019-20

CATEGORY	RATE IN \$	MINIMUM RATE	CATEGORY	RATE IN \$	MINIMUM RATE
1	0.010121	\$1,103	17	0.015866	\$1,268
2	0.011783	\$1,129	18	0.037642	\$1,413
3	0.019444	\$1,390	19	0.037736	\$1,413
4	0.019127	\$1,390	20	0.031532	\$1,413
5	0.019530	\$1,390	21	0.020062	\$1,413
6	0.018630	\$1,390	22	0.035265	\$19,459
7	0.011466	\$1,390	23	0.037641	\$1,413
8	0.013238	\$1,390	24	0.013238	\$22,868
9	0.019186	\$1,390	25	0.013238	\$34,303
10	0.034420	\$776,825	26	0.013238	\$57,272
11	0.021364	\$656,966	27	0.013238	\$80,341
12	0.0332	\$361,783	28	0.020062	\$25,676
13	0.026663	\$159,477	29	0.020062	\$38,616
14	0.024649	\$1,448	30	0.020062	\$64,393
15	0.020864	\$1,329	31	0.020062	\$90,069
16	0.012215	\$1,182			

DESCRIPTION OF THE DIFFERENTIAL GENERAL RATING CATEGORIES

DIFFERENTIAL GENERAL RATING CATEGORY (DGR CATEGORY)	CRITERIA BY WHICH LAND IS ASSIGNED TO A DGR CATEGORY													
	LAND USE CODE	ADDITIONAL CRITERIA												
CATEGORY 1 Residential – Principal Place of Residence	1, 2, 4, 5, 6, 8, 9, 94.	<p>The land is not within the Inner City Rating Area and is used by the owner as their principal place of residence, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 1 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a residential purpose.</p> <p>Land Use Code 1, 4 and 94 land is classed as DGR Category 1 when it is a residential lot under a residential development application, the certificate of classification has been issued and Council is awaiting land use code information from DNRME that the land has a residential occupied status.</p> <p>Land Use Code 1, 4, 6, and 94 land is classed as DGR Category 1 when it is within any of the following zone codes within the Townsville City Plan:</p> <table><tr><td>Low Density Residential</td><td>Medium Density Residential</td></tr><tr><td>High Density Residential</td><td>Character Residential</td></tr><tr><td>Sport and Recreation</td><td>Emerging Community</td></tr><tr><td>Open Space</td><td>Environmental Management/ Conservation</td></tr><tr><td>Rural Residential</td><td>Rural</td></tr></table>	Low Density Residential	Medium Density Residential	High Density Residential	Character Residential	Sport and Recreation	Emerging Community	Open Space	Environmental Management/ Conservation	Rural Residential	Rural		
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High Density Residential	Character Residential													
Sport and Recreation	Emerging Community													
Open Space	Environmental Management/ Conservation													
Rural Residential	Rural													
CATEGORY 2 Residential – Non Principal Place of Residence	1, 2, 4, 5, 6, 8, 9, 72, 94.	<p>The land is not within the Inner City Rating Area and is not used by the owner as their principal place of residence, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 2 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a residential purpose.</p> <p>Land Use Code 1, 4, 6, 72 and 94 land is classed as DGR Category 2 when it is within any of the following zone codes within the Townsville City Plan:</p> <table><tr><td>Low Density Residential</td><td>Medium Density Residential</td></tr><tr><td>High Density Residential</td><td>Character Residential</td></tr><tr><td>Sport and Recreation</td><td>Emerging Community</td></tr><tr><td>Open Space</td><td>Environmental Management/ Conservation</td></tr><tr><td>Rural Residential</td><td>Rural</td></tr></table>	Low Density Residential	Medium Density Residential	High Density Residential	Character Residential	Sport and Recreation	Emerging Community	Open Space	Environmental Management/ Conservation	Rural Residential	Rural		
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CATEGORY 3 Commercial	1, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 22, 25, 26, 27, 38, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 94, 95, 96, 97, 99.	<p>The land is not within the Inner City Rating Area, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 3 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a non-residential purpose.</p> <p>Land Use Code 1, 4, 6, 72 and 94 land is classed as DGR Category 3 when it is within any of with the following zone codes within the City Plan:</p> <table><tr><td>Low Impact Industry</td><td>Medium Impact Industry</td></tr><tr><td>High Impact Industry</td><td>Community Facilities</td></tr><tr><td>Local Centre</td><td>District Centre</td></tr><tr><td>Major Centre</td><td>Neighbourhood Centre</td></tr><tr><td>Principal Centre (CBD)</td><td>Specialised Centre</td></tr><tr><td>Special Purpose</td><td>Mixed Use</td></tr></table>	Low Impact Industry	Medium Impact Industry	High Impact Industry	Community Facilities	Local Centre	District Centre	Major Centre	Neighbourhood Centre	Principal Centre (CBD)	Specialised Centre	Special Purpose	Mixed Use
Low Impact Industry	Medium Impact Industry													
High Impact Industry	Community Facilities													
Local Centre	District Centre													
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Special Purpose	Mixed Use													
CATEGORY 4 Warehouse, Bulk Stores	28, 29, 30, 31, 32, 33, 34.	The land is not within the Inner City Rating Area.												
CATEGORY 5 Industry	35, 36, 37, 39, 40.	The land is not within the Inner City Rating Area.												

DIFFERENTIAL GENERAL RATING CATEGORY (DGR CATEGORY)	CRITERIA BY WHICH LAND IS ASSIGNED TO A DGR CATEGORY	
	LAND USE CODE	ADDITIONAL CRITERIA
CATEGORY 6 Drive In Shopping Centres	16.	Drive-in shopping centre not categorised as Categories 10, 11 or 12.
CATEGORY 7 Agriculture and Grazing	60, 61, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 93.	
CATEGORY 8 Multi-Unit Dwellings < 20 units	3, 3/98, 7, 21.	The land is not within the Inner City Rating Area, further: Land Use Code 3 and 3/98 land is classed as DGR Category 8 when it is a multi-unit dwelling (flats or units) and comprised of no more than 19 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act and that lot is for a residential purpose.
CATEGORY 9 Land not otherwise defined		The land is not within the Inner City Rating Area and is not included in DGR categories 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 22, 24, 25, 26 or 27.
CATEGORY 10 Shopping Centres > 40,000m²	16.	Drive in shopping centre in which the anchor tenants include a major department store and a large grocery supermarket and the centre has a gross floor area greater than 40,000m ² .
CATEGORY 11 Shopping Centres between 20,000 and 40,000m²	16.	Drive in shopping centre in which the anchor tenants include a major department store and a large grocery supermarket and the centre has a gross floor area greater than 20,000 m ² but less than 40,000m ² .
CATEGORY 12 Shopping Centres < 20,000m²	16.	Drive in shopping centre in which the anchor tenants include a major department store and a large grocery supermarket and the centre has a gross floor area of less than 20,000m ² .
CATEGORY 13 Retail Warehouse > 40,000m²	23.	The land is not within the Inner City Rating Area and the centre has a gross floor area greater than 40,000m ²
CATEGORY 14 Retail Warehouse < 40,000m²	23.	The land is not within the Inner City Rating Area and the centre has a gross floor area less than 40,000m ² .
CATEGORY 15 Outdoor Sales Area	24.	The land is not within the Inner City Rating Area.

DIFFERENTIAL GENERAL RATING CATEGORY (DGR CATEGORY)	CRITERIA BY WHICH LAND IS ASSIGNED TO A DGR CATEGORY													
	LAND USE CODE	ADDITIONAL CRITERIA												
CATEGORY 16 Inner City Residential PPR	1, 2, 4, 5, 6, 8, 9.	<p>The land is within the Inner City Rating Area, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 16 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a residential purpose.</p> <p>Land Use Code 1 and 4 land is classed as DGR Category 16 when it is a residential lot under a residential development application, the certificate of classification has been issued and Council is awaiting land use code information from DNRME that the land has a residential occupied status.</p> <p>Land Use Code 1, 4, and 6 land is classed as DGR Category 16 when it is within any of the following zone codes within the Townsville City Plan:</p> <table><tr><td>Low Density Residential</td><td>Medium Density Residential</td></tr><tr><td>High Density Residential</td><td>Character Residential</td></tr><tr><td>Sport and Recreation</td><td>Emerging Community</td></tr><tr><td>Open Space</td><td>Environmental Management/ Conservation</td></tr><tr><td>Rural Residential</td><td>Rural</td></tr></table>	Low Density Residential	Medium Density Residential	High Density Residential	Character Residential	Sport and Recreation	Emerging Community	Open Space	Environmental Management/ Conservation	Rural Residential	Rural		
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CATEGORY 17 Inner City Residential NPPR	1, 2, 4, 5, 6, 8, 9, 72.	<p>The land is within the Inner City Rating Area and is not used by the owner as their principal place of residence, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 17 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a residential purpose.</p> <p>Land Use Code 1, 4, 6, and 72 land is classed as DGR Category 17 when it is within any of the following zone codes within the Townsville City Plan:</p> <table><tr><td>Low Density Residential</td><td>Medium Density Residential</td></tr><tr><td>High Density Residential</td><td>Character Residential</td></tr><tr><td>Sport and Recreation</td><td>Emerging Community</td></tr><tr><td>Open Space</td><td>Environmental Management/ Conservation</td></tr><tr><td>Rural Residential</td><td>Rural</td></tr></table>	Low Density Residential	Medium Density Residential	High Density Residential	Character Residential	Sport and Recreation	Emerging Community	Open Space	Environmental Management/ Conservation	Rural Residential	Rural		
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CATEGORY 18 Inner City Commercial	1, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 22, 24, 25, 26, 27, 38, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58, 72, 91, 92, 96, 97, 99.	<p>The land is within the Inner City Rating Area, further:</p> <p>Land Use Code 8 and 9 land is classed as DGR Category 18 when it is a lot on a building units plan or group titles plan registered under the Body Corporate and Community Management Act and the primary use of that lot is for a non-residential purpose.</p> <p>Land Use Code 1, 4, 6, and 72 land is classed as DGR Category 18 when it is within any of with the following zone codes within the Townsville City Plan:</p> <table><tr><td>Low Impact Industry</td><td>Medium Impact Industry</td></tr><tr><td>High Impact Industry</td><td>Community Facilities</td></tr><tr><td>Local Centre</td><td>District Centre</td></tr><tr><td>Major Centre</td><td>Neighbourhood Centre</td></tr><tr><td>Principal Centre (CBD)</td><td>Specialised Centre</td></tr><tr><td>Special Purpose</td><td>Mixed Use</td></tr></table>	Low Impact Industry	Medium Impact Industry	High Impact Industry	Community Facilities	Local Centre	District Centre	Major Centre	Neighbourhood Centre	Principal Centre (CBD)	Specialised Centre	Special Purpose	Mixed Use
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CATEGORY 19 Inner City Warehouse, Bulk Stores	28, 29, 30, 31, 32, 33, 34.	The land is within the Inner City Rating Area.												
CATEGORY 20 Inner City Industry	35, 36, 37, 39, 40.	The land is within the Inner City Rating Area.												

DIFFERENTIAL GENERAL RATING CATEGORY (DGR CATEGORY)	CRITERIA BY WHICH LAND IS ASSIGNED TO A DGR CATEGORY	
	LAND USE CODE	ADDITIONAL CRITERIA
CATEGORY 21 Inner City Multi-unit dwellings < 20 units	3, 3/98, 7, 21.	The land is within the Inner City Rating Area, further: Land Use Code 3 and 3/98 land is classed as DGR Category 21 when it is a multi-unit dwelling (flats or units) and comprised of no more than 19 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act and that lot is for a residential purpose.
CATEGORY 22 Special Development – TSDA and Elliot Springs > 10ha	1, 4, 5, 18, 35, 37, 65, 66.	The Land parcels are greater than 10 hectares in area and are wholly within the Townsville State Development Area or the Elliot Springs master planned community.
CATEGORY 23 Inner City Other		The land is within the Inner City Rating Area and is not included in DGR categories 16, 17, 18, 19, 20, 21, 28, 29, 30, 31.
CATEGORY 24 Multi-unit dwellings between 20 to 29 units	3.	The land is not within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 20 to 29 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 25 Multi-unit dwellings between 30 to 49 units	3.	The land is not within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 30 to 49 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 26 Multi-unit dwellings between 50 to 69 units	3.	The land is not within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 50 to 69 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 27 Multi-unit dwellings > 69 units	3.	The land is not within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 70 or more individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 28 Inner City Multi-unit dwellings between 20 to 29 units	3.	The land is within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 20 to 29 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 29 Inner City Multi-unit dwellings between 30 to 49 units	3.	The land is within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 30 to 49 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 30 Inner City Multi-unit dwellings Between 50 to 69 units	3.	The land is within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 50 to 69 individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.
CATEGORY 31 Inner City Multi-unit dwellings > 69 units	3.	The land is within the Inner City Rating Area and has upon it a large multi-unit dwelling complex comprised of 70 or more individual residential accommodation units, not registered on a building units plan or group titles plan under the Body Corporate and Community Management Act which are primarily used for a residential purpose.

Land Use Code descriptions used for Department of Natural Resources, Mines and Energy classification:

1 vacant urban land	34 cold stores, ice works	68 dairy cattle (quota milk)
2 single unit dwelling	35 general industry	69 dairy cattle (non-quota milk)
3 and 3/98 multi-unit dwelling (flats)	36 light industry	70 cream
4 large home site, vacant	37 noxious, offensive industry	71 oil seeds
5 large home site, dwelling	38 advertising hoarding	72 approved subdivider (under section 50 of The Valuation Land Act 2010)
6 outbuildings	39 harbour industries	73 grain
7 guest house, private hotel	40 extractive	74 turf farm
8 building units	41 child care excluding kindergarten	75 sugar cane
9 group titles	42 hotel, tavern	76 tobacco
10 combination multi-dwelling and shops	43 motels	77 cotton
11 shop single	44 nurseries (plants)	78 rice
12 shops, shopping group (> 6 shops)	45 theatres and cinemas	79 orchards
13 shopping group (2 to 6 shops)	46 drive-in theatre	80 tropical fruits
14 shops, main retail (Inner City)	47 licensed clubs	81 pineapple
15 shops, secondary retail (fringe Inner City, presence of service industry)	48 sports clubs, facilities	82 vineyard
16 Drive-in shopping centre	49 caravan parks	83 small crops and fodder (irrigated)
17 restaurant	50 other clubs (non-business)	84 small crops and fodder (non-irrigated)
18 special tourist attraction	51 religious	85 pigs
19 walkway	52 cemeteries including crematoria	86 horses
20 marina	53 (secondary code – commonwealth owned land)	87 poultry
21 residential institutions (non-medical care)	54 (secondary code – state owned land)	88 forestry and logs
22 car parks	55 library	89 animals (special)
23 retail warehouse	56 showgrounds, racecourses, airfields	90 (secondary code – stratum)
24 sales area outdoor	57 parks and gardens	91 transformers
25 professional offices	58 education including kindergarten	92 defence force establishment
26 funeral parlours	59 (secondary code – local government owned land)	93 peanuts
27 hospitals, convalescent homes (medical care private)	60 sheep grazing	94 vacant rural land (excl. 1 and 4)
28 warehouses and bulk stores	61 sheep breeding	95 reservoirs, dams, bores
29 transport terminal	62 not allocated	96 public hospital
30 service station	63 not allocated	97 welfare homes, institutions
31 oil depot and refinery	64 cattle grazing, breeding	98 (secondary code - concession under Land Valuation Act 2010)
32 wharves	65 cattle breeding and fattening	99 community protection centre
33 builders and contractors yards	66 cattle fattening	
	67 goats	

Change of Postal Address

The owner is responsible for promptly notifying Council – by email, mail, or phone – of any change of postal address to which rates notices are to be sent. Failure to do so may result in a loss of discount.

Recording a Change of Land Ownership

A fee of \$53.10 will apply on each change of land ownership received and recorded by the Council. Various exemptions from the fee apply.

Owner-Occupied Benefits

Townsville City Council offers an owner-occupied benefit to owners who occupy their single dwelling/home unit as their principal place of residence. Owner occupied benefit applies only to land held in the name of a natural person and does not apply to land held in Trust, Company, Firm, Corporate or other likely legal entity ownership.

In circumstances where the postal address is not the same as the property address displayed on the rates notice and the **owner occupies the single dwelling / home unit as their principal place of residence**, an application for the owner-occupied category is required to be lodged with Council on the prescribed form.” When applications are approved the owner occupied category is to be applied for the current rating period only and not applied retrospectively to previous rating periods.

Limitation of Increase in Rates

Council has applied a cap to rates increases for owner-occupied residential lands (lands categorised as Category 1 and Category 16 as at 1 July 2019). As a result the maximum general rate for each of those properties in 2019/20 is the relevant 2018/19 rate amount plus 30%.

This is subject to a minimum rate for each category and the following conditions:

- Capping will apply only to general rates
- Capping will apply only to land categorised as residential category 1 and category 16.
- Capping is not available retrospectively and will only apply from the beginning of a financial year.
- If ownership of the land to which capping applies is transferred in the period after 1 July of any year, then capping will cease to apply for the following year. (For example, if rates-capped land is sold during 2019/20, capping will not apply in 2020/21 but will apply in 2021/22 [unless the land is sold again after 1 July 2020]).
- If a dwelling is completed during 2019/20, on vacant land purchased during 2018/19, the owner will be eligible for capping from 1 July 2020.

PAYING YOUR RATES

Discount for Prompt Payment

Council offers a prompt payment discount of 10% on certain rates and charges when full payment of all rates and charges, including any arrears, is received by the due date. Refer to Council’s website for full details.

Payments in Advance

Regular advance payments are encouraged. Any payments made in advance will show as a credit balance brought forward on the next rates notice. Interest is not paid on credit balances held. Contact Council to discuss how to set up an advance periodic payment via direct debit or BPay.

Pensioner Concession

A concession is offered to Approved Pensioners equivalent to 85 per cent of the general rate, up to a maximum of \$800.00 per annum. This will apply only if all rates and charges levied for the 2019/20 financial year are paid in full by the 31/05/2020. A Concession will also be extended on a pro-rata basis to eligible pensioners receiving less than a maximum qualifying pension. A fully completed Pensioner Application Form must be received by Council before any Council concession or State Government subsidy is considered. When the applications are approved, the pensioner concession and state government subsidy will commence in the current rating period. Applications to backdate the commencement of the concession will only be considered in accordance with Council’s Pensioner Rates Concession Policy.

The above concession does not apply to rates on property other than the pensioners’ principal place of residence.

Overdue Rates and Interest Charges

Compound interest, at a rate of 9.83% per year, will be charged in the following circumstances:

- On all overdue rates and charges and is charged from 30 days after the due date until the date of payment.
- On Approved Pensioner rates and charges that remain unpaid as at the 30/06/2020, interest will be charged from the 01/07/2020 until date of payment.

Overdue Payment Plans

Payment plans may be accepted under some circumstances. Payment plans are to be formalised by contacting Council prior to the due date displayed on the notice.

Suggested Payment Plans

These payments are based on the maximum payment terms available. All approved payment plans will be confirmed by Council in writing. Please note, a new payment plan is required for each new notice issued by Council.

Rates Balance Owing	18 x weekly payments	9 x fortnightly payments	5 x monthly payments
\$1,800	\$100	\$200	\$360
\$3,000	\$170	\$335	\$600
\$5,000	\$280	\$560	\$1,000

SPECIAL RATES

Nelly Bay Harbour Development

The Nelly Bay Harbour Development Special Rate levy is applied to maintaining water quality in the canals, dredging the canals, maintaining the rock walls around the canal area and maintaining the sediment basin in Gustav Creek.

A special rate of zero cents in the dollar on the rateable value of the land applies to identified properties for the 2019/20 year.

Rural Water Supply Scheme

Council has resolved that because of the nature of the schemes, annual water charges will only apply to clients of the Jensen, Hencamp Creek and Black River Rural Water Supply scheme areas once water has been connected to individual properties. This is a departure from the policy of Council that all properties capable of being connected to a water supply shall pay the uniform water rate as from the water main becoming serviceable. A network contribution may be payable prior to a water connection being made.

Rural Fire Brigades Annual Charge >>

The Rural Fire Brigade Special Charge is levied on rateable lands serviced by the rural fire brigades listed below. The funds raised from this charge are provided to the voluntary rural fire services so they can acquire and maintain fire-fighting equipment, provide training to volunteers and to enable them to operate throughout the rural areas of the region.

RURAL FIRE LEVY 2019/20	
Bluewater, Rangewood	\$55
Rollingstone	\$50
Clevedon, Cungulla, Rupertswood	\$40
Paluma, Bluewater Estate, Black River & Districts	\$35
Lime Hills-Elliott, Saunders Beach, West Point, Horseshoe Bay	\$30
Majors Creek, Reid River	\$25
Crystal Creek, Oak Valley	\$20
Purono Park	\$15
Toolakea	\$0

WATER UTILITY ANNUAL CHARGES

For water supplied to residential properties council offers a choice between the:

STANDARD PLAN

- >> \$784 per year for up to the fixed annual (772 kL) water allocation for each dwelling, home unit, flat or lot; and
- >> Excess water will be charged at \$3.00 per kL

WATER WATCHER PLAN

- >> \$358 per year fixed annual access for each dwelling, home unit, flat or lot, including undeveloped vacant land
- >> Water consumption charged at \$1.43 per kL for all water used

Residential property owners will have the opportunity to choose a water plan applicable to their residential property:-

- a. by application to the Council during the water plan opt in period of 29 July to 26 August; or
- b. on application to the Council within one month of acquiring the property.

All developed and undeveloped residential properties that are within the declared water supply area and that are connected to the water supply are placed on the Standard Plan by default. All undeveloped residential properties that are within the declared water supply area but not connected to the water supply are placed on the Water Watchers Plan.

Water meters are read by Council four times per year. As a courtesy to residential water users, high usage alert letters are issued after the property's quarterly read when usage exceeds 2.5 kL per day. It is the owner's responsibility to monitor and manage water consumption at the property.

For water supplied to non-residential properties Council charges \$372 per year fixed annual access charge for each lot including undeveloped land and water consumption charged at \$2.93 per kL for every kL of water used

Fixed service charges will apply from the date of registration of the land, and additional fixed charges will apply from the date the water meter is connected and will be based upon the proposed development of the land as set out in the Building/Development Application.

Water consumption charges will apply from the date the water meter is connected. The charge will reflect the water pricing plan attached to the property or the use of the land, as per the Building/Development Application, for the purpose for which the water meter was connected.

It is council's preference that only one connection be made to each property. Additional connections will only be granted at council's discretion and additional charges may apply for each additional connection.

Non-Contributing Consumers Where the applicable contribution to Council's Water Supply, under council's Planning Policies, has not been received, an additional surcharge of \$0.54 per kL on the actual consumption from Council's Water Supply Scheme will apply. The surcharge will be added to the Water Watchers Plan charge or the Standard Plan charge.

Body Corporate and Community Management Schemes

Proportioning of water consumed through a shared water meter(s) connected to a Community Management Scheme will be in accordance with the provisions under the Body Corporate and Community Management Act.

SEWERAGE UTILITY ANNUAL CHARGES

The following fixed annual sewerage service charges apply to land in a declared sewer area.

Residential – per dwelling, home unit, flat or lot	\$806
Residential undeveloped land – per lot	\$724

Non-residential – per pedestal	\$945
Non-residential undeveloped land – per lot	\$851

Note: For the purpose of sewerage charges only, aged care facilities and retirement and/or lifestyle villages/communities will be levied at the residential sewerage charge per pedestal.

Where a separate habitation space on non-residential property is a principal place of residence, the owner may request that the pedestals within that space be charged at the residential sewerage charge. If approved, the change will commence from the financial year in which the application is received, unless Council decides it should apply from a later date.

Sewerage charges will be imposed from the earlier of:

- » the date of inspection of the installation of sewerage pedestals by Council's Hydraulic Services section; or
- » the date of the final inspection certificate and/or certification of classification.

Undeveloped land sewerage charges will apply from the date of registration of the land where the land is within the declared sewer area.

Unconnected Premises

A sewerage utility charge applies to each property in a declared sewer area that is not connected to the sewerage service. The charge will be at the residential or non-residential rate depending upon the use of the property.

Sewerage Infrastructure Alternative Access Fee

Where the applicable contribution to Council's Sewer Network, under Council's Planning Policies, has not been received, an additional surcharge of \$597 per lot applies.

TRADE WASTE CHARGES

Liquid trade waste charges will be:

- a) An annual access fee for each liquid trade waste approval each year. The amount of the annual access fee will be dependent on the risk rating of the approval holder;
- b) A volume charge for the trade waste discharge; and
- c) A pollutant charge may apply to liquid trade waste approval holders in discharge category 2.0.

Charges will apply for liquid trade waste discharge in accordance with Council's Trade Waste Policy and Liquid Trade Waste Management Plan and will be effective from the date the trade waste approval is issued.

The annual access fee will apply based on the risk rating of the approval holder:

RISK RATING	ANNUAL ACCESS FEE
1	\$1,359
2	\$724
3	\$527
4	\$285
5	\$187
6	\$89

The trade waste volume discharged to sewer will be levied as follows:

DISCHARGE CATEGORY	VOLUME CHARGE (\$/KL)
Category 1.1	\$2.07
Category 1.2	\$1.83
Category 1.3	\$1.69
Category 1.4	\$1.47
Category 1.5	\$2.07
Category 2.0	\$2.23

CATEGORY 2.0 POLLUTANT CHARGES	
Chemical Oxygen Demand (COD) (kg)	\$1.19
Suspended Solids (Kg)	\$1.12
SO4	\$0.64

Note: Trade Waste discharge volume = (Water consumption – Allowances) x discharge factor.

ALLOWANCE TYPE	ALLOWANCE VOLUME
Pedestal	60kL Per pedestal

Trade Waste charges will be effective from the date of issue of a trade waste discharge approval.

Trade waste charges are levied in accordance with Council's Trade Waste Policy and Liquid Trade Waste Management Plan.

WASTE MANAGEMENT AND RECYCLING CHARGES

Residential

Wheelie bin service charges will apply to each residential dwelling, home unit or flat within the defined waste collection area. For waste, each charge includes one waste wheelie bin collected per week. For recycling, each charge includes one recycling wheelie bin collected per fortnight. Council may choose to supply a bulk bin to a customer instead of a wheelie bin where multiple collections are required each week.

RESIDENTIAL	CHARGE
240L waste and 240L recycle wheelie bin	\$206
240L waste and 360L recycle wheelie bin	\$233
140L waste and 240L recycle wheelie bin	\$198
140L waste and 360L recycle wheelie bin	\$224
Additional permanent 240L wheelie bin	\$144
Additional permanent 140L wheelie bin	\$136
Additional permanent 240L recycle wheelie bin	\$59
Additional permanent 360L recycle wheelie bin	\$86

Note: For the purposes of waste and recycling wheelie bin charges only, boarding and lodging houses will be levied as residential properties.

Residential properties outside the defined waste collection areas or in the defined Paluma area

The Council imposes annual fixed charges of \$147 for a 240L waste wheelie bin service and \$139 for a 140L waste wheelie bin service for each residential dwelling, home unit or flat within the Paluma area, and for waste collection services that the Council provides outside the defined waste collection area (which services are provided at Council's absolute discretion):

Non Residential

For non-residential properties, wheelie bin services are provided upon request. The Council imposes an annual fixed charge for each non-residential waste collection service. For waste, each charge includes one waste bin collected per week. For recycling, each charge includes one recycling bin collected per fortnight.

The Queensland Government has developed a new resources, recovery and waste strategy to help reduce the disposal of waste to landfill, increase recycling rates and recovery valuable resources. The focus of the strategy is the Queensland Government Waste Levy, which comes into effect 1 July 2019.

NON-RESIDENTIAL	CHARGE
Waste 140L wheelie bin	\$177
QLD Govt Waste Levy Service Fee	\$54.60
Waste 240L wheelie bin	\$185
QLD Govt Waste Levy Service Fee	\$93.60
Recycling 240L wheelie bin	\$90
Recycling 360L wheelie bin	\$135

Council has received an annual payment of \$5,629,554 from the Queensland State Government for the mitigation of any direct impacts of the Queensland Government Waste Levy on Households.

Developed properties within the defined waste collection area will be charged waste and recycling collection charges from the earliest of:

- » the date collection services are required or commenced; or
- » the date of the final inspection certificate.

A fixed annual **waste management levy** of \$41.00 will be charged for the provision of one hard rubbish collection per eligible property and access to free greenwaste disposal at Council's waste facilities. The levy will apply to each dwelling, home unit or flat which is:

- » classified as Category 1, 2, 8, 16, 17, 21 and 24 to 31 for rating purposes: and
- » inside or outside the defined waste collection area.

The levy does not apply to undeveloped land.

Queensland State Government Emergency Management, Fire and Rescue Levy

The Emergency Management, Fire and Rescue Levy is a Queensland State Government levy. Townsville City Council acts as a collection agent only. State Government subsidy is available to Approved Pensioners.

Further information is available on the Queensland Fire and Emergency Services (QFES) website qfes.qld.gov.au

QFES LEVY 2019/20			
	CLASS 'A' – Mainland	CLASS 'D' – Magnetic Island	CLASS 'E' – Other
Group 1	\$60.80	\$27.00	\$27.00
Group 2	\$222.20	\$108.80	\$108.80
Group 3	\$539.60	\$267.00	\$267.00
Group 4	\$1,083.80	\$539.60	\$539.60
Group 5	\$1,784.00	\$886.80	\$886.80
Group 6	\$3,199.60	\$1,597.20	\$1,597.20
Group 7	\$5,224.20	\$2,610.00	\$1,597.20
Group 8	\$7,992.00	\$3,994.40	\$1,597.20
Group 9	\$14,185.80	\$7,089.40	\$1,597.20
Group 10	\$29,129.20	\$14,562.20	\$1,597.20
Group 11	\$49,313.60	\$24,652.80	\$1,597.20
Group 12	\$91,168.20	\$45,581.60	\$1,597.20
Group 13	\$104,509.00	\$52,250.60	\$1,597.20
Group 14	\$156,768.20	\$78,379.80	\$1,597.20
Group 15	\$261,280.60	\$130,627.20	\$1,597.20
Group 16	\$435,476.00	\$217,735.60	\$1,597.20